Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **08-Feb-2019**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1**		
Block	: **1910** **Lot** : **1**	**BIN**	: **1081601**

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	$353,800	$144,100
Interior Architecture	$405,100	$558,500
Electrical	$323,800	$2,000,100
Mechanical		$212,800
Total	**$1,082,700**	**$2,915,500**
Importance Code A	$353,800	$286,400
Importance Code B	$728,900	$2,539,700
Importance Code C		$89,400
Total	**$1,082,700**	**$2,915,500**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	$13,000		$59,000	$42,100
Interior Architecture	$21,700			$13,500
Electrical	$61,100	$3,200	$1,500	$900
Mechanical	$14,100	$4,200	$45,900	$4,200
Elevators/Escalators	$4,900	$4,900	$4,900	$4,900
Total	**$114,800**	**$12,300**	**$111,400**	**$65,600**
Importance Code A	$20,100		$60,000	$42,100
Importance Code B	$94,800	$12,300	$51,300	$23,600
Importance Code C				
Total	**$114,800**	**$12,300**	**$111,400**	**$65,600**



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.*

DEPT. OF SMALL BUSINESS SERV. - 801
125TH STREET PARKING GARAGE 5 LEVEL GARAGE
Asset # : 4334

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	$10,300	
Masonry: Brick Cavity	55%	Now	$74,800	LIFE	* *	5	$90,200	
Diagonal Cracks, Extent : Moderate, Area Affected : 2%								
Location : Southwest Corner Of Building Below Parapet								
Metal Panel	5%			2040	* *	5-10	$56,400	
Metal Coiling Doors	5%			2035	* *	5	$25,600	
Metal: Cage/Fence	15%			2043	* *	5	$107,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : At Wall Openings								
Explanation : Protective Metal Grilles								
Window Wall	10%			2040	* *	5	$61,500	
Parapets								
Masonry: Brick Cavity	80%	Now	$8,200	LIFE	* *	5	$8,000	
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : Southwest Corner Of Building								
Metal Rail	15%	Now	$4,400	2035	* *	5	$10,600	
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Pre-Cast Concrete	5%	Now	$400	LIFE	* *	5	$3,100	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Roof								
Cast in Place Concrete	95%	Now	$225,200	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Ponding, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Various Areas On Roof								
Explanation : Fluid Applied Coating, Traffic Coating Is Deteriorated								
Roll Roofing	5%			2026	$35,600	5	$13,000	
Interior								

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DEPT. OF SMALL BUSINESS SERV. - 801
125TH STREET PARKING GARAGE 5 LEVEL GARAGE
Asset # : 4334

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	93%	Now	$246,500	LIFE	* *	5	$469,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Panel/Paver: Cer/Brk	5%			2046	* *	5	$25,900	
Vinyl Tile	2%	4+	$21,700	2035	* *	3	$1,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Office								
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : Office								
Interior Walls								
Cast in Place Concrete	20%			LIFE	* *			
Concrete Masonry Unit	70%			LIFE	* *	5	$89,400	
Gypsum Board	3%			LIFE	* *	5	$5,700	
Masonry: Brick	5%			LIFE	* *			
Metal Panel	2%			LIFE	* *			
Ceilings								
Exposed Concrete	98%	Now	$158,600	LIFE	* *	5	$34,900	
Exposed Reinforcement, Extent : Moderate, Area Affected : 2%								
Location : Basement								
Spalling, Extent : Moderate, Area Affected : 2%								
Location : Basement								
Plaster	2%			LIFE	* *	5	$2,800	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	$5,400	5	$700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 800 Ampere, One 400 Ampere And One 200 Ampere Main Disconnect Switches								
Transformers								
Dry Type	100%			2028	$17,500	5	$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 112.5 Kilovolt-ampere								
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	$108,000	5	$700	

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DEPT. OF SMALL BUSINESS SERV. - 801
125TH STREET PARKING GARAGE 5 LEVEL GARAGE
Asset # : 4334

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2030	$24,800	1		
Panelboards								
Fused Disc Sw	5%			2029	$3,300	5	$200	
Molded Case Bkrs	95%			2029	$62,800	5	$3,900	
Wiring								
Thermoplastic	100%			2030	$54,500	1		
Motor Controllers								
Locally Mounted	100%			2028	$127,200	5	$1,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,300	
Lighting								
Interior Lighting								
Fluorescent	10%			2040	* *	10	$14,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
LED	45%	4+	$27,100	2030	$1,354,400			
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Explanation : Lenses Missing								
LED	45%			2035	* *			
Egress Lighting								
Emergency, Battery	50%			2030	$115,700	10	$18,700	
Exit, Service	50%			2030	$23,100	1		
Exterior Lighting								
HID	50%	Now	$32,400	2025	$323,800			
Malfunctioning, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Explanation : Ballasts Not Working								
No Component	50%							
Alarm								
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2030	$177,600	1-3	$9,600	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	5%			2040	* *	1		
No Component	95%							

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DEPT. OF SMALL BUSINESS SERV. - 801
125TH STREET PARKING GARAGE 5 LEVEL GARAGE
Asset # : 4334

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Radiant Heater	5%	Now	$7,100	2030	$142,300	2	$2,900	
Not in Service, Extent : Severe, Area Affected : 2%								
Location : Fire Suppression Control Room								
No Component	95%							
Air Conditioning								
Energy Source								
Electricity	5%			2038	* *	1		
No Component	95%							
Conversion Equipment								
Window/Wall Unit	5%			2025	$16,700	1		
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	15%			LIFE	* *	2-5	$13,000	
No Component	85%							
Exhaust Fans								
Wall Unit	15%			2030	$8,600	2	$700	
No Component	85%							
Plumbing								
H/C Water Piping								
Galvanized Steel	10%	0-2	$3,500	2028	$70,500	1		
Corroded, Extent : Severe, Area Affected : 5%								
Location : Water Main In Basement								
No Component	90%							
Water Heater								
Electric	5%			2028	$7,100	4	$100	
Other Observation, Extent : Light, Area Affected : 5%								
Location : Janitors Closet								
Explanation : One 10 Gallon Unit								
No Component	95%							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st To 4th Floor								
Explanation : One Unit Under Construction								
Fire Suppression								

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DEPT. OF SMALL BUSINESS SERV. - 801
125TH STREET PARKING GARAGE 5 LEVEL GARAGE
Asset # : 4334

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
Standpipe								
Generic	100%			2040	* *	1-5	$78,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : Dry System								
Sprinkler								
No Component	80%							
Generic	20%			2040	* *	1-2	$8,700	
Dry System, Extent : Light, Area Affected : 100%								
Location : Basement And 1st Floor								
Other Observation, Extent : Light, Area Affected : 20%								
Location : Basement Level								
Explanation : Serves Basement And 1st Floors Only								

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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **23RD ST. MARINA PARKING GARAGE**		
Address	: **EAST 23RD ST. AND 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	: **09-Oct-2018**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,8,7,6**		
Block	: **991** **Lot** : **50**	**BIN**	: **1086214**

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	$151,500	$311,400
Interior Architecture	$1,720,200	$624,200
Mechanical	$96,200	$199,700
Total	**$1,968,000**	**$1,135,400**
Importance Code A	$151,500	$511,200
Importance Code B	$1,440,100	$624,200
Importance Code C	$376,300	
Total	**$1,968,000**	**$1,135,400**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	$115,600		$17,200	
Interior Architecture	$23,300	$4,700		$4,700
Electrical	$18,600	$10,200	$63,400	$12,200
Mechanical	$4,300	$5,600	$38,000	$5,600
Site Pavements	$10,400			
Elevators/Escalators	$7,900	$7,900	$7,900	$7,900
Total	**$180,100**	**$28,300**	**$126,500**	**$30,300**
Importance Code A	$115,600	$1,000	$17,700	$1,000
Importance Code B	$54,100	$22,600	$108,800	$29,300
Importance Code C	$10,400	$4,700		
Total	**$180,100**	**$28,300**	**$126,500**	**$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.
Maintenance $ are aggregated over a ten-year period. Site specific cost 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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost		Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
Cast in Place Concrete	33%	Now	$61,400	LIFE		* *	5	$98,500	
Exposed Reinforcement, Extent : Light, Area Affected : 2%									
Location : East Side Over Water									
Paint Peeling, Extent : Moderate, Area Affected : 25%									
Location : Various Locations									
Caulking Deteriorated, Extent : Moderate, Area Affected : 10%									
Location : Various Locations									
Spalling, Extent : Light, Area Affected : 5%									
Location : East Side Over Water									
Masonry: Brick	10%	2-4	$39,800	LIFE		* *	5	$6,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Stair Tower									
Worn/Eroded, Extent : Moderate, Area Affected : 30%									
Location : Stair Tower									
Metal, Corrugated	45%	Now	$43,300	2050		* *	1		
Corrosion/Rusting, Extent : Severe, Area Affected : 15%									
Location : 1st Floor At Waters Edge									
Deformed/Dented, Extent : Moderate, Area Affected : 5%									
Location : 1st Floor									
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 5%									
Location : South Side									
Staining/Discoloring, Extent : Light, Area Affected : 5%									
Location : Various Locations									
Metal Coiling Doors	2%	Now	$15,000	2035		* *	5	$1,900	
Unit Inoperable, Extent : Moderate, Area Affected : 100%									
Location : 1st Floor									
Window Wall	10%			2040		* *	5	$22,400	
Windows									
Aluminum	100%	Now	$17,500	2029	$58,400		5	$600	
Broken/Missing Elements, Extent : Light, Area Affected : 2%									
Location : Roof Bulkhead Stair Tower									
Corrosion/Rusting, Extent : Moderate, Area Affected : 40%									
Location : Stairs									
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Stairs									
Parapets									
Cast in Place Concrete	100%			LIFE		* *	5	$154,600	
Staining/Discoloring, Extent : Light, Area Affected : 15%									
Location : Various Locations									

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	5%			2025	$90,100	10	$6,000	
Gravel/Slag Surface, Extent : Light, Area Affected : 100%								
Location : Over Stair Towers								
Cast in Place Concrete	95%			LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Driving Surface								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	83%	0-2	$297,200	LIFE	* *	5	$565,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : 1st Floor Ramp On East Side								
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : Stair Tower And Mechanical Spaces								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Roof								
Ceramic Tile	5%	4+	$6,700	2033	* *	5	$7,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 1st Floor Main Office								
Vinyl Tile	10%			2035	* *	3	$15,600	
Vinyl Tile	2%	0-2	$5,900	2030	$58,500	3	$2,300	
Adhesion Failure, Extent : Light, Area Affected : 10%								
Location : Car Recharge Area								
Interior Walls								
Cast in Place Concrete	70%	4+	$308,400	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Stair Tower								
Caulking Deteriorated, Extent : Light, Area Affected : 5%								
Location : Various Locations								
Ceramic Tile	3%			2039	* *	5	$9,500	
Concrete Masonry Unit	12%			LIFE	* *	5	$15,100	
Gypsum Board	5%			LIFE	* *	5	$9,500	
Masonry: Brick	5%	Now	$67,900	LIFE	* *			
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Stair Towers								
Spalling, Extent : Light, Area Affected : 5%								
Location : Stair Towers								
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Stair Towers								
SGFT/Glazed Masonry	5%			LIFE	* *			

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%	Now	$6,900	2043	* *	5	$7,700	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor Offices								
Exposed Concrete	95%	0-2	$1,046,700	LIFE	* *	5	$46,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Beam At Entry								
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Stair Tower								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2040	* *			
Site Pavements								
On-Site Walkways								
Asphalt	20%			2033	* *			
Cast in Place Concrete	40%			2035	* *			
Pavers/Stone	40%			2039	* *			
Parking/Driveway								
Asphalt	100%	Now	$10,400	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Entrance								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2050	* *	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : First Floor Corridor								
Explanation : The 600 Ampere Main Disconnect Switch Is In Satisfactory Condition.								
Fused Disc Sw	50%			2030	$20,400	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : First Floor Corridor								
Explanation : The 400 Ampere Main Disconnect Switch Enclosure And Associated Boxes Show Rust.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2050	* *	5	$900	
Raceway								
Conduit	100%			2050	* *	1		
Panelboards								
Molded Case Bkrs	100%			2052	* *	5	$5,700	
Wiring								
Thermoplastic	100%			2056	* *	1		

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	2%	Now	$6,400	2050	* *	5		
Corroded, Extent : Moderate, Area Affected : 100%								
Location : 1st Floor Entry Driveway								
Not Functioning, Extent : Moderate, Area Affected : 100%								
Location : 1st Floor Entry Driveway								
No Component	98%							
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,200	
Lighting								
Interior Lighting								
Fluorescent	2%			2025	$10,500	10	$4,000	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Incandescent	3%			2025	$37,700	2	$100	
Obsolete Fixtures, Extent : Light, Area Affected : 100%								
Location : 1st Floor Offices								
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor Offices								
Explanation : T-8 Lamps								
LED	95%			2035	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Parking Areas								
Explanation : The Light Fixtures Are In Good Condition But The Illuminations Levels, Throughout The Parking Areas, Are Very Poor.								
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$26,300	
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
HID	20%			2038	* *	10	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Photocell Control								
No Component	80%							
Alarm								
Security System								
No Component	50%							
Generic	50%			2035	* *	1	$40,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Cameras And Card Readers For Access Control Are In Satisfactory Condition.								
Fire/Smoke Detection								
No Component	50%							
Generic, Digital	50%			2035	* *	1-3	$69,100	

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
23RD ST. MARINA PARKING GARAGE
Asset # : 2135

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	5%			2050	* *	1		
No Component	95%							
Conversion Equipment								
Radiant Heater	5%			2030	$199,700	2	$5,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Office And Marina Office, First Floor								
Explanation : 7 Units - Small Base Board Type								
No Component	95%							
Air Conditioning								
Energy Source								
Electricity	100%			2046	* *	1		
Conversion Equipment								
Split Unit	8%			2035	* *			
Split Unit	2%	Now	$96,200	2040	* *			
Broken, Extent : Severe, Area Affected : 2%								
Location : 1st Floor Marina Office								
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	7%			LIFE	* *	2-5	$8,500	
No Component	93%							
Exhaust Fans								
Interior	5%			2030	$40,100	2	$300	
No Component	95%							
Plumbing								
H/C Water Piping								
Galvanized Steel	5%			2035	* *	1		
No Component	95%							
Water Heater								
Not Accessible	100%							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
No Component	95%							
Generic	5%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st To 8th Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
Generic	100%			2040	* *	1-5	$109,800	

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
23RD ST. MARINA PARKING GARAGE
Asset # : 2135

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2040	* *	1-2	$3,000	

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **20-Feb-2019**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **2124** **Lot** : **43**	**BIN**	: **1062993**

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture		$67,700
Mechanical		$145,100
Total		**$212,800**
Importance Code A		$67,700
Importance Code B		$145,100
Total		**$212,800**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	$40,100		$46,500	$11,100
Interior Architecture	$17,200	$300		$100,000
Electrical	$2,100	$3,600	$16,500	$2,000
Mechanical	$14,000	$2,100	$2,900	$2,000
Elevators/Escalators	$7,900	$7,900	$7,900	$7,900
Total	**$81,100**	**$14,000**	**$73,800**	**$123,000**
Importance Code A	$40,800	$900	$47,300	$12,000
Importance Code B	$40,400	$13,100	$26,500	$111,000
Importance Code C				
Total	**$81,100**	**$14,000**	**$73,800**	**$123,000**



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
AUDUBON BALLROOM BUILDING
Asset # : 4335

Architecture	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	25%	0-2	$31,200	LIFE	* *	5	$67,700	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : Street Facades								
Concrete Masonry Unit	30%			LIFE	* *	5	$6,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Rear Of Building								
Explanation : Stucco Applied								
Masonry: Granite	2%			LIFE	* *	5	$500	
Metal Panel	8%	Now	$1,900	2040	* *	5	$5,200	
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : Fascia Over Retail Entrances								
Stucco Cement	10%			2035	* *	5	$8,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Rear Of Building								
Window Wall	25%			2050	* *	5	$32,500	
Windows								
Steel	25%			2038	* *	5	$9,300	
Wood	75%			2046	* *	5	$22,200	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$1,600	
Concrete Masonry Unit	25%			LIFE	* *	5	$1,200	
Metal Cornice	60%			2045	* *	10	$8,100	
Stucco Cement	10%	2-4	$2,400	2035	* *	5	$500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Roof								
Copper/Terne	5%			2045	* *	10	$2,900	
Spray-on Foam	95%			2035	* *	5	$29,800	
Soffits								
Metal Panel	35%			2050	* *	5-10		
Stucco Cement	65%			2043	* *	5		
Interior								
Floors								
Carpet	30%			2026	$96,400	3	$13,700	
Cast in Place Concrete	10%			LIFE	* *	5	$5,000	
Ceramic Tile	3%			2039	* *	5	$700	
Terrazzo	22%			LIFE	* *	5	$3,900	
Vinyl Tile	5%	Now	$1,100	2035	* *	3	$400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Rear Entrance Area								
Wood	30%			2058	* *	5	$12,800	

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
AUDUBON BALLROOM BUILDING
Asset # : 4335

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	$600	
Glass: Single Pane	5%			LIFE	* *	5	$1,200	
Gypsum Board	65%			LIFE	* *	5	$12,200	
Plaster	25%			LIFE	* *	5	$2,400	
Ceilings								
AcousTileSusp.Lay-In	55%			2043	* *	5	$12,500	
Gypsum Board	25%			LIFE	* *	5	$7,100	
Plaster	20%			LIFE	* *	5	$2,800	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	80%			2050	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,200 Ampere And One 600 Ampere Main Disconnect Switch And 400 Amperes For Emergency Main Service								
Fused Disc Sw	20%			2050	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 400 Ampere Main Disconnect Switch For Emergency								
Switchgear / Switchboard								
Fused Disc Sw	100%			2050	* *	5	$100	
Raceway								
Conduit	100%			2050	* *	1		
Panelboards								
Fused Disc Sw	10%			2046	* *	5		
Molded Case Bkrs	90%			2046	* *	5	$400	
Wiring								
Thermoplastic	100%			2050	* *	1		
Motor Controllers								
Locally Mounted	100%			2043	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2043	* *	1	$4,900	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF SMALL BUSINESS SERV. - 801
AUDUBON BALLROOM BUILDING
Asset # : 4335

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Generators								
Diesel	100%			2039	* *	1	$6,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : One 200 Kilowatt								
Batteries								
Lead/Acid	100%			2024	$1,700	5	$600	
Fuel Storage								
Main Tank	100%			2058	* *	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One 300 Gallons								
Lighting								
Interior Lighting								
Fluorescent	78%			2035	* *	10	$11,400	
Fluorescent	20%			2035	* *	10	$2,900	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	2%			2035	* *			
Egress Lighting								
Emergency, Service	40%			2035	* *	1		
Emergency, Battery	10%			2035	* *	10	$400	
Exit, LED	10%			2058	* *	1		
Exit, Service	40%			2035	* *	1		
Exterior Lighting								
HID	30%			2035	* *	10		
No Component	70%							
Alarm								
Security System								
No Component	50%							
Generic	50%			2035	* *	1	$3,000	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	* *	1-3	$3,100	

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	10%			2040	* *	1		
Natural Gas	90%			2040	* *	1		

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	90%			2030	$35,100	1	$7,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 3 Rooftop Package Units								
Radiant Heater	10%			2030	$29,300	2	$700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Entrance								
Explanation : 5 Units								
Terminal Devices								
Convector/Radiator	25%			2035	* *	1	$1,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Second Floor Perimeter								
Explanation : Electric Baseboard								
No Component	75%							
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	70%			2030	$145,100	2	$700	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 2 Rooftop Units								
Ext Pkg Unit - Heating/Cooling	25%			2035	* *	2	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : One Unit R-410 Refrigerant								
Split Unit	5%			2035	* *			
R-22 Refrigerant, Extent : Light, Area Affected : 5%								
Location : One Unit On Roof								
Terminal Devices								
Fan Coil - 2 Pipe	5%			2038	* *	1	$300	
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$8,900	
Exhaust Fans								
Roof	100%			2035	* *	2	$500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	4+	$12,300	2040	* *	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Water Service Valves In Basement.								

Note : 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
AUDUBON BALLROOM BUILDING
Asset # : 4335

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater								
Electric	100%			2028	$14,600	4	$100	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : One Unit From Basement To 2nd Floor, One Unit From 1st To 2nd Floor								
Explanation : Two Units								
Fire Suppression								
Sprinkler								
Generic	100%			2040	* *	1-2	$4,500	
Fire Pump								
Generic	100%			2033	* *	1	$3,000	

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name : **BROOKLYN ARMY TERMINAL ANNEX**
Address : **80 58TH STREET @ FIRST AVENUE**
Borough : **BROOKLYN**
Agency's Number : **N/A**
Program / Asset # : **DBS0034.020 / 14829**
Yr Built/Renovated : **1925 / 2016**
Area Sq Ft : **100,000**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **04-Mar-2021**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,3,4**
Block : **5778** **Lot** : **1**
BIN :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	$696,800	$1,236,400
Interior Architecture	$712,500	$419,100
Electrical		$73,400
Mechanical		$91,200
Site Pavements	$172,100	
Total	**$1,581,400**	**$1,820,000**
Importance Code A	$696,800	$1,236,400
Importance Code B	$628,600	$583,600
Importance Code C	$255,900	
Total	**$1,581,400**	**$1,820,000**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	$23,500		$1,700	
Interior Architecture	$86,200		$18,000	$12,000
Electrical	$12,200	$9,400	$11,600	$9,400
Mechanical	$77,800	$6,700	$30,100	$7,000
Site Enclosure	$4,900		$1,300	
Elevators/Escalators	$7,900	$7,900	$7,900	$7,900
Total	**$212,400**	**$24,000**	**$70,600**	**$36,300**
Importance Code A	$29,700	$100	$7,800	$100
Importance Code B	$141,500	$23,900	$61,400	$36,200
Importance Code C	$41,300		$1,300	
Total	**$212,400**	**$24,000**	**$70,600**	**$36,300**



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 ARMY TERMINAL ANNEX
Asset # : 14829

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	99%			LIFE	* *	5	$1,050,700	
Metal Sect. OHD	1%			2045	* *	5	$3,300	
Windows								
Aluminum	80%			2048	* *	5	$11,500	
Metal Louvers	5%			2041	* *	10	$4,500	
Steel	15%	Now	$62,500	2057	* *	5	$13,500	
Air Infiltration, Extent : Moderate, Area Affected : 100%								
Location : Arcade								
Bent/Warped Elements, Extent : Moderate, Area Affected : 50%								
Location : Arcade								
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Arcade								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Arcade								
Parapets								
Cast in Place Concrete	100%			LIFE	* *	5	$217,900	
Roof								
Spray-on Foam	100%			2032	$452,400	5	$149,700	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$35,400	
Interior								
Floors								
Cast in Place Concrete	80%			LIFE	* *	5	$838,200	
Ceramic Tile	10%			2041	* *	5	$23,900	
Terrazzo	10%			LIFE	* *	5	$37,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : First Floor Entry Area								
Explanation : This Is A Terrazzo Tile Installation								
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *	10	$9,700	
Concrete Masonry Unit	10%			LIFE	* *	5	$3,100	
Gypsum Board	70%			LIFE	* *	5-10	$46,300	
Masonry: Brick	10%	Now	$83,800	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Basement Foundation Wall								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement Foundation Wall								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Foundation Wall								
Explanation : This Is Actually A Terracotta Block Wall								
Ceilings								
AcousTileSusp.Lay-In	15%			2045	* *	5	$35,900	
Exposed Concrete	80%			LIFE	* *	5-10	$239,500	
Gypsum Board	5%			LIFE	* *	5-10	$41,200	
Site Enclosure								

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

DEPT. OF SMALL BUSINESS SERV. - 801
BROOKLYN ARMY TERMINAL ANNEX
Asset # : 14829

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Aluminum Rail	10%			2045	* *	5-10	$2,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Arcade								
Explanation : This Is Actually A Metal Railing								
Cast in Place Concrete	10%			2052	* *			
Chain Link	45%			2052	* *			
Iron Picket	35%			2067	* *			
Retaining Walls								
Cast in Place Concrete	70%	Now	$4,900	2052	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Parking Area Wall Adjacent To Roadway								
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : Parking Area Wall Adjacent To Roadway								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Parking Area Wall Adjacent To Roadway								
Cast in Place Concrete	30%			2052	* *			
Site Pavements								
On-Site Walkways								
Asphalt	70%			2041	* *			
Cast in Place Concrete	25%			2045	* *			
Pavers/Stone	5%			2041	* *			
Parking/Driveway								
Asphalt	100%	Now	$172,100	2035	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : South Parking Area								
Ponding, Extent : Moderate, Area Affected : 10%								
Location : South Parking Area								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2045	* *	5	$400	
Switchgear / Switchboard								
Molded Case Bkrs	100%			2052	* *	5	$2,600	
Raceway								
Conduit	100%			2052	* *	1		
Panelboards								
Molded Case Bkrs	100%			2048	* *	5	$2,600	
Wiring								
Thermoplastic	100%			2052	* *	1		

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

DEPT. OF SMALL BUSINESS SERV. - 801
BROOKLYN ARMY TERMINAL ANNEX
Asset # : 14829

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	50%			2045	* *	5	$300	
Variable Frequency Drive	50%			2045	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,900	
Stand-by Power								
Transfer Switches								
Automatic	100%			2045	* *	1	$30,800	
Lighting								
Interior Lighting								
Fluorescent	80%			2037	* *	10	$73,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building								
LED	20%			2037	* *			
Egress Lighting								
Emergency, Battery	50%			2037	* *	10	$11,900	
Exit, Battery	50%			2037	* *	10	$3,300	
Recent Installation, Extent : N/A, Area Affected : 5% Location : Throughout Floors								
Exterior Lighting								
LED	20%			2037	* *			
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2037	* *	1	$7,500	
Other Observation, Extent : N/A, Area Affected : 100% Location : Throughout The Building Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
Generic, Digital	100%			2037	* *	1-3	$61,600	

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	98%			2052	* *	1		
Natural Gas	2%			2052	* *	1		

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DEPT. OF SMALL BUSINESS SERV. - 801
BROOKLYN ARMY TERMINAL ANNEX
Asset # : 14829

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	2%			2037	* *	1	$1,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : One Unit Per Floor								
Explanation : Gas Fired Unit Heater For Freeze Protection								
Heat Pump Air Sourced	98%			2033	* *	2	$30,300	
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$88,300	
Terminal Devices								
Convector/Radiator	10%			2045	* *	1	$3,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Bathrooms								
Explanation : Electric								
Fan Coil Unit/Heat	2%			2037	* *	1	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement And 1st Floor								
Explanation : Electric Unit Heater For Freeze Protection								
No Component	88%							
Air Conditioning								
Energy Source								
Electricity	100%			2048	* *	1		
Conversion Equipment								
Heat Pump Air Sourced	100%			2033	* *	2	$6,100	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$88,300	
Exhaust Fans								
Roof	100%			2037	* *	2	$3,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2052	* *	1		
Water Heater								
Electric	100%			2030	$91,200	4	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1 Unit Per Floor								
Explanation : 3 Units								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2037	* *	1	$6,100	
Fixtures								
Generic	100%							
Vertical Transport								

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DEPT. OF SMALL BUSINESS SERV. - 801
BROOKLYN ARMY TERMINAL ANNEX
Asset # : 14829

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 2 Elevators								
Fire Suppression								
Standpipe								
Generic	100%			2052	* *	1-5	$50,400	
Sprinkler								
Generic	100%			2052	* *	1-2	$28,000	

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Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **1,767,534**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **03-Sep-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5,6,7,8,Ph**		
Block	: **5778** **Lot** : **1**	**BIN**	: **3257058**

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	$7,267,400	$8,323,000
Interior Architecture	$11,630,200	$6,157,100
Electrical		$268,800
Mechanical	$175,200	$2,101,700
Site Pavements	$529,700	
Total	**$19,602,500**	**$16,850,600**
Importance Code A	$7,267,400	$8,323,000
Importance Code B	$6,239,900	$8,456,400
Importance Code C	$6,095,300	$71,200
Total	**$19,602,500**	**$16,850,600**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	$8,100			
Interior Architecture	$71,200		$13,200	$29,700
Electrical	$248,300	$172,300	$192,900	$189,800
Mechanical	$259,300	$267,200	$290,500	$245,500
Site Pavements	$22,500			
Elevators/Escalators	$79,000	$79,000	$79,000	$79,000
Total	**$688,400**	**$518,500**	**$575,500**	**$543,900**
Importance Code A	$69,300	$61,200	$63,100	$61,200
Importance Code B	$525,400	$457,400	$512,500	$453,000
Importance Code C	$93,700			$29,700
Total	**$688,400**	**$518,500**	**$575,500**	**$543,900**



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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	12%	0-2	$239,600	LIFE	* *	5	$384,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Bulkheads								
Cast in Place Concrete	68%			LIFE	* *	5	$4,356,400	
Metal Panel	5%			2058	* *	5-10	$220,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Rooftop Over BioBAT Facility								
Explanation : Mechanical Bulkhead								
Metal Coiling Doors	10%			2037	* *	5	$200,200	
Window Wall	5%			2052	* *	5	$120,100	
Windows								
Metal Louvers	10%			2041	* *	10	$122,500	
Steel	25%	Now	$848,400	2031	$2,828,100	5	$306,200	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 66%								
Location : Northeast End Of Building								
Explanation : Existing Windows Are One Third Of Building								
Steel	65%			2048	* *	5	$1,592,200	
Parapets								
Cast in Place Concrete	100%	Now	$372,700	LIFE	* *	5	$547,900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout Main Roof Parapet								
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Throughout Main Roof Parapet								
Staining/Discoloring, Extent : Light, Area Affected : 25%								
Location : Throughout Main Roof Parapet								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Cast in Place Concrete	10%			LIFE	* *	10	$101,800	
Spray-on Foam	90%	Now	$2,215,800	2042	* *	5	$366,500	
Blisters, Extent : Moderate, Area Affected : 15%								
Location : Main Roof								
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout Main Roof								
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Main Roof								
Ponding, Extent : Light, Area Affected : 10%								
Location : Main Roof								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Northeast Portion Of Roof								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Soffits								
Cast in Place Concrete	30%	0-2	$190,800	LIFE	* *	5	$153,100	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout Exterior Overhang								
Exposed Struc: Steel	50%	4+	$263,800	LIFE	* *	5	$159,500	
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Loading Dock Awning								
Metal Panel	20%	Now	$8,100	2052	* *	5	$38,300	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Front Entry Awning								
Interior								
Floors								
Carpet	1%			2031	$373,200	3	$39,700	
Cast in Place Concrete	89%	Now	$541,200	LIFE	* *	5	$5,150,500	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Roof Tower								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Roof Tower								
Ceramic Tile	5%			2041	* *	5	$132,300	
Terrazzo	5%	0-2	$679,500	LIFE	* *	5	$103,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 1st Floor Lobbies								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	63%	0-2	$5,226,300	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Above Windows, Stair 11, Foundation								
Paint Peeling, Extent : Moderate, Area Affected : 25%								
Location : Columns, Throughout								
Ceramic Tile	5%			2041	* *	5	$59,300	
Concrete Masonry Unit	10%	4+	$145,600	LIFE	* *	5	$47,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Basement And 1st Floor Loading Area								
Glass: Single Pane	5%			LIFE	* *	5	$89,000	
Gypsum Board	10%			LIFE	* *	5-10	$201,700	
Metal Panel	5%			LIFE	* *	10	$26,700	
Plaster	2%	Now	$63,100	LIFE	* *	5	$7,100	
Broken/Missing Elements, Extent : Severe, Area Affected : 15%								
Location : Roof Tower								
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Roof Tower								
Loose/Delam Surface, Extent : Severe, Area Affected : 25%								
Location : Roof Tower								
Water Penetration, Extent : Severe, Area Affected : 50%								
Location : Roof Tower								
Ceilings								
AcousTileSusp.Lay-In	10%			2045	* *	5	$258,000	
Exposed Concrete	78%	Now	$3,577,800	LIFE	* *	5	$314,500	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Roof Tower								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : North Tunnel Entrance, Throughout								
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : North Tunnel Entrance, Roof Tower, Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Metal Panel	10%			LIFE	* *	5	$645,000	
Plaster	2%	Now	$748,400	LIFE	* *	5	$32,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Roof Tower								
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Roof Tower								
Loose/Delam Surface, Extent : Severe, Area Affected : 20%								
Location : Roof Tower								
Paint Peeling, Extent : Severe, Area Affected : 100%								
Location : Roof Tower								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Roof Tower								
Site Pavements								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	$22,500	2037	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Loading Dock								
Parking/Driveway								
Asphalt	100%	2-4	$529,700	2035	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Loading Dock, Parking Lot And Driveway								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2058	* *	3	$5,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated 200 Amperes, 5000 Volts								
Transformers								
Dry Type	100%			2049	* *	3	$9,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1000 Kilovolt Amperes, 4160 Volts Primary 480 Volts Secondary								
Feeders								
Cable	100%			2054	* *	1		
Raceway								
Conduit	100%			2058	* *	1		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2052	* *	5	$7,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 4000 Ampere, And One 3000 Ampere Main Service Disconnect Switches								
Transformers								
Dry Type	100%			2045	* *	5	$6,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 150 Kilovolt Amperes, 480/208/120 Volts								
Switchgear / Switchboard								
Air Circuit Breaker	10%			2052	* *	5	$900	
Fused Disc Sw	40%			2052	* *	5	$3,000	
Molded Case Bkrs	50%			2058	* *	5	$23,300	
Raceway								
Busway	5%			2045	* *	1		
Conduit	65%			2032		1		
Conduit	30%			2052	* *	1		

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2048	* *	5	$2,000	
Molded Case Bkrs	20%			2048	* *	5	$9,300	
Molded Case Bkrs	75%			2031		5	$34,900	
Wiring								
Busway	5%			2045	* *	1		
Thermoplastic	30%			2052	* *	1		
Thermoplastic	65%			2032		1		
Motor Controllers								
Locally Mounted	10%			2045	* *	5	$1,200	
Variable Frequency Drive	90%			2049	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$51,900	
Stand-by Power								
Transfer Switches								
Automatic	100%			2049	* *	1	$543,800	
Generators								
Diesel	75%			2045	* *	1	$513,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside								
Explanation : Emergency Generator Rated At 750 Kilowatts								
Diesel	25%			2035	* *	1	$171,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Front Of The Building								
Explanation : Emergency Generator Rated At 200 Kilowatts								
Batteries								
Lead/Acid	100%			2025	$1,700	5	$65,500	
Fuel Storage								
Main Tank	25%			2047	* *	5	$13,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Front Of The Building								
Explanation : 500 Gallons Rated Capacity								
Main Tank	75%			2067	* *	5	$39,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside								
Explanation : 1395 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	10%			2037	* *	10	$162,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Staircase								
Explanation : T-8 Lamps								
LED	90%			2040	* *			

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Service	25%			2037	* *	1		
Emergency, Battery	25%			2037	* *	10	$106,700	
Exit, LED	25%			2067	* *	1		
Exit, Service	25%			2037	* *	1		
Exterior Lighting								
LED	30%			2040	* *			
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2037	* *	1	$198,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Camera								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2037	* *	1-3	$326,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Toilets								
Explanation : Strobe Lights, Smoke Detectors, Manual Pull Station, Alarm Bells And Horns								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	70%			2042	* *	1		
No Component	30%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout								
Explanation : Equipment Owned And Maintained By Tenants								
Conversion Equipment								
Furnace	20%			2040	* *	1	$174,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 7 Rooftop Package Units								
Hot Water Boiler	30%			2037	* *	1	$262,200	
Hot Water Boiler	20%			2049	* *	1	$174,800	
No Component	30%							
Distribution								
Hot Wtr Piping/Pump	50%			2048	* *	4	$65,300	
No Component	50%							

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	5%			2027	$900,300	1	$54,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Loading Dock Level								
Explanation : Service Dock Area								
Convector/Radiator	25%			2037	* *	1	$142,700	
Fan Coil Unit/Heat	20%			2040	* *	1	$114,200	
No Component	50%							
Air Conditioning								
Energy Source								
Electricity	30%			2048	* *	1		
No Component	70%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Throughout								
Explanation : Equipment Owned And Maintained By Tenants								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	30%			2040	* *	2	$32,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 7 Rooftop Package Units. R-410a								
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2-5	$624,200	
No Component	60%							
Exhaust Fans								
Interior	5%			2037	* *	2	$2,700	
Roof	35%			2040	* *	2	$18,900	
No Component	60%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2052	* *	1		
Water Heater								
Electric	35%			2027	$564,100	4	$5,400	
No Component	65%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout								
Explanation : Equipment Owned And Maintained By Tenants								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2037	* *	1	$108,200	
Fixtures								
Generic	100%							

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport								
Elevators								
Gearless Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 8th Floor								
Explanation : 13 Units								
Fire Suppression								
Standpipe								
Generic	100%			2052	* *	1-5	$891,200	
Sprinkler								
Generic	100%			2052	* *	1-2	$495,100	
Fire Pump								
Generic	100%			2041	* *	1	$330,100	

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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **BROOKLYN ARMY TERMINAL BUILDING B**		
Address	: **140B 58TH STREET @ FIRST AVENUE**		
Borough	: **BROOKLYN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0034.010 / 13425**	**Yr Built/Renovated**	: **1919 / 2012**
Area Sq Ft	: **2,211,849**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **02-Sep-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5,6,7,8,Ph**		
Block	: **5778** **Lot** : **1**	**BIN**	: **3257058**

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	$65,047,000	$7,777,800
Interior Architecture	$7,748,200	$8,150,400
Electrical	$202,900	$4,148,800
Mechanical	$1,808,500	$24,535,600
Site Pavements	$380,900	
Total	**$75,187,500**	**$44,612,600**
Importance Code A	$66,811,700	$11,887,400
Importance Code B	$6,168,200	$32,632,000
Importance Code C	$2,207,600	$93,100
Total	**$75,187,500**	**$44,612,600**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	$82,100			
Interior Architecture	$196,600			$93,100
Electrical	$280,500	$219,700	$241,900	$243,900
Mechanical	$382,800	$459,300	$337,600	$414,000
Elevators/Escalators	$239,800	$239,800	$239,800	$239,800
Total	**$1,181,900**	**$918,800**	**$819,300**	**$990,800**
Importance Code A	$172,000	$118,900	$98,400	$121,300
Importance Code B	$896,100	$799,900	$720,900	$859,100
Importance Code C	$113,800			$10,400
Total	**$1,181,900**	**$918,800**	**$819,300**	**$990,800**



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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	20%	Now	$4,894,400	LIFE	* *	5	$981,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Atrium Walls And Balconies								
Exposed Reinforcement, Extent : Moderate, Area Affected : 20%								
Location : Mechanical Penthouses								
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 15%								
Location : Balconies Extending Into Atrium								
Staining/Discoloring, Extent : Moderate, Area Affected : 35%								
Location : Atrium Walls And Balconies								
Vertical Cracks, Extent : Severe, Area Affected : 20%								
Location : Atrium Walls, And Throughout Exterior								
Other Observation, Extent : Severe, Area Affected : 20%								
Location : Atrium								
Explanation : Safety Netting In Place. Failed Local Law 11 Facade Inspection								
Cast in Place Concrete	60%			LIFE	* *	5	$5,889,800	
Recent Repair Evident, Extent : N/A, Area Affected : 50%								
Location : Perimeter Facades								
Metal Panel	5%			2042	* *	5-10	$337,400	
Metal Coiling Doors	10%	Now	$123,100	2037	* *	5	$153,400	
Unit Inoperable, Extent : Severe, Area Affected : 50%								
Location : Penthouse								
Window Wall	5%			2052	* *	5	$184,100	
Windows								
Metal Louvers	10%	2-4	$75,100	2035	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Perimeter Vents								
Steel	90%	Now	$23,678,700	2057	* *	5	$2,563,700	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
Location : Clerestory Windows At Atrium								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Cast in Place Concrete	100%	Now	$419,100	LIFE	* *	5	$308,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : North And South Parapets Above Atrium								
Vertical Cracks, Extent : Moderate, Area Affected : 15%								
Location : North And South Parapets Above Atrium								
Other Observation, Extent : Severe, Area Affected : 50%								
Location : Atrium Parapet Walls								
Explanation : Safety Netting In Place. Failed Local Law 11 Facade Inspection								
Roof								
Metal, Corrugated	5%			2045	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Atrium								
Explanation : Covered Atrium Walkway								
Paver: Asphalt	10%	Now	$246,900	2035	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Over Basement At Atrium Walls								
Vegetation Growth, Extent : Moderate, Area Affected : 25%								
Location : Over Basement At Atrium Walls								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Over Basement At Atrium Walls								
Single Ply Membrane	10%	Now	$1,454,100	2042	* *			1
Adhesion Failure, Extent : Severe, Area Affected : 50%								
Location : Atrium Catwalk								
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Atrium Catwalk								
Seams Open/Split, Extent : Severe, Area Affected : 75%								
Location : Atrium Catwalk								
Skylight, Metal/Glass	20%	Now	$31,210,700	2062	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 100%								
Location : Glass Has Been Removed From Central Atrium Skylight								
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Exposed Steel Trusses								
Spray-on Foam	55%	Now	$36,800	2037	* *	5	$304,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Ponding, Extent : Moderate, Area Affected : 35%								
Location : Throughout								

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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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Soffits								
Cast in Place Concrete	35%	Now	$28,400	LIFE	* *	5	$11,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Building Overhang And Atrium Balconies								
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : Front Entry								
Exposed Struc: Steel	50%	4+	$16,900	LIFE	* *	5	$10,200	
Corrosion/Rusting, Extent : Light, Area Affected : 20%								
Location : Loading Dock Awning								
Glass: Special Gauge	15%			LIFE	* *	1		
Interior								
Floors								
Cast in Place Concrete	60%			LIFE	* *	5	$1,241,500	
Ceramic Tile	5%			2041	* *	5	$165,500	
Panel/Paver: Cer/Brk	10%			2040	* *	5	$744,900	
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Basement								
Terrazzo	5%	Now	$425,200	LIFE	* *	5	$129,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Main Lobby								
Vinyl Tile	20%			2032	$6,220,900	3	$331,100	
Interior Walls								
Cast in Place Concrete	64%			LIFE	* *	10	$1,655,900	
Ceramic Tile	2%			2041	* *	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	
Metal Panel	5%			LIFE	* *	10	$23,300	
Metal Coiling Doors	1%			2048	* *	5	$51,700	
Ceilings								
AcousTileSusp.Lay-In	10%			2045	* *	5	$331,100	
Exposed Concrete	85%			LIFE	* *	5-10	$3,517,400	
Exposed Concrete	5%	Now	$1,177,100	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								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	* *			

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	$380,900	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Loading Dock								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	$52,800	3	$9,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Four 600 Ampere And One 1000 Ampere Main Service Disconnect Switches								
Transformers								
Dry Type	100%			2030	$151,900	3	$12,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Five 2500 Kilovolt Ampere, 27000 Volts Primary 480 Volts Secondary								
Feeders								
Cable	100%			2031	$17,100	1		
Raceway								
Conduit	100%			2032	$45,300	1		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	30%			2032		5	$2,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 1								
Explanation : Two 4000 Ampere Main Service Disconnect Switches								
Fused Disc Sw	70%			2032		5	$6,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 2								
Explanation : Four 5000 Ampere Main Service Disconnect Switches								
Transformers								
Dry Type	100%			2030	$17,500	5	$8,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room And Penthouse								
Explanation : Three 118 Kilovolt Ampere, One 112 Kilovolt Ampere, One 30 Kilovolt Ampere, 480/277 Volts Primary, 208/ 120 Volts Secondary								
Switchgear / Switchboard								
Fused Disc Sw	100%			2032		5	$9,500	
Raceway								
Busway	10%			2037	* *	1		
Conduit	70%			2032		1		
Conduit	20%			2042	* *	1		

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2031		5	$5,100	
Molded Case Bkrs	80%			2031		5	$46,600	
Molded Case Bkrs	10%			2040	* *	5	$5,800	
Wiring								
Busway	5%			2030		1		
Thermoplastic	40%			2042	* *	1		
Thermoplastic	55%			2032		1		
Motor Controllers								
Locally Mounted	70%			2030		5	$10,400	
Locally Mounted	30%			2037	* *	5	$4,500	
Ground								
Grounding Devices								
Generic	50%			LIFE	* *	5	$32,500	
Generic	50%	2-4	$5,300	LIFE	* *	5	$16,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Corroded								
Stand-by Power								
Transfer Switches								
Automatic	100%			2037	* *	1	$680,500	
Generators								
Diesel	100%			2035	* *	1	$856,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside The Building								
Explanation : Emergency Generator Rated At 125 Kilovolt Amperes.								
Batteries								
Lead/Acid	100%			2025	$1,700	5	$81,900	
Fuel Storage								
Main Tank	100%			2047	* *	5	$65,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	10%			2027	$2,447,300	10	$202,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 8th Floor								
Explanation : T-12 Lamps								
Fluorescent	20%			2037	* *	10	$405,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 5th Floor And 8th Floor								
Explanation : T-8 Lamps								
LED	70%			2040	* *			

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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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Battery	25%			2032	$824,200	10	$133,500	
Emergency, Battery	25%			2040	* *	10	$133,500	
Exit, Service	50%			2040	* *	1		
Exterior Lighting								
LED	30%			2040	* *			
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2037	* *	1	$247,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2037	* *	1-3	$408,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Basement								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	10%			2042	* *	1		
Natural Gas	90%			2042	* *	1		
Conversion Equipment								
Hot Water Boiler	80%			2049	* *	1	$874,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boilers Rooms								
Explanation : 40 Gas Fired Hot Water Boilers								
Hot Water Boiler	10%	2-4	$1,764,700	2052	* *	1	$98,400	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Penthouse								
Radiant Heater	10%			2032	$4,056,800	2	$102,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout Common Areas								
Explanation : Electric Unit Heaters And Base Board Radiant Heaters								
Distribution								
Hot Wtr Piping/Pump	90%			2040	* *	4	$147,200	
No Component	10%							

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Convector/Radiator	70%			2037	* *	1	$500,100	
Fan Coil Unit/Heat	20%			2032	$6,857,000	1	$142,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout Tenant Storge Areas								
Explanation : Hot Water Unit Heaters								
No Component	10%							
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Split Unit	5%			2037	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Newly Commissioned Split Units, Condensing Unit								
No Component	95%							
Terminal Devices								
Fan Coil - 2 Pipe	5%			2037	* *	1	$35,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Elevator Equipment Rooms								
Explanation : Newly Commissioned Split Unit, Fan Coil Section								
No Component	95%							
Heat Rejection								
Air Cooled Condenser Unit	5%			2037	* *	2	$77,000	
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	2%	0-2	$8,400	LIFE	* *	2-5	$24,700	
Broken, Extent : Moderate, Area Affected : 2%								
Location : Basement								
Ductwork/Diffusers	8%			LIFE	* *	2-5	$156,200	
No Component	90%							
Exhaust Fans								
Interior	2%	0-2	$3,300	2037	* *	2	$1,100	
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Interior	8%			2037	* *	2	$5,400	
Roof	5%			2032	$190,000	2	$3,400	
No Component	85%							
Plumbing								
H/C Water Piping								
Brass/Copper	2%	0-2	$6,800	2042	* *	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Water Main Valve, Basement Room 11								
Brass/Copper	98%			2042	* *	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.
*** 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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater								
Electric	100%			2030	$2,016,800	4	$12,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Near Each Tenant Water Closet								
Explanation : One Unit Per Tenant Space								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2032	$659,300	4	$132,000	
Backflow Preventer								
Generic	100%			2032	$581,800	1	$135,400	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 8th Floor								
Explanation : 9 Passenger Units, 18 Freight Units								
Fire Suppression								
Standpipe								
Generic	100%			2032	$9,540,800	1-5	$1,156,500	
Sprinkler								
Generic	100%			2042	* *	1-2	$619,600	
Fire Pump								
Generic	100%			2035	* *	1	$413,000	

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name : **BROOKLYN WHSLE MEAT MARKET BLDG A**
Address : **5600 1ST AVENUE**
Borough : **BROOKLYN**
Program / Asset # : **DBS0011.000 / 2431**
Area Sq Ft : **103,906**
Date of Survey : **17-May-2018**
Areas Surveyed : **Roof, Floors 1,2**
Block : **819** **Lot** : **1**

Agency's Number : **N/A**
Yr Built/Renovated : **1971 /**
Project Type : **ECONOMIC DEVELOPMENT**
Landmark Status : **NONE**
BIN : **3255737**

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	$546,700	$73,300
Interior Architecture	$217,000	$297,800
Electrical	$1,146,800	$1,066,900
Mechanical	$1,239,900	$1,940,000
Site Pavements	$263,100	$877,000
Total	**$3,413,600**	**$4,255,100**
Importance Code A	$546,700	$989,100
Importance Code B	$2,603,800	$2,388,900
Importance Code C	$263,100	$877,000
Total	**$3,413,600**	**$4,255,100**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	$46,600	$50,400		
Interior Architecture	$44,500	$34,100		$1,900
Electrical	$11,200	$11,800	$11,100	$11,100
Mechanical	$10,700	$12,600	$25,600	$12,600
Site Pavements	$39,000			
Total	**$151,900**	**$108,900**	**$36,700**	**$25,600**
Importance Code A	$51,700	$55,800	$5,100	$5,100
Importance Code B	$16,700	$53,100	$31,600	$20,500
Importance Code C	$83,500			
Total	**$151,900**	**$108,900**	**$36,700**	**$25,600**



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.*

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

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	$22,900	LIFE	* *	5	$36,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : South Elevation And Loading Dock								
Cement - Fiber Panel	3%			2029	$34,400	10	$13,800	
Concrete Masonry Unit	52%			LIFE	* *	5	$47,700	
Masonry: Brick	20%	Now	$97,800	LIFE	* *	5	$29,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : At Base Course Throughout Loading Dock								
Metal Panel	10%			2049	* *	5-10	$100,800	
Metal Coiling Doors	10%			2034	* *	5	$45,800	
Windows								
Aluminum	95%	Now	$12,600	2037	* *	5	$500	
Caulking Deteriorated, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Metal Louvers	5%			2032	$1,600	10	$300	
Roof								
Modified Bitumen	90%	Now	$186,200	2034	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Various Areas								
Spray-on Foam	10%	Now	$11,100	2034	* *	5	$18,400	
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%								
Location : Throughout								
Soffits								
Exposed Struc: Steel	100%	4+	$262,700	LIFE	* *	5	$39,700	
Paint Peeling, Extent : Light, Area Affected : 100%								
Location : Throughout								
Interior								
Floors								
Cast in Place Concrete	90%	Now	$78,200	LIFE	* *	5	$297,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Loading Dock								
Vinyl Tile	10%	4+	$71,100	2034	* *	3	$5,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Interior Walls								
Concrete Masonry Unit	40%	Now	$44,500	LIFE	* *	5	$14,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Fiberglass Panel	60%			LIFE	* *			

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
BROOKLYN WHSLE MEAT MARKET BLDG A
Asset # : 2431

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	25%	Now	$67,700	2034	* *	5	$18,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Offices								
Staining/Discoloring, Extent : Moderate, Area Affected : 60%								
Location : Offices								
Worn/Eroded, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
AcousTileSusp.Lay-In	45%			2034	* *	5	$68,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Meat Packing Areas								
Explanation : Special Laminated Lay-in Tiles For Food Service Cold Rooms								
Exposed Struc: Steel	30%			LIFE	* *			
Site Enclosure								
Fence/Gates								
Chain Link	100%			2039	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	* *			
On-Site Walkways								
Cast in Place Concrete	100%	Now	$21,000	2042	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Parking/Driveway								
Asphalt	80%	Now	$263,100	2032	$877,000			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 5%								
Location : Parking Area Adjacent To Building D								
Explanation : Cloogged Drain Causing Ponding								
Cast in Place Concrete	20%	Now	$17,900	2042	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Truck Loading Areas								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	$86,800	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2nd Floor.								
Explanation : Equipment Does Not Have Nameplate.								

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2027	$17,500	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 75 Kilovolt-ampere, 480/208/120 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	$270,000	5	$400	
Raceway								
Conduit	100%			2029	$168,700	1		
Panelboards								
Fused Disc Sw	20%			2028	$42,900	5	$500	
Molded Case Bkrs	80%			2028	$171,800	5	$2,200	
Wiring								
Thermoplastic	100%			2029	$369,600	1		
Motor Controllers								
Locally Mounted	80%			2027	$26,100	5	$600	
Locally Mounted	20%			2034	* *	5	$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%	Now	$9,800	2049	* *	1	$28,800	
Not in Service, Extent : Light, Area Affected : 100%								
Location : 2nd Floor Mechanical Room								
Generators								
Diesel	100%	Now	$303,300	2044	* *	1	$36,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2nd Floor Mechanical Room								
Explanation : Two 565 Kilowatt, Not In Service, Abandoned Equipment								
Lighting								
Interior Lighting								
Fluorescent	100%			2034	* *	10	$95,300	
Obsolete Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout Building								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : T-12 Lamps								
Exterior Lighting								
Fluorescent	50%	Now	$184,000	2039	* *			
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Truck Loading Area								
HID	50%			2024	$216,800	10	$200	
Alarm								

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Security System								
Generic	100%	0-2	$347,400	2039	* *	1	$34,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Building Exterior.								
Explanation : CCTV Surveillance Cameras.								
Fire/Smoke Detection								
Under Construction	100%							

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2029	$118,000	1		
Conversion Equipment								
Hot Water Boiler	100%			2027	$829,000	1	$51,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	100%			2037	* *	4	$5,100	
Terminal Devices								
Air Handler	50%	Now	$226,800	2024	$756,100	1	$28,900	
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Mechanical Room								
Fan Coil Unit/Heat	50%			2029	$805,300	1	$16,800	
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	35%			2024	$78,400	1		
No Component	65%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Throughout								
Explanation : All Systems Used For Refrigeration								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$57,900	
Exhaust Fans								
Roof	100%			2024	$178,600	2	$3,200	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2039	* *	1		
Galvanized Steel	30%			2034	* *	1		
HW Heat Exchanger								
HTHW/HW	100%			2029	$187,700			

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
BROOKLYN WHSLE MEAT MARKET BLDG A
Asset # : 2431

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2029	$16,400	4	$2,200	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2039	* *	1-2	$29,100	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **17-May-2018**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,2**		
Block	: **819** **Lot** : **1**	**BIN**	: **3378176**

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	$2,122,800	$1,407,200
Interior Architecture	$218,700	$187,400
Electrical	$1,063,800	$639,400
Mechanical	$296,300	$2,064,200
Total	**$3,701,600**	**$4,298,100**
Importance Code A	$2,122,800	$2,031,900
Importance Code B	$1,514,600	$2,266,200
Importance Code C	$64,200	
Total	**$3,701,600**	**$4,298,100**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	$36,800	$4,900		
Interior Architecture	$47,200			$1,300
Electrical	$3,200	$3,100	$2,200	$2,200
Mechanical	$30,400	$8,300	$18,300	$8,300
Total	**$117,700**	**$16,400**	**$20,500**	**$11,800**
Importance Code A	$40,600	$9,000	$3,900	$3,900
Importance Code B	$77,000	$7,400	$16,600	$8,000
Importance Code C				
Total	**$117,700**	**$16,400**	**$20,500**	**$11,800**



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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	$4,100	LIFE	* *	5	$6,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Loading Dock								
Cement - Fiber Panel	3%			2029	$6,200	10	$2,500	
Concrete Masonry Unit	52%	Now	$124,700	LIFE	* *	5	$8,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : East And West Facades								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : West Facade								
Vertical Cracks, Extent : Severe, Area Affected : 15%								
Location : East Facade								
Masonry: Brick	20%	Now	$8,800	LIFE	* *	5	$5,300	1
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Typical Throughout Loading Dock Along Base And At Building Corners								
Metal Panel	10%			2039	* *	5-10	$18,100	
Metal Coiling Doors	10%	0-2	$16,500	2034	* *	5	$4,100	
Bent/Warped Elements, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Windows								
Aluminum	95%	Now	$568,900	2037	* *	5	$15,400	
Caulking Deteriorated, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Metal Louvers	5%			2032	$53,300	10	$10,100	
Roof								
Modified Bitumen	90%	Now	$615,500	2029	$1,230,900			
Patching Evident, Extent : Light, Area Affected : 5%								
Location : Throughout								
Worn/Eroded, Extent : Light, Area Affected : 100%								
Location : Throughout								
Spray-on Foam	10%	0-2	$7,400	2034	* *	5	$6,100	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Soffits								
Exposed Struc: Steel	100%	4+	$813,700	LIFE	* *	5	$123,000	
Paint Peeling, Extent : Light, Area Affected : 100%								
Location : Throughout								
Interior								
Floors								
Cast in Place Concrete	75%	Now	$45,900	LIFE	* *	5	$87,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Loading Dock								
Steel Plate	5%	Now	$80,500	LIFE	* *	1		
Broken/Missing Elements, Extent : Moderate, Area Affected : 40%								
Location : Steel Stairs								
Vinyl Tile	20%			2029	$100,000	3	$5,300	

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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 B
Asset # : 2432

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	100%	Now	$64,200	LIFE	* *	5	$10,500	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Stairs And Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
Location : Interior								
Ceilings								
AcousTileSusp.Lay-In	25%	Now	$65,000	2042	* *	5	$12,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Offices								
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Offices								
AcousTileSusp.Lay-In	45%	0-2	$9,000	2034	* *	5	$21,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Meat Packing Areas								
Explanation : Special Laminated Tiles Made For Food Service Cold Rooms								
Exposed Struc: Steel	30%			LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Mechanical Rooms								
Site Pavements								
Parking/Driveway								
Not Accessible	100%							

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	$43,400	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2nd Floor Electrical Room								
Explanation : The Main Service Switch Is Rated At 2,000 Amperes. It Is Supplied From Building A.								
Transformers								
Dry Type	100%			2027	$17,500	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : There Are Three 45 Kilovolt-ampere, 480/208/120 Volts Transformers.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	$189,000	5	$300	
Raceway								
Conduit	100%			2029	$126,900	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
BROOKLYN WHSLE MEAT MARKET BLDG B
Asset # : 2432

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2028	$6,600	5	$100	
Molded Case Bkrs	95%			2028	$125,500	5	$2,000	
Wiring								
Thermoplastic	70%			2029	$119,400	1		
Thermoplastic	30%			2039	* *	1		
Motor Controllers								
Locally Mounted	95%			2027	$31,000	5	$500	
Locally Mounted	5%			2042	* *	5		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	100%	Now	$492,900	2039	* *			
Obsolete Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout Building								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Building								
Explanation : Fixtures Are Old, Obsolete T-12 Lamps Type.								
Exterior Lighting								
Fluorescent	50%	Now	$138,700	2039	* *			
Obsolete Fixtures, Extent : Light, Area Affected : 100%								
Location : Truck Loading Area.								
HID	50%			2024	$163,400	10	$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	$78,500	1	$8,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2024	$268,900	1-3	$14,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2029	$88,900	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
BROOKLYN WHSLE MEAT MARKET BLDG B
Asset # : 2432

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Hot Water Boiler	100%			2027	$624,700	1	$38,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	100%			2037	* *	4	$3,900	
Terminal Devices								
Air Handler	20%	0-2	$68,400	2024	$227,900	1	$8,700	
Noisy/Vibrating, Extent : Severe, Area Affected : 10%								
Location : 2nd Floor Boiler Room								
Fan Coil Unit/Heat	80%			2029	$971,000	1	$20,200	
Air Conditioning								
Energy Source								
Electricity	100%			2028	$245,000	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$43,700	
Exhaust Fans								
Roof	100%			2029	$134,600	2	$2,400	
Plumbing								
H/C Water Piping								
Brass/Copper	70%	2-4	$21,100	2039	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Multiple Locations								
Galvanized Steel	30%			2034	* *	1		
HW Heat Exchanger								
HTHW/HW	100%			2039	* *			
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2039	* *	1-2	$21,900	

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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **17-May-2018**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,2**		
Block	: **819** **Lot** : **1**	**BIN**	: **3378177**

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	$481,600	$51,700
Interior Architecture	$127,900	
Electrical	$62,400	$89,600
Total	**$672,000**	**$141,300**
Importance Code A	$481,600	$51,700
Importance Code B	$190,400	$89,600
Total	**$672,000**	**$141,300**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	$20,500			
Interior Architecture	$5,600			$1,600
Electrical	$34,300	$6,200	$300	$300
Mechanical	$1,000	$7,000	$5,200	$700
Total	**$61,300**	**$13,200**	**$5,500**	**$2,600**
Importance Code A	$21,000	$500	$500	$500
Importance Code B	$37,400	$12,700	$5,000	$2,100
Importance Code C	$3,000			
Total	**$61,300**	**$13,200**	**$5,500**	**$2,600**



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

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

Architecture	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								
Cement - Fiber Panel	35%	Now	$15,500	2029	$51,700			
Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
Location : South Facade								
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : South Facade								
Metal Sect. OHD	5%			2042	* *	5	$3,000	
Stucco Cement	60%	Now	$181,300	2042	* *	5	$14,200	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Windows								
Aluminum	100%	Now	$104,000	2054	* *	5	$1,100	
Air Infiltration, Extent : Light, Area Affected : 20%								
Location : Throughout								
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Parapets								
Pre-Cast Concrete	100%	Now	$5,000	LIFE	* *	5	$7,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Roof								
Modified Bitumen	100%	Now	$196,400	2039	* *			
Blisters, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Broken/Missing Elements, Extent : Light, Area Affected : 20%								
Location : Throughout								
Drains Clogged, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Interior								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%	Now	$1,800	LIFE	* *	5	$3,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout And Stairs								
Ceramic Tile	5%	Now	$800	2032	$16,600	5	$400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Toilets Throughout								
Quarry Tile	5%			2042	* *	5	$1,200	
Vinyl Tile	80%	Now	$58,400	2034	* *	3	$4,700	
Cracking/Crumbling, Extent : Light, Area Affected : 25%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 40%								
Location : 2nd Floor, Stairs								
Interior Walls								
Concrete Masonry Unit	25%			LIFE	* *	5	$700	
Gypsum Board	40%			LIFE	* *	5	$1,600	
Metal Panel	5%			LIFE	* *			
Plaster	25%	Now	$3,000	LIFE	* *	5	$500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Stairs And Throughout								
Wood	5%			LIFE	* *	5	$1,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Wood Paneling								
Ceilings								
AcousTileSusp.Lay-In	100%	Now	$69,500	2042	* *	5	$7,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Recent Replace Evident, Extent : N/A, Area Affected : 15%								
Location : Throughout								
Staining/Discoloring, Extent : Light, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Throughout								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	$2,800	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2nd Floor Electrical Room								
Explanation : The Main Service Switch Is Rated 400 Amperes.								

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2027	$17,500	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Explanation : Transformer Do Not Have Nameplate Ratings.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	$89,600	5		
Raceway								
Conduit	100%			2029	$15,300	1		
Panelboards								
Fused Disc Sw	10%			2028	$1,700	5		
Molded Case Bkrs	90%			2028	$14,900	5	$200	
Wiring								
Thermoplastic	100%			2029	$20,200	1		
Motor Controllers								
Locally Mounted	100%			2034	* *	5	$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	15%			2024	$9,400	10	$1,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : 2nd Floor								
Fluorescent	85%	Now	$53,100	2039	* *			
Obsolete Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout Building								
Egress Lighting								
Emergency, Service	50%			2024	$2,700	1		
Exit, Service	50%			2024	$1,800	1		
Exterior Lighting								
HID	100%			2029	$41,400	10		
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	$9,900	1	$1,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Building Exterior								
Explanation : The Building Is Provided With CCTV Surveillance Cameras Which Is Old But In Working Condition.								

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%	Now	$34,100	2039	* *	1-3	$1,700	
Not in Service, Extent : Light, Area Affected : 100%								
Location : Throughout Building								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : The Fire Alarm System Consists Of Manual Pull Stations And Alarm Bells.								

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2039	* *	1		
Conversion Equipment								
Furnace	100%			2037	* *	1	$4,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof Mounted								
Explanation : Gas Furnace Is Included With Air Conditioning Unit								
Air Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2037	* *	2	$600	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 2 Rooftop Units With Built In Gas Furnace								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$12,900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$5,500	
Exhaust Fans								
Roof	10%			2037	* *	2		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Roof								
No Component	90%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Rooftop Units								
Explanation : Ventilation Is Part Of Air Conditioning System								
Plumbing								

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
BROOKLYN WHSLE MEAT MARKET BLDG D - FDNY FIRE INVESTIGATION
Asset # : 162

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2034	* *	1		
Water Heater								
Gas Fired	100%			2024	$6,300	2	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Explanation : One 75 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2029	$3,000	4	$400	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Fire Suppression								
Sprinkler								
Generic	100%			2039	* *	1-2	$2,800	

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **10-Mar-2021**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Floors 1**				
Block	: **725**	**Lot**	: **1**	**BIN**	: **3345657**

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	$686,100	
Site Pavements	$90,000	
Total	**$776,000**	
Importance Code A	$686,100	
Importance Code C	$90,000	
Total	**$776,000**	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	$3,100			
Site Pavements	$19,500			
Total	**$22,600**			
Importance Code A	$3,100			
Importance Code C	$19,500			
Total	**$22,600**			



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.*

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	$241,600	LIFE	* *	5	$24,100	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : North Facade, Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building								
Explanation : Building Inaccessible, Condemned								
Masonry: Limestone	5%	Now	$3,100	LIFE	* *	5	$1,000	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
Location : Watercourse At Grade Around Perimeter Of Building								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building								
Explanation : Building Inaccessible, Condemned								
Windows								
Wood	100%	Now	$61,900	2057	* *	5	$10,000	1
Air Infiltration, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Thermally Inefficient, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Split/Cracked, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Parapets								
Not Accessible	100%							
Roof								
Slate	75%	Now	$382,600	LIFE	* *			1
Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Not Accessible	25%							
Interior								
Floors								
Not Accessible	100%							
Interior Walls								
Not Accessible	100%							
Ceilings								
Not Accessible	100%							
Site Enclosure								
Fence/Gates								
Chain Link	100%			2052	* *			
Site Pavements								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Asphalt	30%			2035	* *			
Cast in Place Concrete	30%	0-2	$2,100	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : North Side Of Building								
Pavers/Stone	40%	0-2	$17,500	2035	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 15%								
Location : West Side Of Building								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
Location : West Side Of Building								
Parking/Driveway								
Asphalt	100%	Now	$90,000	2047	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
Location : South Side Of Building								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : South Side Of Building								
Explanation : Vegetation Growth								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Not Accessible	100%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Throughout								
Explanation : Building Has Been Closed For Years And Is Not Accessible								
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								

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Fire/Smoke Detection								
Not Accessible	100%							

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout								
Explanation : Building Has Been Closed For Many Years. No Access								
Conversion Equipment								
Not Accessible	100%							
Distribution								
Not Accessible	100%							
Terminal Devices								
Not Accessible	100%							
Air Conditioning								
Energy Source								
Not Accessible	100%							
Conversion Equipment								
Not Accessible	100%							
Distribution								
Not Accessible	100%							
Terminal Devices								
Not Accessible	100%							
Heat Rejection								
Not Accessible	100%							
Dehumidifier								
Not Accessible	100%							
Ventilation								
Distribution								
Not Accessible	100%							
Exhaust Fans								
Not Accessible	100%							
Plumbing								
H/C Water Piping								
Not Accessible	100%							
Water Heater								
Not Accessible	100%							
HW Heat Exchanger								
Not Accessible	100%							
Sanitary Piping								
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
BUSH TERMINAL - MASTAS RESTAURANT
Asset # : 2154

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Storm Drain Piping								
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								
Standpipe								
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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **316,935**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **11-Mar-2021**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Floors 1**				
Block	: **725**	**Lot**	: **1**	**BIN**	: **3378185**

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Site Pavements	$444,000	
Total	**$444,000**	
Importance Code C	$444,000	
Total	**$444,000**	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Elevators/Escalators	$6,900	$6,900	$6,900	$6,900
Total	**$6,900**	**$6,900**	**$6,900**	**$6,900**
Importance Code B	$6,900	$6,900	$6,900	$6,900
Total	**$6,900**	**$6,900**	**$6,900**	**$6,900**



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.*

DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL - MASTAS UNIT G - WAREHOUSE
Asset # : 2428

Architecture	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								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Building								
Explanation : Building Inaccessible, Abandoned, Scheduled For Demolition								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$58,700	2037	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : West Side Of Building								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Loading Dock Area And West Side Of Building								
Parking/Driveway								
Asphalt	70%	Now	$71,300	2035	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : North And East Sides Of Building								
Pavers/Stone	30%	Now	$314,000	2041	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
Location : West Side Of Building								
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : West Side Of Building								
Explanation : Pavers Are Replaced Or Patched With Asphalt								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Not Accessible	100%							
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : Abandoned Building								
Transformers								
Not Accessible	100%							
Switchgear / Switchboard								
Not Accessible	100%							
Feeders								
Not Accessible	100%							
Raceway								
Not Accessible	100%							
Under 600 Volts								
Service Equipment								
Not Accessible	100%							
Transformers								
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
BUSH TERMINAL - MASTAS UNIT G - WAREHOUSE
Asset # : 2428

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
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%							

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout								
Explanation : This Building Is Condemned.								
Conversion Equipment								
Not Accessible	100%							
Distribution								
Not Accessible	100%							
Terminal Devices								
Not Accessible	100%							
Air Conditioning								
Energy Source								
Not Accessible	100%							
Conversion Equipment								
Not Accessible	100%							
Distribution								
Not Accessible	100%							
Terminal Devices								
Not Accessible	100%							
Heat Rejection								
Not Accessible	100%							
Ventilation								

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
BUSH TERMINAL - MASTAS UNIT G - WAREHOUSE
Asset # : 2428

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Not Accessible	100%							
Exhaust Fans								
Not Accessible	100%							
Plumbing								
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%							
Pool Filter/Treatment								
Not Accessible	100%							
Sewage Ejector(s)								
Not Accessible	100%							
Backflow Preventer								
Not Accessible	100%							
Fixtures								
Not Accessible	100%							
Vertical Transport								
Elevators								
Not Accessible	100%							
Escalators								
Not Accessible	100%							
Fire Suppression								
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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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 : **10-Mar-2021**
Landmark Status : **NONE**
Areas Surveyed : **Floors 1,2,3**
Block : **725** **Lot** : **1** **BIN** : **3345660**

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	$257,500	
Electrical		$52,000
Total	**$257,500**	**$52,000**
Importance Code A	$257,500	
Importance Code B		$52,000
Total	**$257,500**	**$52,000**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	$53,200			
Interior Architecture	$124,600		$600	$1,700
Electrical	$66,200			$100
Mechanical	$28,400	$300	$5,000	$300
Site Pavements	$1,700			
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$278,100**	**$4,300**	**$9,600**	**$6,100**
Importance Code A	$69,800	$300	$300	$300
Importance Code B	$189,600	$4,000	$9,300	$5,700
Importance Code C	$18,700			
Total	**$278,100**	**$4,300**	**$9,600**	**$6,100**



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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	$171,000	LIFE	* *	5	$17,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Corners Of Building								
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : East Facade, South Facade								
Efflorescence, Extent : Light, Area Affected : 10%								
Location : Throughout								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout Lower Level								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Throughout Lower Level								
Masonry: Granite	5%	Now	$11,800	LIFE	* *	5	$700	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Water Course								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Building Base								
Windows								
Aluminum	100%	Now	$86,500	2040	* *	5	$1,900	
Air Infiltration, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Glazing Clouded, Extent : Light, Area Affected : 20%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Parapets								
Masonry: Brick	10%			LIFE	* *	5-10	$1,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Parapet								
Explanation : Not Accessible								
Metal Cornice	90%	Now	$39,900	2047	* *			1
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Corners								
Corrosion/Rusting, Extent : Severe, Area Affected : 25%								
Location : Corners								
Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Roof								
Not Accessible	100%							
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
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
Interior								
Floors								
Carpet	25%	Now	$40,500	2034	* *	3	$4,300	
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 50%								
Location : 2nd Floor								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : 2nd Floor								
Worn/Eroded, Extent : Severe, Area Affected : 50%								
Location : 2nd Floor								
Cast in Place Concrete	5%			LIFE	* *	5	$2,500	
Terrazzo	10%	4+	$1,200	LIFE	* *	5	$900	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Front Entry Hall								
Vinyl Tile	15%	Now	$16,200	2042	* *	3	$600	
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : First Floor								
Loose Units, Extent : Moderate, Area Affected : 10%								
Location : First Floor								
Vinyl Tile	40%			2037	* *	3	$1,700	
Wood	5%	Now	$10,500	2047	* *	5	$500	
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : First Floor								
Interior Walls								
Gypsum Board	10%			LIFE	* *	5-10	$700	
Masonry: Brick	2%			LIFE	* *	10		
Plaster	43%	Now	$3,100	LIFE	* *	5	$500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Stairwell By Roof Hatch								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Third Floor Bathroom And Stairwell								
Wood	45%	Now	$13,400	LIFE	* *	5	$7,300	
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : First Floor								
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : First Floor								
Explanation : Water Flood Damage								

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
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
Interior								
Ceilings								
AcousTileSusp.Lay-In	20%	Now	$2,100	2037	* *	5	$1,100	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : First Floor								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : First Floor								
Embossed Metal	20%	Now	$13,400	LIFE	* *	5	$1,000	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Loose/Delam Surface, Extent : Moderate, Area Affected : 15%								
Location : 2nd Floor								
Gypsum Board	20%	Now	$2,600	LIFE	* *	5	$2,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Office Area								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Office Area								
Plaster	40%	Now	$20,000	LIFE	* *	5	$2,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Third Floor Kitchen, First Floor, Roof Hatch								
Paint Peeling, Extent : Moderate, Area Affected : 25%								
Location : 2nd Floor								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Third Floor Stairwell								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2052	* *			
Site Pavements								
On-Site Walkways								
Asphalt	55%			2041	* *			
Cast in Place Concrete	45%	Now	$1,700	2045	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : West And South Sides Of Building								
Parking/Driveway								
Asphalt	100%			2041	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2032	$5,400	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 200 Amperes.								
Raceway								
Conduit	100%			2032	$30,700	1		

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DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL-MASTAS ADMIN. BLDG - OFFICES
Asset # : 2153

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Molded Case Bkrs	70%			2031	$23,100	5	$200	
Molded Case Bkrs	30%	2-4	$9,900	2057	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Stairs								
Explanation : On Extended Life								
Wiring								
Braided Cloth	70%	2-4	$36,200	2057	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	30%			2042	* *	1		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	5%			2032	$3,200	10	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Stairs								
Explanation : Compact Fluorescent								
Fluorescent	75%			2027	$48,700	10	$7,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st, 2nd Floor								
Explanation : T-12 Lamps								
Fluorescent	20%	Now	$13,000	2042	* *			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : 1st And 2nd Floor								
Egress Lighting								
Emergency, Battery	50%			2040	* *	10	$1,200	
Exit, Service	50%			2040	* *	1		
Exterior Lighting								
HID	10%			2027	$4,300	10		
No Component	90%							
Alarm								
Security System								
No Component	90%							
Generic	10%			2027	$3,500	1	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside Perimeter								
Explanation : CCTV Surveillance Cameras								

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

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*** 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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	35%			2042	* *	5	$1,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2nd Floor								
Explanation : Being Used In 2nd Floor								
Natural Gas	65%			2042	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st And 3rd Floor								
Explanation : Being Used In 1st And 3rd Floor								
Conversion Equipment								
Furnace	33%	0-2	$8,300	2042	* *	1	$1,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 3rd Floor								
Explanation : 1 Unit. It Is On Extended Life Time.								
Furnace	33%	Now	$8,300	2042	* *	1	$1,500	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 2nd Floor								
Explanation : 1 Obsolete Unit. It Is On Extended Life Time.								
Not Accessible	34%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : 1st Floor								
Explanation : 1 Unit. Tenant Responsible For It.								
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2-5	$2,700	
No Component	70%							
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Window/Wall Unit	20%			2025	$4,500	1		
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2032	$39,800	1		
Galvanized Steel	50%	0-2	$4,700	2030	$23,400	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Water Heater								
Electric	65%	Now	$6,100	2032	$6,100	4		
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : 2nd And 3rd Floors.								
Not Accessible	35%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : 1st Floor								
Explanation : Tenant Responsible For His Hot Water								

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 30%								
Location : 2nd Floor								
Vertical Transport								
Elevators								
Geared Traction	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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **157,645**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **11-Mar-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5,6**		
Block	: **725** **Lot** : **1**	**BIN**	: **3378183**

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	$2,573,700	$801,700
Interior Architecture	$1,092,400	$490,300
Electrical	$57,800	$468,400
Mechanical		$2,563,800
Total	**$3,723,900**	**$4,324,300**
Importance Code A	$2,573,700	$801,700
Importance Code B	$1,150,200	$3,522,600
Total	**$3,723,900**	**$4,324,300**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	$54,300			
Interior Architecture	$91,000			
Electrical	$67,400	$1,200	$1,200	$1,200
Mechanical	$94,500	$11,800	$5,900	$8,800
Site Pavements	$35,400			
Elevators/Escalators	$17,800	$17,800	$17,800	$17,800
Total	**$360,400**	**$30,700**	**$24,800**	**$27,800**
Importance Code A	$54,300			
Importance Code B	$205,400	$30,700	$24,800	$27,800
Importance Code C	$100,600			
Total	**$360,400**	**$30,700**	**$24,800**	**$27,800**



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
BUSH TERMINAL-MASTAS BUILDING #57 - WAREHOUSE
Asset # : 2449

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	88%	Now	$119,100	LIFE	* *	5	$191,100	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : South Elevation								
Masonry: Brick	10%	Now	$43,400	LIFE	* *	5	$4,300	
Horizontal Cracks, Extent : Moderate, Area Affected : 15%								
Location : At Stair Bulkhead								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : At Stair Bulkhead								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Stairwell								
Metal Coiling Doors	2%	2-4	$5,400	2037	* *	5	$1,400	
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Loading Dock								
Windows								
Aluminum	100%	Now	$2,037,200	2057	* *	5	$22,000	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Deteriorated Finish, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Worn/Eroded, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Parapets								
Cast in Place Concrete	70%	Now	$204,600	LIFE	* *	5	$300,700	
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
Location : Parapet Coping								
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : East Facade, West Facade								
Cast in Place Concrete	30%			LIFE	* *	5	$257,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Interior Of Parapet								
Explanation : Roof Spray Foam Cover Interior For Parapet								
Roof								
Metal, Corrugated	10%	2-4	$5,400	2037	* *	1		
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Loading Dock Canopy								
Deformed/Dented, Extent : Light, Area Affected : 5%								
Location : Loading Dock Canopy								
Metal Panel	2%			2037	* *	10	$4,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Skylight								
Explanation : Covered With Metal Panel								
Spray-on Foam	88%			2037	* *	5	$130,200	

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
BUSH TERMINAL-MASTAS BUILDING #57 - WAREHOUSE
Asset # : 2449

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Soffits								
Exposed Struc: Steel	100%	4+	$84,000	LIFE	* *	5	$50,700	
Corrosion/Rusting, Extent : Light, Area Affected : 25%								
Location : Loading Dock Canopy Structure								
Interior								
Floors								
Cast in Place Concrete	95%			LIFE	* *	5	$980,700	
Steel Plate	5%	Now	$356,900	LIFE	* *	1		
Corrosion/Rusting, Extent : Severe, Area Affected : 40%								
Location : Stair Landings Throughout								
Interior Walls								
Cast in Place Concrete	20%	Now	$13,900	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Fifth Floor								
Concrete Masonry Unit	15%			LIFE	* *	5	$1,200	
Gypsum Board	5%			LIFE	* *	5-10	$800	
Masonry: Brick	58%	Now	$49,700	LIFE	* *			
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Stairwell Windows								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Stairwell								
Metal Coiling Doors	2%			2048	* *	5	$1,000	
Ceilings								
Exposed Concrete	95%			LIFE	* *	5-10	$280,200	
Gypsum Board	5%			LIFE	* *	5-10	$40,600	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2052	* *			
Site Pavements								
Parking/Driveway								
Asphalt	100%	Now	$35,400	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Parking Lot, Loading Dock								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2032	$24,800	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
BUSH TERMINAL-MASTAS BUILDING #57 - WAREHOUSE
Asset # : 2449

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	20%	2-4	$13,200	2057	* *	5	$400	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Fused Knife Sw	40%	2-4	$26,400	2057	* *	5	$700	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Molded Case Bkrs	40%			2048	* *	5	$1,700	
Wiring								
Braided Cloth	60%	2-4	$25,700	2057	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	40%			2052	* *	1		
Lighting								
Interior Lighting								
Fluorescent	40%			2027	$152,600	10	$57,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-12 Lamps								
Fluorescent	40%			2032	$152,600	10	$57,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	20%			2040	* *			
Egress Lighting								
Emergency, Battery	50%			2040	* *	10	$19,000	
Exit, Battery	50%			2040	* *	10	$5,300	
Exterior Lighting								
LED	20%			2040	* *			
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2032	$105,400	1	$11,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside Perimeter								
Explanation : CCTV Surveillance Cameras								

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL-MASTAS BUILDING #57 - WAREHOUSE
Asset # : 2449

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2032	$608,100	1		
Galvanized Steel	50%	0-2	$35,800	2030	$358,000	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Sanitary Piping								
Cast Iron	30%	0-2	$35,800	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Cast Iron	70%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	0-2	$17,000	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Sump Pump(s)								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : Located Outside The Building In A Pit								
Sewage Ejector(s)								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : Located Outside The Building In A Pit								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 6th Floor								
Explanation : 3 Units, One Has Not Operated In 5 Years								
Fire Suppression								
Standpipe								
Generic	100%			2042	* *	1-5	$79,500	
Sprinkler								
Generic	100%			2032	$1,597,700	1-2	$44,200	

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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **11-Mar-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5,6**		
Block	: **725** **Lot** : **1**	**BIN**	: **3378184**

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	$3,529,000	$867,000
Interior Architecture	$417,600	$443,800
Electrical	$85,100	$406,100
Mechanical		$2,320,600
Site Pavements	$113,800	
Total	**$4,145,500**	**$4,037,400**
Importance Code A	$3,529,000	$867,000
Importance Code B	$502,700	$3,170,500
Importance Code C	$113,800	
Total	**$4,145,500**	**$4,037,400**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	$59,400			
Interior Architecture	$14,000			
Electrical	$2,900	$1,100	$1,100	$1,100
Mechanical	$98,500	$10,700	$5,300	$8,000
Site Enclosure	$6,300			
Site Pavements	$70,600			
Elevators/Escalators	$17,800	$17,800	$17,800	$17,800
Total	**$269,500**	**$29,500**	**$24,200**	**$26,800**
Importance Code A	$59,400			
Importance Code B	$119,200	$29,500	$24,200	$26,800
Importance Code C	$90,900			
Total	**$269,500**	**$29,500**	**$24,200**	**$26,800**



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
BUSH TERMINAL-MASTAS BUILDING #58 - WAREHOUSE
Asset # : 2448

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	2%	Now	$2,500	LIFE	* *	5	$3,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Stair Bulkhead								
Exposed Reinforcement, Extent : Moderate, Area Affected : 15%								
Location : Stair Bulkhead								
Cast in Place Concrete	58%	Now	$284,300	LIFE	* *	5	$114,000	
Exposed Reinforcement, Extent : Moderate, Area Affected : 20%								
Location : Concrete Spandrel Panels Below Windows At 6th Floor								
Spalling, Extent : Moderate, Area Affected : 20%								
Location : Concrete Spandrel Panels Below Windows At 6th Floor								
Masonry: Brick	25%	Now	$163,900	LIFE	* *	5	$9,800	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Vertical Cracks, Extent : Moderate, Area Affected : 20%								
Location : North Elevation Shaft								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Stairwell Windows								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Metal Coiling Doors	5%	2-4	$12,300	2037	* *	5	$3,100	
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Stucco Cement	10%			2037	* *	5	$9,800	
Windows								
Steel	100%	Now	$2,299,500	2057	* *	5	$249,000	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL-MASTAS BUILDING #58 - WAREHOUSE
Asset # : 2448

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Cast in Place Concrete	60%	Now	$317,500	LIFE	* *	5	$233,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Exposed Reinforcement, Extent : Moderate, Area Affected : 20%								
Location : East Side								
Vertical Cracks, Extent : Moderate, Area Affected : 20%								
Location : At All Elevations								
Cast in Place Concrete	40%			LIFE	* *	5	$311,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Interior Parapet								
Explanation : Roofing Spray Foam Cover Interior Of Parapet								
Roof								
Metal, Corrugated	15%	2-4	$22,000	2045	* *	1		
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Loading Dock								
Deformed/Dented, Extent : Light, Area Affected : 5%								
Location : Loading Dock								
Metal Panel	2%	0-2	$25,000	2052	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 75%								
Location : Back Freight Elevator And Elevator Control								
Spray-on Foam	83%			2037	* *	5	$111,200	
Soffits								
Exposed Struc: Steel	100%	2-4	$305,900	LIFE	* *	5	$46,200	
Corrosion/Rusting, Extent : Moderate, Area Affected : 35%								
Location : Loading Dock Canopy Structure								
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Loading Dock Canopy								
Explanation : Canopy Sagging, Additional Bracing Installed								
Interior								
Floors								
Cast in Place Concrete	95%	Now	$233,200	LIFE	* *	5	$443,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Loading Docks								
Steel Plate	5%			LIFE	* *	1		
Interior Walls								
Cast in Place Concrete	15%			LIFE	* *	10	$3,400	
Concrete Masonry Unit	15%			LIFE	* *	5	$1,100	
Gypsum Board	5%			LIFE	* *	5-10	$800	
Masonry: Brick	10%	Now	$7,700	LIFE	* *			
Diagonal Cracks, Extent : Moderate, Area Affected : 15%								
Location : East Stair								
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Stairwell								
Masonry: Brick	53%			LIFE	* *	10	$1,400	
Metal Coiling Doors	2%			2048	* *	5	$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.
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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 #58 - WAREHOUSE
Asset # : 2448

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Exposed Concrete	73%	4+	$110,900	LIFE	* *	5	$24,400	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : 6th Floor								
Exposed Reinforcement, Extent : Moderate, Area Affected : 2%								
Location : 6th Floor								
Paint Peeling, Extent : Moderate, Area Affected : 16%								
Location : 1st And 6th Floor								
Exposed Concrete	2%	0-2	$15,200	LIFE	* *	5	$700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Back Freight Elevator Control Room								
Exposed Concrete	25%			LIFE	* *	5-10	$66,700	
Site Enclosure								
Fence/Gates								
Chain Link	100%	2-4	$6,300	2052	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : West Side Of Building								
Site Pavements								
Parking/Driveway								
Asphalt	40%	Now	$30,900	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Parking Lot, Loading Dock								
Cast in Place Concrete	45%	Now	$113,800	2037	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : West Side Of Building								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Loading Dock Area								
Pavers/Stone	15%	Now	$39,700	2035	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : West Side Of Building								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : South And West Sides Of Building								
Explanation : Missing Pavers Replaced With Asphalt Patch								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2052	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 3000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2052	* *	5	$600	

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
BUSH TERMINAL-MASTAS BUILDING #58 - WAREHOUSE
Asset # : 2448

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	80%			2042	* *	1		
Conduit	20%			2052	* *	1		
Panelboards								
Fused Disc Sw	20%			2048	* *	5	$700	
Molded Case Bkrs	80%			2048	* *	5	$3,000	
Wiring								
Thermoplastic	80%			2032	$28,900	1		
Thermoplastic	20%			2052	* *	1		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	65%			2027	$224,400	10	$85,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-12 Lamps								
Fluorescent	25%			2032	$86,300	10	$32,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	10%			2037	* *			
Egress Lighting								
Emergency, Battery	50%			2037	* *	10	$17,200	
Exit, Service	50%			2037	* *	1		
Exterior Lighting								
LED	20%			2040	* *			
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2032	$95,300	1	$10,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside Perimeter								
Explanation : CCTV Surveillance Cameras								

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout								
Explanation : Air Conditioning Equipment Is Installed And Maintained By Tenants								
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2032	$550,400	1		
Galvanized Steel	35%	0-2	$45,400	2030	$226,800	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Galvanized Steel	15%			2030	$97,200	1		
Sanitary Piping								
Cast Iron	30%	0-2	$32,400	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Cast Iron	70%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	0-2	$15,400	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Sump Pump(s)								
Not Accessible	100%							
Sewage Ejector(s)								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : Street Pit								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 1st To 6th Floor								
Explanation : 3 Old Units With 2 Operational, 1 Is Not In Service.								
Fire Suppression								
Standpipe								
Generic	100%			2042	* *	1-5	$71,900	
Sprinkler								
Generic	100%			2032	$1,446,100	1-2	$40,000	

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **10-Mar-2021**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Floors 1**				
Block	: **715**	**Lot**	: **1**	**BIN**	: **3345662**

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	$210,700	
Interior Architecture	$117,800	
Mechanical		$79,800
Total	**$328,500**	**$79,800**
Importance Code A	$210,700	$79,800
Importance Code C	$117,800	
Total	**$328,500**	**$79,800**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	$400		$4,000	
Interior Architecture	$57,400			
Electrical	$7,300			$100
Mechanical	$4,000	$400		$400
Site Pavements	$2,300			
Total	**$71,400**	**$400**	**$4,000**	**$500**
Importance Code A	$400	$400	$4,000	$400
Importance Code B	$59,000			$100
Importance Code C	$12,000			
Total	**$71,400**	**$400**	**$4,000**	**$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
BUSH TERMINAL-MASTAS PUMP HOUSE - SHOP
Asset # : 2283

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	$900	
Masonry: Brick	90%	Now	$210,700	LIFE	* *	5	$12,600	
Diagonal Cracks, Extent : Severe, Area Affected : 15%								
Location : South Facade								
Spalling, Extent : Severe, Area Affected : 25%								
Location : South Facade								
Worn/Eroded, Extent : Severe, Area Affected : 20%								
Location : North And South Facades								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Entire Building								
Explanation : Structural Issues, Building Closed								
Metal Coiling Doors	5%			2037	* *	5	$2,200	
Windows								
Metal Louvers	15%			2035	* *	10	$4,000	
Not Accessible	85%							
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : Shop Side Of Building Was Not Accessible								
Parapets								
Not Accessible	100%							
Roof								
Not Accessible	100%							
Interior								
Floors								
Cast in Place Concrete	85%	Now	$5,700	LIFE	* *	5	$10,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Panel/Paver: Cer/Brk	15%	Now	$9,100	2040	* *	5	$1,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Uneven Surface, Extent : Moderate, Area Affected : 20%								
Location : Throughout								

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

DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL-MASTAS PUMP HOUSE - SHOP
Asset # : 2283

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	10%	Now	$400	LIFE	* *	5	$100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Shop Walls								
Masonry: Brick	70%	Now	$117,800	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Spalling, Extent : Severe, Area Affected : 10%								
Location : South Wall								
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : South Wall								
Plaster	20%	Now	$9,400	LIFE	* *	5	$200	
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Pump Room								
Water Penetration, Extent : Severe, Area Affected : 50%								
Location : Pump Room								
Ceilings								
Exposed Concrete	40%	Now	$8,300	LIFE	* *	5	$400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout Pump House Side of Building								
Exposed Struc: Wood	60%	Now	$24,400	LIFE	* *			
Dry Rot/Decay, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2052	* *			
Site Pavements								
On-Site Walkways								
Asphalt	50%			2035	* *			
Cast in Place Concrete	50%	4+	$700	2037	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : North And West Sides Of Building								
Parking/Driveway								
Asphalt	50%			2035	* *			
Cast in Place Concrete	50%	4+	$1,500	2037	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : South Side Of Building								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

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
BUSH TERMINAL-MASTAS PUMP HOUSE - SHOP
Asset # : 2283

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2032	$1,600	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Pump House								
Explanation : Main Service Disconnect Switch Rated At 200 Amperes								
Raceway								
Conduit	100%			2032	$4,100	1		
Panelboards								
Molded Case Bkrs	100%			2031	$8,300	5	$100	
Wiring								
Thermoplastic	100%			2032	$9,000	1		
Motor Controllers								
Locally Mounted	100%			2030	$7,900	5		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	50%			2027	$5,300	10	$2,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-12 Lamps								
Fluorescent	50%	Now	$5,300	2042	* *			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Shops								
Exterior Lighting								
Fluorescent	20%			2027	$3,100	10	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside Perimeter								
Explanation : Compact Fluorescent Lights								
No Component	80%							

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Radiant Heater	100%			2032	$79,800	2	$2,000	
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Pump House 1st Floor								
Explanation : 2 Electrical Unit Heaters								
Plumbing								

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
BUSH TERMINAL-MASTAS PUMP HOUSE - SHOP
Asset # : 2283

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	**% of Total**	**Fail Date (Years)**	**Estimated Cost**	**Year FY**	**Estimated Cost**	**Cycle (Yrs)**	**Estimated Cost**	**Priority**
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	0-2	$4,000	2030	$19,800	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Bathroom								
Water Heater								
Electric	100%			2027	$4,000	4		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Not Accessible	100%							
Fixtures								
Not Accessible	100%							
Fire Suppression								
Fire Pump								
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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **BUSH TERMINAL-MASTAS UNIT C - WAREHOUSE**		
Address	: **1 43RD STREET**		
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	: **10-Mar-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,2,3,4**		
Block	: **715** **Lot** : **1**	**BIN**	: **3345581**

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	$2,199,900	$274,100
Interior Architecture	$1,780,100	$438,500
Electrical	$96,800	$386,700
Mechanical		$1,100,500
Site Pavements	$64,500	
Total	**$4,141,400**	**$2,199,900**
Importance Code A	$2,199,900	$274,100
Importance Code B	$1,752,900	$1,925,800
Importance Code C	$188,600	
Total	**$4,141,400**	**$2,199,900**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	$78,600			
Interior Architecture	$50,800			$2,600
Electrical	$57,500		$1,200	$1,300
Mechanical	$95,000	$3,500	$7,800	$3,500
Site Enclosure	$3,100			
Site Pavements	$51,100			
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$340,000**	**$7,500**	**$12,900**	**$11,300**
Importance Code A	$103,800	$400	$400	$400
Importance Code B	$179,200	$7,100	$12,500	$10,700
Importance Code C	$57,000			$200
Total	**$340,000**	**$7,500**	**$12,900**	**$11,300**



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

DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL-MASTAS UNIT C - WAREHOUSE
Asset # : 2155

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	$637,000	LIFE	* *	5	$95,500	
Horizontal Cracks, Extent : Moderate, Area Affected : 15%								
Location : Stair Bulkheads								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Metal Coiling Doors	10%	Now	$332,800	2037	* *	5	$16,600	
Corrosion/Rusting, Extent : Light, Area Affected : 25%								
Location : West Facade								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 50%								
Location : Loading Dock								
Windows								
Steel	100%	Now	$1,061,700	2057	* *	5	$114,900	1
Air Infiltration, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Corrosion/Rusting, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Thermally Inefficient, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5-10	$15,000	
Masonry: Brick	50%			LIFE	* *	5-10	$36,100	
Masonry: Brick	45%			LIFE	* *	5-10	$32,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Interior Of Parapet								
Explanation : Entire Interior Parapet Covered In Roof Spray Foam								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Metal, Corrugated	10%	Now	$10,900	2045	* *	1		
Deformed/Dented, Extent : Severe, Area Affected : 10%								
Location : Loading Dock								
Other Observation, Extent : Light, Area Affected : 100%								
Location : East Side Of Building								
Explanation : Loading Dock Area Canopy								
Skylight, Metal/Glass	5%	4+	$18,300	2042	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Stair Bulkheads								
Spray-on Foam	85%	Now	$38,500	2037	* *	5	$63,600	
Blisters, Extent : Light, Area Affected : 15%								
Location : West Side Of Roof								
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 2%								
Location : Northeast Stair Bulkhead								
Recent Repair Evident, Extent : Light, Area Affected : 2%								
Location : Northeast Stair Bulkhead								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Into 4th Floor Tenant Space								
Soffits								
Exposed Struc: Steel	100%	Now	$109,900	LIFE	* *	5	$11,100	
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Loading Dock Canopy								
Deformed/Dented, Extent : Moderate, Area Affected : 10%								
Location : Loading Dock								
Interior								
Floors								
Cast in Place Concrete	23%	Now	$12,700	LIFE	* *	5	$120,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Loading Dock Areas And Freight Elevator At First Floor								
Ceramic Tile	2%			2041	* *	5	$4,800	
Wood	75%	Now	$1,309,200	2047	* *	5	$168,400	
Deteriorated Finish, Extent : Severe, Area Affected : 100%								
Location : Fourth Floor								
Patching Evident, Extent : Light, Area Affected : 10%								
Location : 4th Floor Corridors								
Split/Cracked, Extent : Severe, Area Affected : 25%								
Location : Fourth Floor								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Fourth Floor								

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DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL-MASTAS UNIT C - WAREHOUSE
Asset # : 2155

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	1%			2041	* *	5	$400	
Concrete Masonry Unit	5%			LIFE	* *	5	$1,600	
Gypsum Board	10%	Now	$400	LIFE	* *	5	$2,300	
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%								
Location : Throughout Corridor Areas								
Masonry: Brick	74%	Now	$124,100	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : First Floor By Freight Elevator								
Worn/Eroded, Extent : Severe, Area Affected : 25%								
Location : First And Fourth Floors								
Plaster	10%	Now	$1,700	LIFE	* *	5	$1,200	
Horizontal Cracks, Extent : Moderate, Area Affected : 2%								
Location : Stairs								
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : 1st Floor								
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 2%								
Location : First Floor Loading Dock Area								
Ceilings								
Exposed Concrete	5%	Now	$8,500	LIFE	* *	5	$1,900	
Exposed Reinforcement, Extent : Light, Area Affected : 2%								
Location : Elevator Machine Room Bulkhead								
Exposed Struc: Wood	20%			LIFE	* *	10	$71,800	
Gypsum Board	10%	Now	$26,800	LIFE	* *	5	$29,900	
Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
Location : First Floor								
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 35%								
Location : First Floor								
Gypsum Board	40%			LIFE	* *	5-10	$329,300	
Plaster	25%			LIFE	* *	5-10	$102,900	
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	$3,100	2052	* *			
Impact Damage, Extent : Light, Area Affected : 10%								
Location : West Side Of Building								
Retaining Walls								
Cast in Place Concrete	100%			2052	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : East Side Of Building								
Explanation : Loading Dock Ramp Wall								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	4+	$1,900	2037	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Loading Dock Platform On East Side								

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

DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL-MASTAS UNIT C - WAREHOUSE
Asset # : 2155

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Parking/Driveway								
Asphalt	75%	Now	$64,500	2035	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : East And West Sides Of Building								
Sinking/Subsiding, Extent : Severe, Area Affected : 15%								
Location : West Side By River Edge								
Pavers/Stone	25%	Now	$49,100	2035	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : West Side Of Building								
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : West Side Of Building								
Explanation : Asphalt Patching In Lieu Of Stone Pavers								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Not Accessible	100%							
Transformers								
Dry Type	100%			2037	* *	3	$900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 500 Kilovolt Amperes, One 300 Kilovolt Amperes, 4160 Volts Primary, 208/277 Volts Secondary								
Switchgear / Switchboard								
Not Accessible	100%							
Feeders								
Not Accessible	100%							
Raceway								
Not Accessible	100%							
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2-4	$5,400	2062	* *	5	$300	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Raceway								
Conduit	100%			2032	$24,800	1		
Panelboards								
Fused Disc Sw	10%			2031	$6,600	5	$400	
Molded Case Bkrs	40%			2040	* *	5	$1,700	
Molded Case Bkrs	50%			2031	$33,000	5	$2,100	

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

DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL-MASTAS UNIT C - WAREHOUSE
Asset # : 2155

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	30%	2-4	$12,900	2057	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	70%			2032	$38,100	1		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	60%			2027	$235,800	10	$89,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-12 Lamps								
Fluorescent	25%			2032	$98,200	10	$37,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	5%			2027	$19,700	10	$7,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : Compact Fluorescent Lights								
Fluorescent	10%	Now	$39,300	2042	* *			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : 1st Floor								
Egress Lighting								
Emergency, Battery	50%			2040	* *	10	$19,300	
Exit, Service	50%			2040	* *	1		
Exterior Lighting								
LED	20%			2040	* *			
No Component	80%							

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

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL-MASTAS UNIT C - WAREHOUSE
Asset # : 2155

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	5%	Now	$19,800	2042	* *	1	$3,600	
Abandoned in Place, Extent : Severe, Area Affected : 100%								
Location : Roof								
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Roof								
Explanation : 2 Gas Fired Packaged Rooftop Air Conditioning Units Serving The 4th Floor Only								
No Component	95%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout								
Explanation : Heating Equipment Is Installed And Maintained By Tenants.								
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	5%			2027	$105,200	2	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 2 Rooftop Package Units. R-22								
No Component	95%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout								
Explanation : Air Conditioning Equipment Is Installed And Maintained By Tenants.								
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	$14,300	
No Component	90%							
Exhaust Fans								
Roof	10%			2032	$27,900	2	$500	
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2032	$626,500	1		
Galvanized Steel	50%	0-2	$36,900	2030	$368,800	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : 1st Floor								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								

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

DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL-MASTAS UNIT C - WAREHOUSE
Asset # : 2155

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 1st To 4th Floor								
Explanation : 2 Defective Freight Elevators								
Fire Suppression								
Sprinkler								
Generic	100%	Now	$32,900	2042	* *	1-2	$39,400	
Corroded, Extent : Severe, Area Affected : 25%								
Location : 1st Floor								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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 : **10-Mar-2021**
Landmark Status : **NONE**
Areas Surveyed : **Roof, Floors 1**
Block : **715** **Lot** : **1** **BIN** : **3378186**

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	$1,299,900	$786,100
Interior Architecture	$456,400	$170,900
Electrical		$80,100
Mechanical		$1,130,500
Site Pavements	$103,900	
Total	**$1,860,200**	**$2,167,600**
Importance Code A	$1,299,900	$1,460,500
Importance Code B	$288,100	$707,100
Importance Code C	$272,200	
Total	**$1,860,200**	**$2,167,600**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	$28,700			
Interior Architecture	$41,200		$2,200	
Electrical	$59,700	$400	$700	$500
Mechanical	$2,100	$4,800	$2,000	$4,800
Site Enclosure	$4,700			
Total	**$136,300**	**$5,200**	**$4,800**	**$5,200**
Importance Code A	$28,700	$3,400		$3,400
Importance Code B	$100,600	$1,800	$4,800	$1,800
Importance Code C	$7,000			
Total	**$136,300**	**$5,200**	**$4,800**	**$5,200**



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

DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL-MASTAS UNIT D - WAREHOUSE
Asset # : 2156

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	70%	Now	$335,400	LIFE	* *	5	$33,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 15%								
Location : East Facade, West Facade								
Vegetation Growth, Extent : Moderate, Area Affected : 15%								
Location : East Facade By Loading Dock								
Vertical Cracks, Extent : Severe, Area Affected : 15%								
Location : West Facade								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Metal Coiling Doors	5%	Now	$90,100	2045	* *	5	$3,700	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : These Are Actually Exterior Steel Door Pairs Located At Grade								
Deformed/Dented, Extent : Moderate, Area Affected : 25%								
Location : These Are Actually Exterior Steel Door Pairs Located At Grade								
Metal Coiling Doors	15%			2037	* *	5	$22,500	
Stucco Cement	10%			2037	* *	5	$12,000	
Windows								
Steel	100%	Now	$553,000	2057	* *	5	$59,900	1
Air Infiltration, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Broken/Missing Elements, Extent : Moderate, Area Affected : 60%								
Location : Throughout								
Corrosion/Rusting, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Windows								
Explanation : Windows Boarded Over								

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
BUSH TERMINAL-MASTAS UNIT D - WAREHOUSE
Asset # : 2156

Architecture	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%			LIFE	* *	5-10	$23,000	
Recent Repair Evident, Extent : Light, Area Affected : 5%								
Location : Various Locations								
Masonry: Brick	95%	Now	$196,800	LIFE	* *	5	$15,400	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : East Facade, North Facade, Outside Face								
Recent Repair Evident, Extent : Light, Area Affected : 10%								
Location : North And South Facade, Outside Face								
Worn/Eroded, Extent : Moderate, Area Affected : 30%								
Location : Throughout, Outside Face								
Roof								
Metal, Corrugated	5%	Now	$11,900	2037	* *	1		
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Canopy At Northeast Loading Dock Area								
Corrosion/Rusting, Extent : Moderate, Area Affected : 100%								
Location : Canopy At Northeast Loading Dock Area								
Deformed/Dented, Extent : Moderate, Area Affected : 15%								
Location : Canopy At Northeast Loading Dock Area								
Spray-on Foam	95%	2-4	$124,600	2032	$623,200	5	$103,100	
Blisters, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Drains Clogged, Extent : Light, Area Affected : 10%								
Location : Northeast Corner Of Roof								
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Northeast Corner Of Roof By Drain								
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Interior								
Floors								
Cast in Place Concrete	90%			LIFE	* *	5	$341,800	
Ceramic Tile	5%			2045	* *	5	$4,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Showroom								
Explanation : 2'x2' Porcelain Tile								
Wood	5%			2067	* *	5	$8,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mezzanine Office								
Explanation : Wood Laminate Flooring								

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DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL-MASTAS UNIT D - WAREHOUSE
Asset # : 2156

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Gypsum Board	10%			LIFE	* *	5-10	$3,700	
Masonry: Brick	90%	Now	$168,300	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								
AcousTileSusp.Lay-In	10%	Now	$38,800	2045	* *	5	$4,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 90%								
Location : Office And Showroom								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Office And Showroom								
Exposed Struc: Wood	90%			LIFE	* *	10	$117,200	
Recent Repair Evident, Extent : Light, Area Affected : 15%								
Location : Southwest Corner Of Building								
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	$4,700	2042	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : North And East Side Of Building								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : East Side Of Building								
Explanation : Fence Impacted By Tree Growth								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	* *			
Parking/Driveway								
Asphalt	50%			2035	* *			
Pavers/Stone	50%	Now	$103,900	2041	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : North South And West Sides Of Building								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : North South And West Sides Of Building								
Explanation : Asphalt Patches Replacing Missing Pavers								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	$1,600	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : Main Service Disconnect Switch Rated At 400 Amperes.								
Raceway								
Conduit	100%			2032	$4,100	1		
Panelboards								
Fused Disc Sw	50%			2040	* *	5	$400	
Fused Knife Sw	30%	0-2	$28,900	2057	* *	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Molded Case Bkrs	10%			2031	$1,700	5	$100	
Molded Case Bkrs	10%			2040	* *	5	$100	
Wiring								
Thermoplastic	100%			2032	$9,000	1		
Lighting								
Interior Lighting								
Fluorescent	40%			2027	$35,600	10	$13,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	40%			2027	$35,600	10	$13,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-12 Lamps								
Fluorescent	10%			2027	$8,900	10	$3,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : Compact Fluorescent Lights								
LED	10%			2040	* *			
Exterior Lighting								
HID	10%			2027	$15,300	10		
LED	10%			2040	* *			
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2032	$36,900	1	$4,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside Perimeter								
Explanation : CCTV Surveillance Camera								

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

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DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL-MASTAS UNIT D - WAREHOUSE
Asset # : 2156

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2042	* *	1		
Conversion Equipment								
Radiant Heater	100%			2032	$674,400	2	$17,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : 10 Units								
Air Conditioning								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2	$6,000	
No Component	90%							
Ventilation								
Exhaust Fans								
Wall Unit	50%			2027	$6,800	2	$600	
No Component	50%							
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2042	* *	1		
Galvanized Steel	50%			2030	$83,500	1		
Water Heater								
Electric	100%			2027	$33,500	4	$300	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2032	$372,600	1-2	$10,300	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 01-Sep-2021

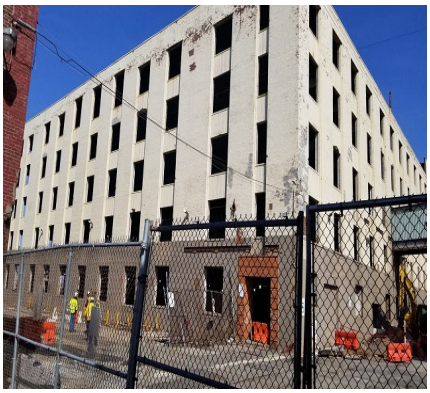
DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name : **BUSH TERMINAL-OTHERS BUILDING A - WAREHOUSE**
Address : **41ST - 51ST STREET AND 1ST AVE.**
Borough : **BROOKLYN**
Program / Asset # : **DBS0017.000 / 2157**
Area Sq Ft : **208,400**
Date of Survey : **13-Jun-2017**
Areas Surveyed : **Roof, Floors 1,2,5**
Block : **715** **Lot** : **1**

Agency's Number : **N/A**
Yr Built/Renovated : **1910 / 2000**
Project Type : **ECONOMIC DEVELOPMENT**
Landmark Status : **NONE**
BIN : **3378187**

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	$4,278,300	$440,900
Interior Architecture	$2,197,700	$676,500
Electrical	$197,400	$1,195,900
Mechanical		$243,800
Site Pavements	$128,800	$594,200
Total	**$6,802,200**	**$3,151,200**
Importance Code A	$4,278,300	$684,700
Importance Code B	$2,286,100	$1,872,300
Importance Code C	$237,800	$594,200
Total	**$6,802,200**	**$3,151,200**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	$49,900	$700		
Interior Architecture	$40,400			$400
Electrical	$39,900	$2,400	$2,300	$4,000
Mechanical	$54,300	$13,300	$13,500	$13,300
Site Enclosure	$4,300			
Site Pavements	$34,100			
Elevators/Escalators	$14,800	$14,800	$14,800	$14,800
Total	**$237,700**	**$31,200**	**$30,600**	**$32,500**
Importance Code A	$55,500	$5,900	$5,200	$5,200
Importance Code B	$141,100	$25,300	$25,400	$27,300
Importance Code C	$41,000			
Total	**$237,700**	**$31,200**	**$30,600**	**$32,500**



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DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL-OTHERS BUILDING A - WAREHOUSE
Asset # : 2157

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	25%	Now	$210,500	LIFE	* *	5	$168,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Elevator Bulkhead, Window Spandrel Panels								
Spalling, Extent : Light, Area Affected : 10%								
Location : Elevator Bulkhead, Window Spandrel Panels								
Masonry: Brick	70%	Now	$630,700	LIFE	* *	5	$94,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Loading Dock Bays On West Side Of Building								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
Location : At All Elevations								
Paint Peeling, Extent : Moderate, Area Affected : 50%								
Location : At All Elevations								
Spalling, Extent : Moderate, Area Affected : 30%								
Location : At All Elevations								
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : At All Elevations								
Metal Coiling Doors	5%			2033	* *	5	$21,100	
Windows								
Aluminum	5%			2044	* *	5	$1,500	
Steel	95%	Now	$1,639,000	2053	* *	5	$177,500	
Air Infiltration, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%								
Location : All Elevations With Most Broken On North Side Of Building								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Parapets								
Masonry: Brick	95%			LIFE	* *	5	$10,600	
Paint Peeling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Parge/Tar Separating, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Masonry: Limestone	5%	Now	$19,400	LIFE	* *	5	$700	
Misaligned/Bulging, Extent : Severe, Area Affected : 25%								
Location : Coping								
Caulking Deteriorated, Extent : Severe, Area Affected : 50%								
Location : Coping								
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : Coping								
Explanation : Covered With Tar								

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DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL-OTHERS BUILDING A - WAREHOUSE
Asset # : 2157

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	98%	Now	$1,798,100	2038	* *			
Drains Clogged, Extent : Severe, Area Affected : 15%								
Location : West Side								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%								
Location : Section On West Side								
Seams Open/Split, Extent : Moderate, Area Affected : 25%								
Location : Section On West Side								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Fifth Floor								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Skylight, Metal/Glass	2%	Now	$20,000	2058	* *			
Water Penetration, Extent : Moderate, Area Affected : 75%								
Location : Staircases								
Interior								
Floors								
Cast in Place Concrete	20%	Now	$213,800	LIFE	* *	5	$135,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Loading Areas								
Uneven Substrate, Extent : Moderate, Area Affected : 25%								
Location : Loading Areas								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Loading Areas								
Ceramic Tile	1%			2037	* *	5	$3,100	
Vinyl Tile 9" X 9"	1%	Now	$37,700	2038	* *	3	$1,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : First Floor								
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : First Floor								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : First Floor								
Wood	78%	Now	$1,763,200	2043	* *	5	$226,800	
Deflection Evident, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Second Floor								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Second Floor								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL-OTHERS BUILDING A - WAREHOUSE
Asset # : 2157

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	$1,600	
Broken/Missing Elements, Extent : Light, Area Affected : 1%								
Location : Loading Dock								
Gypsum Board	15%	Now	$2,700	LIFE	* *	5	$3,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : 1st Floor								
Paint Peeling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Recent Repair Evident, Extent : Light, Area Affected : 50%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Masonry: Brick	65%	Now	$109,000	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : 2nd Floor								
Paint Peeling, Extent : Moderate, Area Affected : 30%								
Location : 1st And 2nd Floor								
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : At Windows Throughout								
Plaster	10%			LIFE	* *	5	$1,200	
Paint Peeling, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Ceilings								
AcousTileSusp.Lay-In	2%	Now	$55,400	2048	* *	5	$3,100	
Broken/Missing Elements, Extent : Severe, Area Affected : 90%								
Location : 2nd Floor								
Gypsum Board	81%	Now	$56,200	LIFE	* *	5	$314,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Recent Repair Evident, Extent : Light, Area Affected : 50%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Plaster	17%			LIFE	* *	5	$33,000	
Paint Peeling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	$4,300	2038	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
Location : Northwest And Southwest Corners Of Building								
Corrosion/Rusting, Extent : Light, Area Affected : 20%								
Location : Northwest And Southwest Corners Of Building								

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

DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL-OTHERS BUILDING A - WAREHOUSE
Asset # : 2157

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Parking/Driveway								
Asphalt	20%	Now	$69,400	2043	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : West Side By Loading Dock Area								
Explanation : Asphalt Used To Patch Stone Paver Areas								
Cast in Place Concrete	30%	Now	$34,100	2033	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : North And West Sides Of Building								
Pavers/Stone	50%	Now	$59,400	2031	$594,200			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Entire Perimeter Of Building								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2028	$40,900	5	$900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switches Rated 1 At 600 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%	Now	$4,300	2028	$216,000	5	$400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 3rd Floor								
Explanation : Sign On Switch Indicated That Switch Handle Is Broken.								
Raceway								
Conduit	100%			2038	* *	1		
Panelboards								
Fused Disc Sw	10%			2036	* *	5	$500	
Fused Toggle Switch	40%	2-4	$52,900	2053	* *	5	$1,000	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : 2nd Floor								
Molded Case Bkrs	50%			2036	* *	5	$2,700	
Wiring								
Braided Cloth	10%	2-4	$6,400	2053	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	90%			2038	* *	1		
Motor Controllers								
Locally Mounted	100%			2033	* *	5	$1,400	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								

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

DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL-OTHERS BUILDING A - WAREHOUSE
Asset # : 2157

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	80%			2028	$403,400	10	$152,900	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	10%			2023	$50,400	10	$19,100	
T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
HID	5%	0-2	$94,100	2038	* *			
Obsolete Fixtures, Extent : Moderate, Area Affected : 100%								
Location : 2nd Floor								
Incandescent	5%			2028	$60,100	2	$200	
Obsolete Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Elevator Machine Room								
Egress Lighting								
Emergency, Battery	50%			2028	$154,400	10	$25,000	
Exit, Service	50%			2028	$30,900	1		
Exterior Lighting								
HID	15%	4+	$6,500	2033	* *			
Damaged Fixtures, Extent : Severe, Area Affected : 5%								
Location : Exterior East Wall								
No Component	85%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2028	$209,000	1	$23,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	2%			2048	* *	1		
Natural Gas	98%			2048	* *	1		
Conversion Equipment								
Furnace	48%			2028	$243,800	1	$49,500	
Hot Water Boiler	2%			2041	* *	1	$2,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2nd Floor								
Explanation : Tenant Owned- Hot Water Heater Used As Boiler								
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.
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DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL-OTHERS BUILDING A - WAREHOUSE
Asset # : 2157

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	2%			2048	* *			
No Component	98%							
Terminal Devices								
Convector/Radiator	4%			2041	* *	1	$2,700	
No Component	96%							
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Window/Wall Unit	10%			2023	$44,900	1		
No Component	90%							
Ventilation								
Exhaust Fans								
Interior	5%			2028	$38,400	2	$300	
No Component	95%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2033	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2033	* *	4	$8,300	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 1st To 5th Floor								
Explanation : 3 Freight - Two Are Not In Service								
Fire Suppression								
Sprinkler								
Generic	100%			2048	* *	1-2	$58,400	

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name : **BUSH TERMINAL-OTHERS BUILDING B - WAREHOUSE**
Address : **41ST - 51ST STREET AND 1ST AVE.**
Borough : **BROOKLYN**
Program / Asset # : **DBS0017.010 / 2158**
Area Sq Ft : **267,120**
Date of Survey : **11-Mar-2021**
Areas Surveyed : **Roof, Floors 1,2,3,4,5,6**
Block : **715** **Lot** : **1**
Agency's Number : **N/A**
Yr Built/Renovated : **1910 / 2000**
Project Type : **ECONOMIC DEVELOPMENT**
Landmark Status : **NONE**
BIN : **3378188**

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	$2,029,800	$411,400
Interior Architecture	$2,027,000	$303,100
Electrical	$1,027,400	$1,013,700
Mechanical		$4,029,500
Total	**$5,084,200**	**$5,757,700**
Importance Code A	$2,029,800	$2,200,600
Importance Code B	$3,054,400	$3,557,100
Total	**$5,084,200**	**$5,757,700**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	$156,200			
Interior Architecture	$108,300			$9,000
Electrical	$92,800	$7,500	$7,500	$12,100
Mechanical	$33,200	$38,200	$33,200	$38,200
Site Pavements	$23,000			
Elevators/Escalators	$23,700	$23,700	$23,700	$23,700
Total	**$437,200**	**$69,300**	**$64,300**	**$82,900**
Importance Code A	$223,600	$26,500	$26,500	$26,500
Importance Code B	$177,600	$42,900	$37,900	$56,500
Importance Code C	$36,000			
Total	**$437,200**	**$69,300**	**$64,300**	**$82,900**



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.*

DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL-OTHERS BUILDING B - WAREHOUSE
Asset # : 2158

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	$46,200	LIFE	* *	5	$74,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Elevator Machine Room Bulkhead								
Masonry: Brick	85%	Now	$840,500	LIFE	* *	5	$126,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Loading Dock Wall At West Elevation								
Painted Surfaces, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 20%								
Location : East And West Facades								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Metal Sect. OHD	5%			2037	* *	5	$23,200	
Windows								
Aluminum	100%	Now	$1,117,800	2057	* *	5	$12,100	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Parapets								
Masonry: Brick	45%	Now	$48,100	LIFE	* *	5	$3,800	
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : East And West Sides Of Roof								
Masonry: Brick	45%			LIFE	* *	5-10	$25,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Interior Parapet								
Explanation : Roof Spray Foam Cover Interior Of Parapet								
Masonry: Fieldstone	8%			LIFE	* *	5-10	$7,100	
Pre-Cast Concrete	2%			LIFE	* *	5	$2,100	
Roof								
Built-Up (BUR)	5%	Now	$16,800	2032	$84,200			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : West Side Loading Dock Canopy								
Skylight, Metal/Glass	2%	Now	$7,300	2052	* *			
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
Location : Stair								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Spray-on Foam	93%	Now	$8,400	2037	* *	5	$69,600	
Blisters, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Into 6th Floor								

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

DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL-OTHERS BUILDING B - WAREHOUSE
Asset # : 2158

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Soffits								
Cast in Place Concrete	100%	Now	$71,600	LIFE	* *	5	$57,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Underside Of Loading Dock Canopy, West Elevation								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Underside Of Loading Dock Canopy, West Elevation								
Interior								
Floors								
Cast in Place Concrete	15%	Now	$123,900	LIFE	* *	5	$117,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Loading Dock Area, West Side								
Uneven Substrate, Extent : Moderate, Area Affected : 25%								
Location : Loading Dock Area, West Side								
Ceramic Tile	5%			2041	* *	5	$18,000	
Panel/Paver: Concrete	20%	4+	$41,100	2042	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : First Floor								
Terrazzo	5%			LIFE	* *	5	$28,100	
Wood	55%	Now	$1,440,100	2047	* *	5	$185,200	
Deflection Evident, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	$1,600	
Gypsum Board	5%			LIFE	* *	5-10	$3,300	
Masonry: Brick	85%			LIFE	* *	10	$9,900	
SGFT/Glazed Masonry	5%			LIFE	* *	10	$1,000	
Ceilings								
Exposed Concrete	10%			LIFE	* *	5-10	$44,900	
Exposed Struc: Wood	75%			LIFE	* *	10	$404,100	
Plaster	15%			LIFE	* *	5-10	$92,600	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2052	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$800	2045	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Southwest Corner Of Building								

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DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL-OTHERS BUILDING B - WAREHOUSE
Asset # : 2158

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Parking/Driveway								
Cast in Place Concrete	50%	Now	$7,200	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : East And West Sides Of Building								
Pavers/Stone	50%	Now	$15,000	2041	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : East And West Sides Of Building								
Other Observation, Extent : Light, Area Affected : 10%								
Location : East And West Sides Of Building								
Explanation : Missing Pavers Patched With Asphalt								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Knife Sw	100%	2-4	$40,900	2062	* *	5	$600	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2032	$216,000	5	$7,000	
Raceway								
Conduit	10%			2052	* *	1		
Conduit	90%			2032	$44,700	1		
Panelboards								
Fused Disc Sw	10%			2031	$13,200	5	$600	
Fused Knife Sw	10%	2-4	$13,200	2057	* *	5	$300	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : 1st Floor								
Molded Case Bkrs	80%			2031	$105,700	5	$5,600	
Wiring								
Braided Cloth	60%	2-4	$35,700	2057	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	40%			2032	$43,600	1		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								

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

DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL-OTHERS BUILDING B - WAREHOUSE
Asset # : 2158

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	40%			2032	$258,500	10	$98,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : T-8 Lamps								
Fluorescent	5%			2032	$32,300	10	$12,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : Compact Fluorescent Lights								
Fluorescent	45%			2027	$290,900	10	$110,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-12 Lamps								
LED	10%			2040	* *			
Egress Lighting								
Emergency, Battery	50%			2037	* *	10	$29,000	
Exit, Service	50%			2037	* *	1		
Exterior Lighting								
LED	20%			2040	* *			
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2037	* *	1	$29,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%	2-4	$917,100	2042	* *	1-3	$44,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways								
Explanation : Obsolete Fire Alarm System. Manual Pull Stations And Alarm Bells Only.								

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2042	* *	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
BUSH TERMINAL-OTHERS BUILDING B - WAREHOUSE
Asset # : 2158

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Steam Boiler	100%			2030	$1,789,200	1	$264,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room And First Floor								
Explanation : 2 Old Units. 2 Brand New Units Are In Place Waiting For Installation To Replace The Old Units.								
Distribution								
Steam Piping/Pump	100%			2032	$1,222,500			
Terminal Devices								
Convector/Radiator	20%			2030	$296,000	1	$17,300	
Not Accessible	80%							
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Window/Wall Unit	20%			2027	$115,200	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Window Units								
Explanation : Tenant Owned								
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2042	* *	1		
Galvanized Steel	50%			2030	$606,600	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 1st To 6th Floor								
Explanation : 4 Defective Old Units. 1 Unit Has Been Down For Many Years.								
Fire Suppression								
Sprinkler								
Generic	100%			2042	* *	1-2	$74,800	

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **10-Mar-2021**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Floors 1**				
Block	: **725**	**Lot**	: **1**	**BIN**	: **3345658**

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	$617,100	
Total	**$617,100**	
Importance Code A	$617,100	
Total	**$617,100**	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	$83,300			
Total	**$83,300**			
Importance Code A	$83,300			
Total	**$83,300**			



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
BUSH TERMINAL-OTHERS ROUNDHOUSE - TRAIN REPAIRS
Asset # : 1582

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	$457,700	LIFE	* *	5	$22,900	1
Diagonal Cracks, Extent : Severe, Area Affected : 25%								
Location : East Facade, Throughout								
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 25%								
Location : South Facade, West Facade								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building								
Explanation : Building Inaccessible, Condemned								
Metal Coiling Doors	10%	Now	$159,400	2052	* *	5	$4,000	
Corrosion/Rusting, Extent : Severe, Area Affected : 50%								
Location : South Facade, Throughout								
Deformed/Dented, Extent : Severe, Area Affected : 50%								
Location : South Facade, Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building								
Explanation : Building Inaccessible, Condemned								
Windows								
Steel	40%	Now	$46,100	2057	* *	5	$5,000	1
Bent/Warped Elements, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Wood	60%	Now	$37,200	2057	* *	5	$6,000	1
Deteriorated Finish, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Thermally Inefficient, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Split/Cracked, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Unit Inoperable, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Parapets								
Not Accessible	100%							
Roof								
Not Accessible	100%							
Interior								
Floors								
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
BUSH TERMINAL-OTHERS ROUNDHOUSE - TRAIN REPAIRS
Asset # : 1582

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Not Accessible	100%							
Ceilings								
Not Accessible	100%							
Site Enclosure								
Fence/Gates								
Chain Link	100%			2052	* *			
Site Pavements								
On-Site Walkways								
Asphalt	50%			2041	* *			
Cast in Place Concrete	50%			2037	* *			
Parking/Driveway								
Asphalt	35%			2035	* *			
Cast in Place Concrete	65%			2037	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
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%							
Lighting								
Interior Lighting								
Not Accessible	100%							
Egress Lighting								
Not Accessible	100%							

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

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

DEPT. OF SMALL BUSINESS SERV. - 801

BUSH TERMINAL-OTHERS ROUNDHOUSE - TRAIN REPAIRS

Asset # : 1582

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Not Accessible	100%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Entire Building								
Explanation : Building Padlocked By City Marshal								
Conversion Equipment								
Not Accessible	100%							
Distribution								
Not Accessible	100%							
Terminal Devices								
Not Accessible	100%							
Air Conditioning								
Energy Source								
Not Accessible	100%							
Conversion Equipment								
Not Accessible	100%							
Distribution								
Not Accessible	100%							
Terminal Devices								
Not Accessible	100%							
Heat Rejection								
Not Accessible	100%							
Ventilation								
Distribution								
Not Accessible	100%							
Exhaust Fans								
Not Accessible	100%							
Plumbing								
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								

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
Standpipe								
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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **24-Sep-2020**	**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 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	$24,400		$100	
Interior Architecture	$46,200		$2,000	
Electrical	$300	$300	$300	$300
Mechanical	$1,100	$200	$800	$200
Site Enclosure	$100			
Site Pavements	$800	$100	$100	$800
Total	**$72,900**	**$700**	**$3,300**	**$1,300**
Importance Code A	$24,600	$100	$300	$100
Importance Code B	$45,600	$500	$2,900	$400
Importance Code C	$2,800	$100	$100	$800
Total	**$72,900**	**$700**	**$3,300**	**$1,300**



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

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

Architecture	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								
Alum/Vinyl Siding	90%	Now	$7,800	2042	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Front Entry Stairs								
Painted Surfaces, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Cast in Place Concrete	5%			LIFE	* *	5	$4,400	
Masonry: Brick	5%			LIFE	* *	5	$900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Chimney								
Explanation : Brick Chimney								
Windows								
Metal Clad	95%	Now	$14,000	2040	* *	5	$1,400	
Air Infiltration, Extent : Severe, Area Affected : 15%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 10%								
Location : West Facade								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%								
Location : Stairwell								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Explanation : Window Sash Misaligned								
Metal Louvers	5%			2035	* *	10	$100	
Roof								
Asphalt Shingle	100%			2041	* *	10	$500	
Soffits								
Wood	100%			2037	* *	5	$3,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Eaves								
Explanation : Decorative Wood Eaves								
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
FULTON FIRE BOAT HOUSE
Asset # : 4336

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	8%			LIFE	* *	5	$1,600	
Mosaic Tile	2%			2045	* *	5	$200	
Quarry Tile	3%			2045	* *	5	$200	
Wood	39%			2060	* *	5	$3,300	
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : First Floor								
Wood	48%	Now	$25,600	2047	* *	5	$2,000	
Deflection Evident, Extent : Moderate, Area Affected : 15%								
Location : Second Floor								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Second Floor								
Split/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Second Floor								
Interior Walls								
Cast in Place Concrete	5%	0-2	$1,400	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Stairs To Basement								
Ceramic Tile	3%			2041	* *	5		
Fiberglass Panel	5%			LIFE	* *	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Freezer Storage								
Explanation : Vinyl Wall Covering								
Glass: Single Pane	2%			LIFE	* *	5		
Gypsum Board	30%			LIFE	* *	5-10	$400	
Metal Panel	55%			LIFE	* *	10	$200	
Ceilings								
AcousTile,Adhered	5%			2045	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Freazer Storage								
Explanation : Vinyl Wall Covering								
Embossed Metal	95%	Now	$18,000	LIFE	* *	5	$1,900	
Paint Peeling, Extent : Moderate, Area Affected : 20%								
Location : 3nd Floor Offices								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : 2nd Floor Office								
Site Enclosure								
Fence/Gates								
Metal: Cage/Fence	100%			LIFE	* *	10	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : South Facade								
Explanation : Metal Cage Around Condensing Units								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	* *			

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	30%			2045	* *			
Panel/Paver: Concrete	30%			2052	* *			
Wood	40%			2027	$27,600	1-3	$3,900	

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2058	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two Main Service Disconnect Switches Rated At 200 Amperes And 100 Amperes.								
Raceway								
Conduit	100%			2058	* *	1		
Panelboards								
Fused Disc Sw	20%			2054	* *	5		
Molded Case Bkrs	80%			2054	* *	5	$100	
Wiring								
Thermoplastic	100%			2058	* *	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$100	
Lighting								
Interior Lighting								
Incandescent	20%			2032	$3,800	2		
LED	80%			2040	* *			
Egress Lighting								
Emergency, Battery	50%			2040	* *	10	$400	
Exit, Service	50%			2040	* *	1		
Exterior Lighting								
LED	20%			2040	* *			
No Component	80%							
Alarm								
Security System								
No Component	10%							
Generic	90%			2040	* *	1	$1,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement, 1st Floor, 2nd Floor, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2040	* *	1-3	$1,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	50%			2042	* *	1		
Natural Gas	50%			2042	* *	1		
Conversion Equipment								
Heat Pump Air Sourced	50%			2033	* *	2	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside								
Explanation : 3 Split Units.								
Hot Water Boiler	50%			2037	* *	1	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Boiler								
Distribution								
Hot Wtr Piping/Pump	50%			2031	$2,600	4	$100	
No Component	50%							
Terminal Devices								
Convector/Radiator	50%			2052	* *	1	$500	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : 2nd Floor								
Fan Coil Unit/Heat	50%			2032	$25,200	1	$500	
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Heat Pump Air Sourced	50%			2033	* *	2	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside								
Explanation : 3 Units. R-410a								
No Component	50%							
Terminal Devices								
Fan Coil - 2 Pipe	50%			2032	$16,000	1	$500	
No Component	50%							
Heat Rejection								
Dry Cooler	50%			2037	* *	2	$1,000	
No Component	50%							
Ventilation								

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

FULTON FIRE BOAT HOUSE

Asset # : 4336

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	* *	2-5	$1,300	
No Component	50%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		
Water Heater								
Gas Fired	100%			2027	$2,100	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2025	$100	4	$100	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	80%							
Generic	20%			2032	$6,600	1-2	$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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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-May-2019**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **2781** **Lot** : **500**	**BIN**	: **2109482**

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	$781,600	$1,379,700
Interior Architecture	$1,102,400	$1,184,500
Electrical	$544,100	$1,403,200
Mechanical	$255,500	$1,869,400
Site Pavements	$366,600	
Total	**$3,050,300**	**$5,836,800**
Importance Code A	$781,600	$1,472,500
Importance Code B	$1,319,500	$4,056,000
Importance Code C	$949,100	$308,300
Total	**$3,050,300**	**$5,836,800**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	$47,300	$30,200		
Interior Architecture		$55,200	$7,200	$5,000
Electrical	$1,100	$1,400	$3,100	$7,500
Mechanical	$90,900	$17,700	$26,700	$10,700
Site Pavements	$31,900			
Total	**$171,300**	**$104,500**	**$37,100**	**$23,200**
Importance Code A	$70,400	$30,200	$1,900	$300
Importance Code B	$69,000	$74,300	$35,200	$22,800
Importance Code C	$31,900			
Total	**$171,300**	**$104,500**	**$37,100**	**$23,200**



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 BUILDING A
Asset # : 2796

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	$47,300	LIFE	* *	5	$37,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Loading Docks								
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
Location : Loading Docks								
Concrete Masonry Unit	65%	Now	$448,800	LIFE	* *	5	$61,600	
Efflorescence, Extent : Moderate, Area Affected : 10%								
Location : North Facade Of Courtyard And Second Floor								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : North And South Facades								
Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%								
Location : At Window Openings								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : North And South Facades								
Metal Coiling Doors	25%			2036	* *	5	$118,500	
Weathering Steel	5%			LIFE	* *	1		
Windows								
Aluminum	100%	Now	$209,100	2030	$1,045,400	5	$11,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Inner Roof Court								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
Location : Various Areas								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Thermally Inefficient								
Parapets								
Concrete Masonry Unit	90%			LIFE	* *	5	$28,000	
Metal Rail	10%			2044	* *	5-10	$49,800	
Roof								
Spray-on Foam	100%	Now	$64,500	2036	* *	5	$213,300	
Blisters, Extent : Moderate, Area Affected : 5%								
Location : Lower Roof Area								
Ponding, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Soffits								
Fiberglass Panel	100%			2034	* *	5		
Interior								

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

DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT CO-OP MEAT MARKET BUILDING A
Asset # : 2796

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	15%			2030	$487,300	3	$51,800	
Cast in Place Concrete	55%	Now	$145,600	LIFE	* *	5	$277,100	
Broken/Missing Elements, Extent : Light, Area Affected : 20%								
Location : Throughout Loading Docks								
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Loading Docks								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Basement Mechanical Spaces								
Ceramic Tile	5%			2034	* *	5	$11,500	
Vinyl Tile	25%			2031	$541,000	3	$21,600	
Interior Walls								
Cast in Place Concrete	5%	Now	$582,500	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Basement Mechanical Spaces								
Concrete Masonry Unit	55%			LIFE	* *	5	$183,300	
Fiberglass Panel	5%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Reinforced Insulated Panels.								
Glass: Single Pane	5%			LIFE	* *	5	$31,200	
Gypsum Board	25%			LIFE	* *	5	$125,000	
Plywood/Hardboard	5%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	5%			2036	* *	5	$10,100	
AcousTileSusp.Lay-In	40%			2044	* *	5	$64,300	
Exposed Concrete	25%			LIFE	* *	5	$6,300	
Exposed Struc: Steel	10%	Now	$374,300	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Service Tunnel In Basement								
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Service Tunnel In Basement								
Fiber Board	5%			2031	$58,000			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Loading Dock Areas								
Explanation : Reinforced Insulated Panels.								
Gypsum Board	5%			LIFE	* *	5	$10,100	
Metal Panel	10%			LIFE	* *	5	$20,100	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$31,900	2036	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : East And West Elevations By Basement Hatches								
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : East And West Elevations								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost 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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Parking/Driveway								
Asphalt	50%	Now	$201,700	2034	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Cast in Place Concrete	50%	Now	$165,000	2036	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	$92,900	5	$700	
Transformers								
Dry Type	100%			2029	$17,500	5	$600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 225 Kilovolt-ampere, 480 Volt-2018/120 Volt								
Switchgear / Switchboard								
Fused Disc Sw	100%			2031	$297,000	5	$700	
Raceway								
Conduit	100%			2031	$348,300	1		
Panelboards								
Fused Disc Sw	15%			2030	$37,200	5	$500	
Molded Case Bkrs	85%			2030	$210,600	5	$3,400	
Wiring								
Braided Cloth	30%	2-4	$161,500	2056	* *	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout								
Thermoplastic	70%			2031	$376,800	1		
Motor Controllers								
Motor Control Center	70%	0-2	$382,600	2051	* *	5	$1,500	
Enclosure Corroded, Extent : Moderate, Area Affected : 100%								
Location : Basement								
No Component	30%							
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								

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 A
Asset # : 2796

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	30%			2039	* *	10	$42,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-5 Lamps Type Fixtures Installed In 2016.								
Fluorescent	25%			2039	* *	10	$35,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : T-8 Lamps Type Fixtures Installed In 2016.								
LED	45%			2039	* *			
Egress Lighting								
Emergency, Battery	50%			2039	* *	10	$18,600	
Exit, Service	40%			2039	* *	1		
Exit, Service	10%			2026	$5,700	1		
Exterior Lighting								
LED	100%			2039	* *			
Alarm								
Security System								
No Component	80%							
Generic	20%			2036	* *	1	$11,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : CCTV Surveillance Cameras								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%			2041	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Hot Water From Utility Building								
Conversion Equipment								
HTHW/HW Exchanger	100%	2-4	$23,100	2034	* *	2	$7,500	
Corroded, Extent : Severe, Area Affected : 100%								
Location : Tunnel								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Tunnel								
Explanation : 2 Obsolete Units								

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 BUILDING A
Asset # : 2796

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	100%	Now	$49,700	2039	* *	4	$7,600	
Corroded, Extent : Moderate, Area Affected : 30%								
Location : Valves And Piping, Basement								
Insul. Deteriorating, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Explanation : Defective Valves								
Terminal Devices								
Convector/Radiator	40%			2036	* *	1	$19,900	
Fan Coil Unit/Heat	60%			2031	$1,431,200	1	$29,800	
Air Conditioning								
Energy Source								
District Chilled Water	90%			2041	* *	1		
Other Observation, Extent : Light, Area Affected : 90%								
Location : Tunnel								
Explanation : Coolant From Utility Building, Used For Refrigeration Only, Not Air Conditioning								
Electricity	10%			2039	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2031	$135,200	1	$7,100	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Roof								
Explanation : R-410a Refrigerant								
No Component	90%							
Distribution								
CW & CHW Wtr Pipe/Pump	90%	Now	$5,200	2041	* *	4	$6,800	
Corroded, Extent : Severe, Area Affected : 30%								
Location : Valves And Piping, Tunnel								
Insul. Deteriorating, Extent : Severe, Area Affected : 30%								
Location : Tunnel								
Other Observation, Extent : Severe, Area Affected : 80%								
Location : Throughout								
Explanation : Defective Valves								
No Component	10%							
Terminal Devices								
Fan Coil - 2 Pipe	90%			2031	$272,700	1	$44,700	
Other Observation, Extent : Light, Area Affected : 90%								
Location : Throughout								
Explanation : For Warehouse Refrigeration								
Fan Coil - 2 Pipe	10%			2031	$30,300	1	$5,000	
Other Observation, Extent : Light, Area Affected : 10%								
Location : 2nd Floor								
Explanation : For Office								

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DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT CO-OP MEAT MARKET BUILDING A
Asset # : 2796

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Heat Rejection								
Dry Cooler	10%			2031	$8,700	2	$10,700	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$85,800	
Exhaust Fans								
Roof	15%			2031	$39,700	2	$700	
No Component	85%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2041	* *	1		
HW Heat Exchanger								
HTHW/HW	100%	2-4	$139,000	2041	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement								
Explanation : Two 350 Gallon Tanks Obsolete Unit								
Sanitary Piping								
Cast Iron	100%	Now	$116,600	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2024	$5,400	4	$4,900	
Fixtures								
Generic	100%							

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Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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-May-2019**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **2781** **Lot** : **500**	**BIN**	: **2109483**

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	$928,900	$1,345,400
Interior Architecture	$1,238,500	$1,006,900
Electrical	$546,800	$1,471,500
Mechanical	$335,600	$1,917,800
Site Pavements	$341,600	
Total	**$3,391,400**	**$5,741,600**
Importance Code A	$928,900	$1,491,200
Importance Code B	$1,272,500	$4,075,500
Importance Code C	$1,190,000	$174,900
Total	**$3,391,400**	**$5,741,600**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture				$5,700
Interior Architecture		$49,800	$7,300	$9,400
Electrical	$1,500	$1,600	$3,400	$38,300
Mechanical	$46,700	$46,100	$25,300	$13,300
Site Pavements	$30,100			
Total	**$78,200**	**$97,400**	**$36,000**	**$66,700**
Importance Code A	$23,500		$2,100	$6,000
Importance Code B	$24,700	$97,400	$33,900	$60,700
Importance Code C	$30,100			
Total	**$78,200**	**$97,400**	**$36,000**	**$66,700**



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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	$56,900	LIFE	* *	5	$45,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Loading Docks								
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : Loading Docks								
Concrete Masonry Unit	65%	Now	$540,300	LIFE	* *	5	$74,200	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : North Facade, South Facade								
Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%								
Location : At Window Opening								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Various Locations, North And South Facades								
Metal Coiling Doors	25%			2036	* *	5	$142,700	
Weathering Steel	5%			LIFE	* *	1		
Windows								
Aluminum	100%	Now	$200,100	2030	$1,000,500	5	$10,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%								
Location : Various Windows								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Thermally Inefficient								
Parapets								
Concrete Masonry Unit	90%			LIFE	* *	5	$29,700	
Metal Panel	10%			2051	* *	5	$11,300	
Roof								
Spray-on Foam	100%	Now	$60,300	2036	* *	5	$199,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Inner Courtyard Roof								
Ponding, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 10%								
Location : By Roof Access Door								
Soffits								
Fiberglass Panel	100%			2034	* *	5		
Interior								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	15%			2027	$495,600	3	$52,700	
Cast in Place Concrete	55%	Now	$148,100	LIFE	* *	5	$281,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout Loading Docks								
Cracking/Crumbling, Extent : Light, Area Affected : 30%								
Location : Throughout Loading Docks								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Mechanical Spaces								
Ceramic Tile	5%			2034	* *	5	$11,700	
Vinyl Tile	25%			2031	$550,200	3	$22,000	
Interior Walls								
Cast in Place Concrete	15%	Now	$555,700	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Basement Mechanical Spaces								
Concrete Masonry Unit	45%	Now	$292,700	LIFE	* *	5	$95,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Fiberglass Panel	5%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Reinforced Insulated Panels.								
Glass: Single Pane	5%			LIFE	* *	5	$19,900	
Gypsum Board	25%			LIFE	* *	5	$79,500	
Plywood/Hardboard	5%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	10%			2036	* *	5	$18,800	
AcousTileSusp.Lay-In	35%			2044	* *	5	$52,700	
Exposed Concrete	25%	Now	$66,900	LIFE	* *	5	$5,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Basement Electrical Room And Service Tunnel								
Exposed Struc: Steel	10%	Now	$175,100	LIFE	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Service Tunnel In Basement								
Fiber Board	15%			2036	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Loading Dock Areas								
Explanation : Reinforced Insulated Panels.								
Gypsum Board	5%			LIFE	* *	5	$9,400	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$30,100	2036	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : East And West Facades								
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : North East And West Facades								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Parking/Driveway								
Asphalt	50%	Now	$187,900	2034	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Cast in Place Concrete	50%	Now	$153,700	2036	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	$52,800	3	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 600 Amperes, 4.8 Kilovolt								
Transformers								
Dry Type	100%			2029	$151,900	3	$1,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2,000 Amperes, 4160-480/265 Volts								
Feeders								
Cable	100%			2030	$17,100	1		
Raceway								
Conduit	100%			2031	$45,300	1		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	$92,900	5	$700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 800 Amperes Switch. There Is Some Rust On The Enclosure.								
Transformers								
Dry Type	100%			2029	$17,500	5	$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 250 Kilovolt-ampere, And 30 Kilovolt-ampere 480-208/120 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2031	$297,000	5	$700	
Raceway								
Conduit	95%			2031	$330,900	1		
Conduit	5%			2051	* *	1		
Panelboards								
Fused Disc Sw	10%			2030	$24,800	5	$400	
Molded Case Bkrs	90%			2030	$223,000	5	$3,700	

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	55%	2-4	$296,000	2056	* *	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout								
Thermoplastic	40%			2031	$215,300	1		
Thermoplastic	5%			2051	* *	1		
Motor Controllers								
Locally Mounted	20%			2029	$6,500	5	$200	
Motor Control Center	80%	0-2	$250,700	2051	* *	5	$1,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Mechanical Room								
Explanation : Corroded Enclosure								
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	75%			2039	* *	10	$107,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout 1st Floor								
Explanation : T-5 Lamps Type Fixtures Installed In 2016.								
LED	25%			2039	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2nd Floor								
Explanation : Installed In 2016								
Egress Lighting								
Emergency, Battery	50%			2036	* *	10	$18,900	
Exit, Service	20%			2036	* *	1		
Exit, Service	30%			2026	$17,300	1		
Exterior Lighting								
LED	100%			2039	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Building Exterior								
Explanation : Installed In 2016								
Alarm								
Security System								
No Component	80%							
Generic	20%			2036	* *	1	$11,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : CCTV Surveillance Cameras								

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%			2041	* *	1		
Conversion Equipment								
HTHW/HW Exchanger	100%	2-4	$23,500	2034	* *	2	$7,700	
Corroded, Extent : Severe, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Tunnel (Basement)								
Explanation : 2 Obsolete Units								
Distribution								
Hot Wtr Piping/Pump	100%	Now	$75,700	2039	* *	4	$7,700	
Corroded, Extent : Severe, Area Affected : 40%								
Location : Tunnel								
Insul. Deteriorating, Extent : Moderate, Area Affected : 30%								
Location : Basement Area								
Other Observation, Extent : Severe, Area Affected : 30%								
Location : Various								
Explanation : Defective Valves								
Terminal Devices								
Convector/Radiator	40%			2036	* *	1	$20,200	
Fan Coil Unit/Heat	60%			2031	$1,455,500	1	$30,300	
Air Conditioning								
Energy Source								
District Chilled Water	90%			2041	* *	1		
Other Observation, Extent : Light, Area Affected : 90%								
Location : Tunnel								
Explanation : Coolant From Utility Building, Used For Refrigeration Only, Not Air Conditioning								
Electricity	10%			2039	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2036	* *	1	$7,300	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Roof								
Explanation : R404a Refrigerant								
Split Unit	5%			2036	* *			
No Component	85%							

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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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	90%	Now	$8,000	2041	* *	4	$6,900	
Corroded, Extent : Severe, Area Affected : 40%								
Location : Pipe Supports, Valves And Piping In Tunnel Area								
Insul. Deteriorating, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 80%								
Location : Throughout								
Explanation : Defective Valves								
No Component	10%							
Terminal Devices								
Fan Coil - 2 Pipe	90%			2031	$416,000	1	$45,500	
Other Observation, Extent : Light, Area Affected : 90%								
Location : Throughout								
Explanation : For Warehouse Refrigeration								
Fan Coil - 2 Pipe	10%			2031	$46,200	1	$5,100	
Other Observation, Extent : Light, Area Affected : 10%								
Location : 2nd Floor								
Explanation : For Office Area								
Heat Rejection								
Dry Cooler	10%			2036	* *	2	$10,900	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$87,300	
Exhaust Fans								
Roof	15%			2031	$40,300	2	$700	
No Component	85%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2041	* *	1		
HW Heat Exchanger								
HTHW/HW	100%	2-4	$141,300	2041	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement								
Explanation : Two 350 Gallon Tanks And Obsolete Unit								
Sanitary Piping								
Cast Iron	100%	Now	$118,500	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	50%			2031	$12,300	4	$2,500	
Submersible	50%			2024	$2,700	4	$2,500	

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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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sewage Ejector(s)								
Electric	100%			2031	$46,700	4	$9,300	
Fixtures								
Generic	100%							
Fire Suppression								
Chemical System								
Generic	100%			2024	$28,900	1-3	$3,700	

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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **28-May-2019**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **2781** **Lot** : **500**	**BIN**	: **2109484**

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	$1,205,600	$899,900
Interior Architecture	$1,305,000	$951,900
Electrical	$684,300	$1,456,100
Mechanical	$502,500	$1,456,300
Site Pavements	$282,300	
Total	**$3,979,600**	**$4,764,100**
Importance Code A	$1,205,600	$952,700
Importance Code B	$1,366,400	$3,750,900
Importance Code C	$1,407,600	$60,500
Total	**$3,979,600**	**$4,764,100**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	$65,300		$3,600	
Interior Architecture	$80,700	$11,700	$7,200	$17,600
Electrical	$49,700	$3,200	$32,200	$1,200
Mechanical	$104,500	$5,700	$34,100	$5,700
Site Pavements	$48,400			
Total	**$348,600**	**$20,600**	**$77,100**	**$24,400**
Importance Code A	$158,700	$200	$5,500	
Importance Code B	$110,700	$20,400	$71,600	$24,400
Importance Code C	$79,200			
Total	**$348,600**	**$20,600**	**$77,100**	**$24,400**



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
HUNTS POINT CO-OP MEAT MARKET BUILDING C
Asset # : 2131

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	$41,500	LIFE	* *	5	$33,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Loading Docks								
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : Loading Docks								
Concrete Masonry Unit	70%	Now	$848,100	LIFE	* *	5	$58,200	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : North And South Facades								
Misaligned/Bulging, Extent : Moderate, Area Affected : 25%								
Location : Various Locations								
Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%								
Location : At Window Openings								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : North And South Facades								
Metal Coiling Doors	20%	2-4	$166,900	2035	* *	5	$41,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Deformed/Dented, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Weathering Steel	5%			LIFE	* *	1		
Windows								
Aluminum	100%	0-2	$124,900	2029	$624,300	5	$6,700	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Concrete Masonry Unit	90%	Now	$23,800	LIFE	* *	5	$18,700	
Expansion Joint Failure, Extent : Moderate, Area Affected : 25%								
Location : North Facade, South Facade - Exterior Face								
Metal Panel	10%			2050	* *	5	$7,100	
Roof								
Spray-on Foam	100%	Now	$65,700	2035	* *	5	$217,300	
Ponding, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Around Rooftop Equipment And Door Access								
Soffits								
Metal Panel	100%			2040	* *	5-10		
Interior								

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

DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT CO-OP MEAT MARKET BUILDING C
Asset # : 2131

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	15%			2029	$495,900	3	$70,300	
Cast in Place Concrete	60%	Now	$32,300	LIFE	* *	5	$307,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Ceramic Tile	5%			2039	* *	5	$11,700	
Vinyl Tile	20%			2030	$440,400	3	$17,600	
Interior Walls								
Cast in Place Concrete	20%	Now	$939,700	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Basement Electrical Room								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Basement Electrical Room								
Concrete Masonry Unit	45%	Now	$185,600	LIFE	* *	5	$60,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Fiberglass Panel	10%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Reinforced Insulated Panels.								
Glass: Single Pane	5%			LIFE	* *	5	$12,600	
Gypsum Board	20%	0-2	$30,800	LIFE	* *	5	$40,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Ceilings								
AcousTileConcealSpLn	5%			2035	* *	5	$14,300	
AcousTileSusp.Lay-In	50%			2043	* *	5	$114,700	
Exposed Concrete	15%	4+	$122,300	LIFE	* *	5	$5,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Basement								
Metal Panel	30%			LIFE	* *	5	$86,000	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$19,500	2035	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Exterior Stairs								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Exterior Stairs And East And West Walkways								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost 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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Parking/Driveway								
Asphalt	80%	Now	$282,300	2033	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Potholes, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Cast in Place Concrete	20%	2-4	$28,900	2035	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	$52,800	3	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 600 Amperes, 4,160 Volts								
Transformers								
Dry Type	100%			2028	$151,900	3	$900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2,000 Kilovolt-ampere, 4,160 Volt Primary, 480 Volt Secondary								
Feeders								
Cable	100%			2029	$17,100	1		
Raceway								
Conduit	100%			2030	$45,300	1		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2-4	$46,400	2040	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 600 Ampere Main								
Transformers								
Dry Type	100%			2028	$17,500	5	$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 225 Kilovolt-ampere, One 30 Kilovolt-ampere, One 25 Kilovolt-ampere, 460 Primary, 120 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	$297,000	5	$700	
Raceway								
Conduit	100%			2030	$348,300	1		

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

DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT CO-OP MEAT MARKET BUILDING C
Asset # : 2131

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2029	$24,800	5	$400	
Molded Case Bkrs	10%			2038	* *	5	$400	
Molded Case Bkrs	80%			2029	$198,200	5	$3,300	
Wiring								
Braided Cloth	60%	2-4	$323,000	2055	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	35%			2030	$188,400	1		
Thermoplastic	5%			2040	* *	1		
Motor Controllers								
Locally Mounted	30%			2028	$9,800	5	$300	
Motor Control Center	70%			2028	$219,400	5	$3,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,300	
Lighting								
Interior Lighting								
Fluorescent	25%			2025	$246,400	10	$35,900	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fluorescent	55%			2035	* *	10	$79,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
LED	20%			2035	* *			
Egress Lighting								
Emergency, Battery	50%			2035	* *	10	$18,900	
Exit, Service	30%			2035	* *	1		
Exit, Service	20%			2025	$11,500	1		
Exterior Lighting								
LED	50%			2038	* *			
No Component	50%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2035	* *	1	$11,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : Surveillance Cameras								

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

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DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT CO-OP MEAT MARKET BUILDING C
Asset # : 2131

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%			2040	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Hot Water From Utility Building								
Conversion Equipment								
HTHW/HW Exchanger	100%	Now	$47,000	2045	* *	2	$7,700	
Corroded, Extent : Severe, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Tunnel								
Explanation : 2 Obsolete Units								
Distribution								
Hot Wtr Piping/Pump	100%	Now	$101,000	2038	* *	4	$7,700	
Corroded, Extent : Moderate, Area Affected : 30%								
Location : Valves And Piping, Tunnel Area								
Insul. Deteriorating, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Explanation : Defective Valves								
Terminal Devices								
Convector/Radiator	40%			2035	* *	1	$20,200	
Fan Coil Unit/Heat	60%			2030	$1,456,300	1	$30,300	
Air Conditioning								
Energy Source								
District Chilled Water	95%			2040	* *	1		
Other Observation, Extent : Light, Area Affected : 95%								
Location : Tunnel								
Explanation : Coolant From Utility Building, For Refrigeration Only.								
Electricity	5%			2038	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	5%			2035	* *	1	$3,600	
Other Observation, Extent : Light, Area Affected : 5%								
Location : Roof								
Explanation : 3 Units, Refrigerant R-507 Tenant Owned								
No Component	95%							

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DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT CO-OP MEAT MARKET BUILDING C
Asset # : 2131

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	95%	Now	$2,800	2040	* *	4	$7,300	
Corroded, Extent : Severe, Area Affected : 30%								
Location : Valves And Piping, Basement								
Insul. Deteriorating, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 80%								
Location : Throughout								
Explanation : Defective Valves								
No Component	5%							
Terminal Devices								
Fan Coil - 2 Pipe	5%			2035	* *	1	$2,500	
Other Observation, Extent : Light, Area Affected : 5%								
Location : Office								
Explanation : For Office								
No Component	95%							
Heat Rejection								
Dry Cooler	5%			2035	* *	2	$5,500	
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$87,300	
Exhaust Fans								
Roof	15%	Now	$20,200	2030	$40,400	2	$600	
Broken, Extent : Severe, Area Affected : 30%								
Location : Roof								
No Component	85%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	$24,200	2040	* *	1		
Broken, Extent : Severe, Area Affected : 100%								
Location : Mechanical Room 1 Of 2 Water Pumps								
HW Heat Exchanger								
HTHW/HW	100%	Now	$282,800	2060	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Tunnel								
Explanation : Obsolete Unit								
Sanitary Piping								
Cast Iron	100%	Now	$118,600	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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

DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT CO-OP MEAT MARKET BUILDING C
Asset # : 2131

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sump Pump(s)								
Non-Submersible	50%			2025	$12,400	4	$1,700	
Submersible	50%			2023	$2,700	4	$2,500	
Fixtures								
Generic	100%							

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

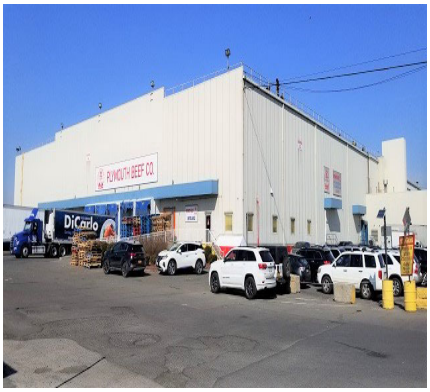
Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **HUNTS POINT CO-OP MEAT MARKET BUILDING G**		
Address	: **367 FOOD CENTER DRIVE**		
Borough	: **BRONX**	**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0022.060 / 14784**	**Yr Built/Renovated**	: **2001 /**
Area Sq Ft	: **150,000**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **09-Mar-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,2**		
Block	: **2781** **Lot** : **500**	**BIN**	: **2120454**

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	$1,047,200	$3,324,400
Interior Architecture	$1,087,900	$693,900
Electrical		$991,100
Site Pavements	$161,300	
Total	**$2,296,400**	**$5,009,400**
Importance Code A	$1,047,200	$3,470,100
Importance Code B	$650,500	$1,464,300
Importance Code C	$598,800	$75,000
Total	**$2,296,400**	**$5,009,400**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture			$11,900	
Interior Architecture	$42,700		$13,800	$15,700
Electrical	$5,400	$2,800	$4,100	$4,200
Mechanical	$29,800	$7,000	$20,500	$7,000
Site Enclosure	$16,200			
Elevators/Escalators	$7,900	$7,900	$7,900	$7,900
Total	**$102,000**	**$17,700**	**$58,200**	**$34,700**
Importance Code A	$1,200	$400	$12,900	$500
Importance Code B	$77,900	$17,300	$45,300	$21,700
Importance Code C	$22,800			$12,500
Total	**$102,000**	**$17,700**	**$58,200**	**$34,700**



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
HUNTS POINT CO-OP MEAT MARKET BUILDING G
Asset # : 14784

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	20%	4+	$94,600	LIFE	* *	5	$151,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Loading Docks								
Metal Panel	75%			2052	* *	5-10	$782,300	
Metal Sect. OHD	5%			2045	* *	5	$23,700	
Parapets								
Metal Panel	10%			2032	$234,400	5	$10,700	
No Component	90%							
Roof								
Single Ply Membrane	35%	Now	$391,900	2032	$1,959,500			
Debris Present, Extent : Moderate, Area Affected : 15%								
Location : Lower Roofs								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%								
Location : Lower Roofs								
Patching Evident, Extent : Moderate, Area Affected : 20%								
Location : Lower Roofs								
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 5%								
Location : Lower Roofs								
Spray-on Foam	65%	Now	$503,000	2037	* *	5	$138,700	1
Blisters, Extent : Severe, Area Affected : 60%								
Location : Throughout Main Roof								
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Main Roof								
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 1%								
Location : Main Roof								
Soffits								
Exposed Struc: Steel	100%			LIFE	* *	5	$115,500	
Interior								
Floors								
Carpet	5%			2031	$162,400	3	$17,300	
Cast in Place Concrete	90%			LIFE	* *	5	$906,900	
Cracking/Crumbling, Extent : Light, Area Affected : 25%								
Location : Throughout								
Ceramic Tile	2%			2041	* *	5	$4,600	
Vinyl Tile	3%			2032	$64,900	3	$3,500	
Interior Walls								
Ceramic Tile	3%			2041	* *	5	$25,000	
Concrete Masonry Unit	2%			LIFE	* *	5	$13,300	
Gypsum Board	15%			LIFE	* *	5-10	$212,500	
Metal Panel	80%			LIFE	* *	10	$300,000	
Ceilings								
AcousTileSusp.Lay-In	10%			2045	* *	5	$16,100	
Exposed Struc: Steel	30%			LIFE	* *	10	$96,500	
Gypsum Board	10%			LIFE	* *	5-10	$55,300	
Metal Panel	50%			LIFE	* *	5	$201,000	

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
HUNTS POINT CO-OP MEAT MARKET BUILDING G
Asset # : 14784

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Aluminum Rail	100%	4+	$16,200	2045	* *	5	$38,900	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Main Roof Guard Railing								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2045	* *			
Parking/Driveway								
Asphalt	80%	2-4	$161,300	2035	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Potholes, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Explanation : Vegetation Growth								
Cast in Place Concrete	20%			2037	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	$52,800	3	$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor Electrical Room								
Explanation : One 600 Ampere Main Disconnect Switch								
Transformers								
Dry Type	100%			2030	$151,900	3	$800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor Electrical Room								
Explanation : 3,000 Through 4,000 Kilovolts Amperes 4,160 Volts Primary 480/208 Volts Secondary								
Feeders								
Cable	100%			2031	$17,100	1		
Raceway								
Conduit	100%			2032	$45,300	1		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	$92,900	5	$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor Electrical Room								
Explanation : One 6,000 And 5,000 Ampere Main Disconnect Switch								

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Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT CO-OP MEAT MARKET BUILDING G
Asset # : 14784

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2030	$17,500	5	$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor Electrical Room								
Explanation : One 750 Kilovolt Ampere And One 150 Kilovolt Ampere 480 Volts Primary 208/120 Volts Secondary								
Switchgear / Switchboard								
Fused Disc Sw	60%			2032	$162,000	5	$400	
Fused Disc Sw	40%			2052	* *	5	$300	
Raceway								
Conduit	90%			2032	$151,800	1		
Conduit	10%			2052	* *	1		
Panelboards								
Fused Disc Sw	5%			2031	$12,400	5	$200	
Fused Disc Sw	5%			2048	* *	5	$200	
Molded Case Bkrs	70%			2031	$173,400	5	$2,800	
Molded Case Bkrs	20%			2048	* *	5	$800	
Wiring								
Thermoplastic	80%			2052	* *	1		
Thermoplastic	20%			2052	* *	1		
Motor Controllers								
Locally Mounted	90%			2030	$29,300	5	$900	
Locally Mounted	10%			2045	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$4,400	
Lighting								
Interior Lighting								
Fluorescent	10%			2032	$94,400	10	$13,800	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 50%								
Location : Loading Docks								
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 50%								
Location : Electric Closets Throughout								
LED	90%			2037	* *			
Egress Lighting								
Emergency, Service	20%			2032	$16,300	1		
Emergency, Battery	50%			2032	$111,800	10	$18,100	
Exit, LED	30%			2060	* *	1		
Exterior Lighting								
LED	20%			2037	* *			
No Component	80%							
Alarm								

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DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT CO-OP MEAT MARKET BUILDING G
Asset # : 14784

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	* *	1-3	$27,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Bell, Horn, Smoke Detector, Pull Box And Fire Alarm Panel								

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	5%			2052	* *	1		
Natural Gas	5%			2052	* *	1		
No Component	90%							
Conversion Equipment								
Furnace	5%			2037	* *	1	$3,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor Mechanical Equipment Room								
Explanation : 1 Unit.								
Radiant Heater	5%			2037	* *	2	$3,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor Microwave Room And Locker Room Bathroom								
Explanation : 3 Units Are Not In Use In 1st Floor Microwave Room								
No Component	90%							
Air Conditioning								
Energy Source								
Electricity	50%			2048	* *	1		
Natural Gas	50%			2052	* *	1		

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DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT CO-OP MEAT MARKET BUILDING G
Asset # : 14784

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	1%			2033	* *	2	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor Office								
Explanation : 1 Unit. Used Only For Heating, Cooling Part Is Not Working.								
Ext Pkg Unit - Heating/Cooling	22%			2037	* *	2	$2,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Upper Roof								
Explanation : 7 Units Provide Electric Cooling And Gas Heating								
Split Unit	1%			2037	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 1 Unit For Server Room.								
Window/Wall Unit	1%			2030	$3,200	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor Mechanical Equipment Room Office								
Explanation : 1 Unit Installed 2017								
No Component	75%							
Distribution								
Ductwork/Diffusers	25%			LIFE	* *	2	$61,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Ducts Are Only For Offices, Bathroom, And Common Areas.								
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	25%			LIFE	* *	2-5	$33,100	
No Component	75%							
Exhaust Fans								
Roof	25%			2037	* *	2	$1,200	
No Component	75%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2052	* *	1		
Water Heater								
Gas Fired	25%			2030	$23,700	2	$500	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : 1st And 2nd Floor Boiler Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st And 2nd Floor Boiler Room								
Explanation : 3 Units With Storage Tanks. 1 Is Used By Plymouth On 1st Floor, 2 Are Used By Alaskal On 2nd Floor.								
No Component	75%							

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DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT CO-OP MEAT MARKET BUILDING G
Asset # : 14784

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2037	* *	1	$9,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Explanation : 2 Water Main Services. 1 For Sprinkler System And 1 For Domestic Water.								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : From 1st To 2nd Floor								
Explanation : 2 Units								
Fire Suppression								
Sprinkler								
Generic	100%			2052	* *	1-2	$42,000	

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Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **28-May-2019**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **2781** **Lot** : **500**	**BIN**	: **2109485**

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	$1,497,200	
Interior Architecture	$95,300	$113,700
Electrical		$1,492,600
Mechanical	$56,600	$237,700
Site Pavements	$86,700	
Total	**$1,735,800**	**$1,843,900**
Importance Code A	$1,497,200	$52,800
Importance Code B	$56,600	$1,791,100
Importance Code C	$182,000	
Total	**$1,735,800**	**$1,843,900**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	$34,300		$9,800	
Interior Architecture	$79,400	$300		
Electrical	$600	$700	$45,500	$300
Mechanical	$33,800	$6,800	$126,000	$6,800
Site Pavements	$3,400			
Total	**$151,600**	**$7,900**	**$181,300**	**$7,100**
Importance Code A	$36,000	$2,000	$12,100	$1,900
Importance Code B	$112,100	$5,900	$169,200	$5,200
Importance Code C	$3,400			
Total	**$151,600**	**$7,900**	**$181,300**	**$7,100**



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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$19,400	
Concrete Masonry Unit	85%	Now	$300,500	LIFE	* *	5	$41,300	
Expansion Joint Failure, Extent : Moderate, Area Affected : 10%								
Location : South Facade								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : South Facade								
Metal Coiling Doors	5%			2035	* *	5	$12,100	
Weathering Steel	3%			LIFE	* *	1		
Window Wall	2%			2040	* *	5	$5,800	
Windows								
Metal Louvers	100%			2033	* *	10	$10,200	
Parapets								
Concrete Masonry Unit	95%	Now	$24,100	LIFE	* *	5	$9,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Heating Plant Side								
Expansion Joint Failure, Extent : Moderate, Area Affected : 25%								
Location : South Facade								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Interior Face								
Metal Panel	5%			2040	* *	5	$1,700	
Roof								
Built-Up (BUR)	25%	Now	$299,200	2040	* *			
Blisters, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Gravel/Slag Surface, Extent : Light, Area Affected : 100%								
Location : Main Roof								
Vegetation Growth, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Heating Plant Side								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Modified Bitumen	75%	Now	$897,500	2040	* *			
Blisters, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Seams Open/Split, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Soffits								
Metal Panel	100%			2040	* *	5-10		
Interior								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	93%			LIFE	* *	5	$113,700	
Ceramic Tile	2%			2033	* *	5	$1,100	
Vinyl Tile	5%			2030	$26,300	3	$1,000	
Interior Walls								
Concrete Masonry Unit	80%	Now	$95,300	LIFE	* *	5	$15,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Gypsum Board	10%			LIFE	* *	5	$2,900	
Metal Panel	10%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	10%	Now	$3,300	2035	* *	5	$1,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Exposed Concrete	75%	4+	$49,600	LIFE	* *	5	$4,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Exposed Struc: Steel	15%	4+	$26,000	LIFE	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Concrete Masonry Unit	100%			2040	* *			
Vegetation Growth, Extent : Moderate, Area Affected : 20%								
Location : Transformer Pads								
Free Standing Walls								
Concrete Masonry Unit	100%			2040	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Transformer Pads								
Explanation : Dividing Walls								
Site Pavements								
On-Site Walkways								
Asphalt	15%	Now	$200	2033	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Walkway At South Main Entry Area								
Cast in Place Concrete	85%	Now	$3,200	2035	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Walkway Located At Southwest Corner Of Building								
Parking/Driveway								
Asphalt	100%	Now	$86,700	2033	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Potholes, Extent : Moderate, Area Affected : 15%								
Location : Throughout								

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2030	$52,800	3	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Four 1,200 Amperes, 15 Kilovolt Main Circuit Breakers								
Transformers								
Dry Type	40%			2028	$132,400	3	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 1,500 Kilovolt-ampere, 4,160 Volt Primary, 480/277 Volt Secondary								
Liquid Filled	60%			2028	$198,500	3	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside								
Explanation : Four 4,200 Kilovolt-ampere, 15 Kilovolt Primary, 4,160 Volt Secondary								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2030	$4,400	3	$300	
Feeders								
Cable	100%			2029	$70,700	1		
Raceway								
Conduit	100%			2030	$45,300	1		
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	50%			2030	$2,700	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1,000 Ampere Main								
Molded Case Bkrs	50%			2040	* *	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2,500 Ampere Main								
Transformers								
Dry Type	100%			2028	$49,900	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 150 Kilovolt-ampere, 480 Volt Primary, 120 Volt Secondary								
Switchgear / Switchboard								
Fused Disc Sw	50%			2030	$337,800	5	$100	
Molded Case Bkrs	50%			2040	* *	5	$500	
Raceway								
Conduit	80%			2030	$591,500	1		
Conduit	20%			2040	* *	1		
Panelboards								
Fused Disc Sw	15%			2029	$13,800	5	$100	
Fused Disc Sw	5%			2038	* *	5		
Molded Case Bkrs	30%			2038	* *	5	$300	
Molded Case Bkrs	50%			2029	$45,900	5	$500	

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Thermoplastic	30%			2040	* *	1		
Thermoplastic	70%			2030	$62,800	1		
Motor Controllers								
Locally Mounted	10%			2028	$4,100	5		
Motor Control Center	90%			2035	* *	5	$900	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$500	
Lighting								
Interior Lighting								
Fluorescent	30%			2035	* *	10	$10,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
LED	70%			2035	* *			
Egress Lighting								
Emergency, Battery	50%			2025	$27,800	10	$4,500	
Exit, Battery	50%			2035	* *	10	$1,300	
Exterior Lighting								
LED	20%			2035	* *			
No Component	80%							
Lightning Protection								
Arresters/Cabling								
No Component	90%							
Generic	10%			2033	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside								
Explanation : Located In The Stack Only								
Alarm								
Security System								
No Component	80%							
Generic	20%			2035	* *	1	$2,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Cameras Observed								

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	5%			2040	* *	1		
Interruptible Gas/Dual Fuel	95%			2050	* *	1		

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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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Hot Water Boiler	95%			2043	* *	1	$17,500	
Other Observation, Extent : Light, Area Affected : 95%								
Location : Boiler Room								
Explanation : 2 Units								
Radiant Heater	5%			2030	$34,200	2	$900	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Office And Hallway								
Explanation : 6 Electric Radiants								
Distribution								
Hot Wtr Piping/Pump	95%			2038	* *	4	$1,700	
No Component	5%							
Terminal Devices								
Air Handler	10%			2030	$54,300	1	$2,300	
No Component	90%							
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	90%			2033	* *	1	$36,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Air Conditioning Room								
Explanation : 6 Chillers Provide Coolant To Adjacent Buildings. Refrigerant Is Ammonia								
Reciprocating Compr/Chiller	10%			2025	$32,800	1	$1,700	
R-22 Refrigerant, Extent : Light, Area Affected : 10%								
Location : 2 Units, Roof								
Distribution								
CW & CHW Wtr Pipe/Pump	90%			2040	* *	4	$2,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Explanation : Serves Other Buildings For Refrigeration System								
No Component	10%							
Heat Rejection								
Water Cooling Tower	90%			2031	$132,000	2	$33,800	
Other Observation, Extent : Light, Area Affected : 90%								
Location : Roof								
Explanation : 3 Cooling Towers Exist On The Utility Building Roof Each Tower Has 4 Cells								
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	$4,200	
No Component	80%							

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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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	20%			2025	$27,500	2	$200	
Roof	80%	Now	$5,100	2030	$51,300	2	$700	
Noisy/Vibrating, Extent : Severe, Area Affected : 60%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	* *	1		
Water Heater								
Electric	100%			2025	$34,000	4	$200	
Sanitary Piping								
Cast Iron	100%	Now	$56,600	LIFE	* *	1		
Corroded, Extent : Severe, Area Affected : 20%								
Location : Basement								
Storm Drain Piping								
Cast Iron	100%	Now	$16,100	LIFE	* *	1		
Corroded, Extent : Severe, Area Affected : 20%								
Location : Basement								
Sump Pump(s)								
Non-Submersible	100%			2025	$5,900	4	$800	
Sewage Ejector(s)								
Electric	100%			2025	$11,100	4	$1,500	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%								
Location : Throughout								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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 : **28-May-2019**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2**
Block : **2781** **Lot** : **500** **BIN** : **2109487**

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	$426,200	$434,300
Interior Architecture	$1,285,400	$537,500
Electrical	$66,700	$930,500
Mechanical	$321,900	$378,300
Site Pavements	$270,600	
Total	**$2,370,800**	**$2,280,600**
Importance Code A	$559,500	$487,100
Importance Code B	$1,385,300	$1,793,500
Importance Code C	$425,900	
Total	**$2,370,800**	**$2,280,600**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	$40,600		$35,200	
Interior Architecture	$51,000	$8,200		$16,300
Electrical	$6,200	$6,900	$22,200	$4,100
Mechanical	$5,100	$7,100	$16,000	$7,100
Site Pavements	$5,400			
Total	**$108,200**	**$22,200**	**$73,500**	**$27,500**
Importance Code A	$41,500	$200	$36,200	
Importance Code B	$61,300	$22,000	$37,300	$27,500
Importance Code C	$5,400			
Total	**$108,200**	**$22,200**	**$73,500**	**$27,500**



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
HUNTS POINT CO-OP MEAT MARKET WAREHOUSE BUILDING E
Asset # : 2133

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	2-4	$19,200	LIFE	* *	5	$30,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Concrete Masonry Unit	75%	Now	$210,800	LIFE	* *	5	$57,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : East Facade								
Expansion Joint Failure, Extent : Moderate, Area Affected : 15%								
Location : North, East And West Facades								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : North And East Facades								
Metal Panel	10%			2050	* *	5-10	$84,900	
Metal Coiling Doors	5%			2035	* *	5	$19,300	
Weathering Steel	5%			LIFE	* *	1		
Windows								
Aluminum	90%	Now	$19,800	2029	$99,200	5	$1,100	
Air Infiltration, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Metal Louvers	10%			2033	* *	10	$1,500	
Parapets								
Concrete Masonry Unit	90%			LIFE	* *	5	$12,700	
Metal Panel	10%			2050	* *	5	$4,800	
Roof								
Spray-on Foam	100%			2035	* *	5	$430,900	
Soffits								
Metal Panel	100%			2040	* *	5-10		
Interior								
Floors								
Carpet	15%			2029	$460,300	3	$65,300	
Cast in Place Concrete	70%	0-2	$700,000	LIFE	* *	5	$333,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : North And South Corridors								
Misaligned/Bulging, Extent : Moderate, Area Affected : 30%								
Location : Floor Heaving In Freezer Storage Area								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Cooler Corridors								
Ceramic Tile	5%			2039	* *	5	$10,900	
Vinyl Tile	10%			2030	$204,400	3	$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 E
Asset # : 2133

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	45%	0-2	$155,300	LIFE	* *	5	$25,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Fiberglass Panel	25%			LIFE	* *			
Gypsum Board	20%			LIFE	* *	5	$16,900	
Plywood/Hardboard	10%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	30%			2043	* *	5	$69,300	
Exposed Concrete	5%			LIFE	* *	5	$1,400	
Exposed Struc: Steel	50%	2-4	$430,000	LIFE	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : North And South Corridors Flanking Freezer Section								
Metal Panel	15%			LIFE	* *	5	$34,600	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$5,400	2035	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Various Walkways On West Side Of Building								
Parking/Driveway								
Asphalt	85%	Now	$270,600	2033	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : North And East Sides Of Building								
Potholes, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Cast in Place Concrete	15%			2035	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	$52,800	3	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 600 Amperes, 5 Kilovolt								
Transformers								
Dry Type	100%			2028	$151,900	3	$800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1,000 Kilovolt-ampere, 4,160 Primary, 480 Secondary								
Feeders								
Cable	100%			2029	$17,100	1		
Raceway								
Conduit	100%			2030	$45,300	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
HUNTS POINT CO-OP MEAT MARKET WAREHOUSE BUILDING E
Asset # : 2133

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2028	$17,500	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 112.5 Kilovolt-ampere And One 75 Kilovolt-ampere, 480 Volt Primary, 208 Volt Secondary								
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	$81,000	5	$600	
Raceway								
Conduit	100%			2030	$16,600	1		
Panelboards								
Fused Disc Sw	20%			2029	$9,900	5	$700	
Molded Case Bkrs	80%			2029	$39,600	5	$3,100	
Wiring								
Thermoplastic	100%			2030	$36,100	1		
Motor Controllers								
Locally Mounted	5%			2028	$6,400	5		
Motor Control Center	95%			2028	$27,700	5	$3,800	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	50%			2035	* *	10	$66,700	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Offices								
LED	50%			2038	* *			
Egress Lighting								
Emergency, Battery	50%			2035	* *	10	$17,500	
Exit, Service	50%			2035	* *	1		
Exterior Lighting								
LED	50%			2035	* *			
No Component	50%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	$145,800	1	$16,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside And Inside								
Explanation : Surveillance Cameras								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2030	$499,000	1-3	$26,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : Manual Pull Station And Bells Only								

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	5%			2040	* *	1		
HTHW/HW	15%			2040	* *	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%			2033	* *	2	$1,300	
Radiant Heater	5%			2025	$133,300	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	$700	2038	* *	4	$1,100	
Insul. Deteriorating, Extent : Moderate, Area Affected : 15%								
Location : Mechanical Room								
No Component	85%							
Terminal Devices								
Fan Coil Unit/Heat	15%			2030	$67,600	1	$7,000	
No Component	85%							
Air Conditioning								
Energy Source								
Electricity	5%			2038	* *	1		
No Component	95%							
Conversion Equipment								
Exterior Pkg Unit - Cooling	5%			2030	$60,900	2	$400	
R-22 Refrigerant, Extent : Light, Area Affected : 5%								
Location : Two Units On Roof (For Tenant Office)								
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$81,000	
Exhaust Fans								
Roof	100%			2030	$249,800	2	$4,500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	$56,100	2040	* *	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Mechanical Room								
Water Heater								
Electric	100%			2025	$132,500	4	$800	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2040	* *	1-2	$40,700	

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **28-May-2019**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **2781** **Lot** : **500**	**BIN**	: **2109486**

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	$193,000	$59,800
Interior Architecture		$95,100
Electrical		$204,700
Mechanical	$65,600	$342,600
Site Pavements	$343,000	
Total	**$601,600**	**$702,200**
Importance Code A	$193,000	$112,600
Importance Code B	$65,600	$589,600
Importance Code C	$343,000	
Total	**$601,600**	**$702,200**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	$68,200		$14,100	
Interior Architecture	$34,300	$1,200		$79,400
Electrical	$1,100	$700	$40,200	$400
Mechanical	$1,300	$1,700	$3,700	$1,600
Site Pavements	$52,600			
Total	**$157,500**	**$3,600**	**$58,000**	**$81,400**
Importance Code A	$68,500		$14,500	
Importance Code B	$21,600	$2,400	$43,600	$81,400
Importance Code C	$67,400	$1,200		
Total	**$157,500**	**$3,600**	**$58,000**	**$81,400**



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
HUNTS POINT CO-OP MEAT MARKET WAREHOUSE BUILDING F
Asset # : 2134

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	2-4	$8,800	LIFE	* *	5	$14,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Concrete Masonry Unit	75%	Now	$193,000	LIFE	* *	5	$26,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : East And West Elevations At Drain Leader Locations								
Metal Panel	5%			2050	* *	5-10	$19,400	
Metal Coiling Doors	10%			2035	* *	5	$17,700	
Weathering Steel	5%			LIFE	* *	1		
Windows								
Aluminum	100%	Now	$7,900	2038	* *	5	$900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Parapets								
Concrete Masonry Unit	100%	Now	$33,400	LIFE	* *	5	$6,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : East And West Elevations At Roof Scupper Locations								
Roof								
Spray-on Foam	100%	Now	$18,100	2038	* *	5	$59,800	
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 15%								
Location : East And West Facades								
Soffits								
Metal Panel	100%			2050	* *	5-10		
Interior								
Floors								
Carpet	10%			2026	$76,700	3	$10,900	
Cast in Place Concrete	80%	0-2	$10,000	LIFE	* *	5	$95,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Quarry Tile	10%			2043	* *	5	$8,200	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%			2039	* *	5	$2,300	
Concrete Masonry Unit	65%	0-2	$14,800	LIFE	* *	5	$12,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Stairwells								
Fiberglass Panel	15%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	$2,800	
Ceilings								
AcousTileSusp.Lay-In	10%			2043	* *	5	$5,300	
Exposed Struc: Steel	90%			LIFE	* *			
Site Pavements								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$3,000	2035	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Southwest Corner At Entry								
Parking/Driveway								
Asphalt	85%	Now	$343,000	2033	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Potholes, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Cast in Place Concrete	15%	Now	$49,500	2035	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : West Loading Dock Area								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	$52,800	3	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 600 Ampere, 4,160 Volt								
Transformers								
Dry Type	100%			2028	$151,900	3	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1,000 Kilovolt-ampere								
Feeders								
Cable	100%			2029	$17,100	1		
Raceway								
Conduit	100%			2030	$45,300	1		
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2030	$1,600	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 1,600 Amperes								
Transformers								
Dry Type	100%			2028	$17,500	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 225 Kilovolt-ampere And One 15 Kilovolt-ampere								

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	$27,000	5	$200	
Raceway								
Conduit	100%			2030	$4,100	1		
Panelboards								
Fused Disc Sw	20%			2029	$3,300	5	$200	
Molded Case Bkrs	40%			2029	$6,600	5	$400	
Molded Case Bkrs	40%			2038	* *	5	$400	
Wiring								
Thermoplastic	100%			2030	$9,000	1		
Motor Controllers								
Locally Mounted	20%			2028	$6,400	5		
Motor Control Center	80%			2028	$5,800	5	$800	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Loading Dock								
Explanation : On Sprinkler Main Service								
Lighting								
Interior Lighting								
Fluorescent	50%			2035	* *	10	$16,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Offices								
Fluorescent	50%			2035	* *	10	$16,700	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Warehouse								
Egress Lighting								
Emergency, Battery	60%			2035	* *	10	$5,300	
Exit, Battery	40%			2035	* *	10	$1,000	
Exterior Lighting								
LED	50%			2035	* *			
No Component	50%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	$36,400	1	$4,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside								
Explanation : Surveillance Cameras								

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	10%			2040	* *	1		
No Component	90%							
Conversion Equipment								
Heat Pump Air Sourced	10%			2031		2	$1,100	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Roof								
Explanation : 6 Rooftop Package Units Tenant Owned								
No Component	90%							
Air Conditioning								
Energy Source								
Electricity	15%			2038	* *	1		
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$20,300	
Exhaust Fans								
Roof	100%			2030	$62,400	2	$1,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2030	$280,200	1		
Water Heater								
Electric	100%			2028	$33,100	4	$300	
HW Heat Exchanger								
HTHW/HW	100%	Now	$65,600	2060	* *			
Abandoned in Place, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement								
Explanation : 2 Obsolete Units								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2035	* *	4	$1,200	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2050	* *	1-2	$10,200	

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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **HUNTS POINT MARKET FRUIT AUCTION BLDGS 3**		
Address	: **240 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	: **23-May-2019**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **2770** **Lot** : **1**	**BIN**	: **2109481**

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	$196,900	$73,800
Interior Architecture		$162,700
Total	**$196,900**	**$236,500**
Importance Code A	$196,900	$73,800
Importance Code B		$162,700
Total	**$196,900**	**$236,500**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture				
Electrical	$1,500	$1,500	$1,500	$1,500
Mechanical		$500		$500
Total	**$1,500**	**$2,000**	**$1,500**	**$2,000**
Importance Code A		$500		$500
Importance Code B	$1,500	$1,500	$1,500	$1,500
Total	**$1,500**	**$2,000**	**$1,500**	**$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
HUNTS POINT MARKET FRUIT AUCTION BLDGS 3
Asset # : 2144

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$10,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Base Of Building								
Explanation : Recent Construction								
Metal Panel	95%			2056	* *	5-10	$270,700	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : This Is Actually An Insulated Metal Panel Wall System								
Roof								
Single Ply Membrane	100%			2038	* *	10	$47,700	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	* *	5	$162,700	
Ceilings								
Exposed Struc: Steel	100%			LIFE	* *			
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Site Pavements								
On-Site Walkways								
Metal	100%			2056	* *	1-3		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Entry Stairs								
Explanation : Recent Construction								
Parking/Driveway								
Asphalt	90%			2039	* *			
Cast in Place Concrete	10%			2043	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2056	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Building								
Explanation : Installed In 2016								
Panelboards								
Molded Case Bkrs	100%			2052	* *	5	$1,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Building								
Explanation : Installed In 2016								

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Thermoplastic	100%			2056	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Building								
Explanation : Installed In 2016								
Motor Controllers								
Locally Mounted	100%			2047	* *	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Building								
Explanation : Installed In 2016								
Lighting								
Interior Lighting								
Fluorescent	70%			2038	* *	10	$36,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Building								
Explanation : Installed In 2016								
LED	30%			2038	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Building								
Explanation : Installed In 2016								
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$6,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Building								
Explanation : Installed In 2016								
Exit, LED	50%			2065	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Building								
Explanation : Installed In 2016								
Exterior Lighting								
LED	60%			2038	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Building Exterior								
Explanation : Installed In 2016								
No Component	40%							
Alarm								
Security System								
No Component	30%							
Generic	70%			2038	* *	1	$14,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Building								
Explanation : Installed In 2016								

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT MARKET FRUIT AUCTION BLDGS 3
Asset # : 2144

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	100%			2056	* *	1		
Conversion Equipment								
Radiant Heater	10%			2038	* *	2	$2,600	
No Component	90%							
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **HUNTS POINT MARKET FRUIT AUCTION OFFICE BLDGS 2**		
Address	: **240 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	: **23-May-2019**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **2770** **Lot** : **1**	**BIN**	: **2101215**

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Electrical		$58,500
Mechanical	$88,000	$150,500
Total	**$88,000**	**$209,000**
Importance Code B	$88,000	$209,000
Total	**$88,000**	**$209,000**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	$3,400			$1,100
Interior Architecture	$3,300	$5,100		$1,700
Electrical	$37,800	$1,200	$1,200	$36,300
Mechanical	$27,300	$1,000	$4,000	$10,200
Total	**$71,800**	**$7,400**	**$5,200**	**$49,200**
Importance Code A	$4,200	$300	$800	$1,400
Importance Code B	$67,600	$6,100	$4,400	$47,800
Importance Code C		$1,000		
Total	**$71,800**	**$7,400**	**$5,200**	**$49,200**



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 MARKET FRUIT AUCTION OFFICE BLDGS 2
Asset # : 2797

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	85%			LIFE	* *	5	$8,100	
Painted Surfaces, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Metal, Corrugated	15%			2057	* *	1		
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : South Elevation								
Windows								
Aluminum	100%			2053	* *	5	$2,700	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Parapets								
Metal Panel	100%			2051	* *	5	$2,200	
Roof								
Spray-on Foam	100%	Now	$2,000	2031	$40,100	5	$6,600	
Blisters, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Adjacent To Hatch Access And Mechanical Equipment								
Soffits								
Exposed Struc: Steel	100%			LIFE	* *	5	$5,900	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : Canopy At Rear Entrance								
Interior								
Floors								
Carpet	20%			2032	$47,000	3	$6,700	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Main Office Area								
Cast in Place Concrete	15%			LIFE	* *	5	$5,500	
Ceramic Tile	20%			2044	* *	5	$3,300	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Cafeteria And Bathrooms								
Sheet Vinyl/Rubber	15%			2039	* *	5	$3,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entry Vestibule And Corridor								
Explanation : Recent Installation								
Vinyl Tile	30%			2039	* *	3	$1,900	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Various Areas								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	15%			2044	* *	5	$2,000	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : Bathrooms And Cafeteria								
Concrete Masonry Unit	10%			LIFE	* *	5	$500	
Glass: Single Pane	15%			LIFE	* *	5	$1,500	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Office Partitions								
Gypsum Board	40%			LIFE	* *	5	$3,100	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Masonry: Brick	10%			LIFE	* *			
Wood	10%			LIFE	* *	5	$5,200	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Corridor At Entry								
Ceilings								
AcousTileSusp.Lay-In	20%			2048	* *	5	$3,300	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Main Office Area								
Exposed Struc: Steel	60%			LIFE	* *			
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Exposed Struc: Wood	10%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entry Corridor								
Explanation : Recent Installation								
Gypsum Board	10%			LIFE	* *	5	$2,100	
Recent Construction, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2044	* *			
Parking/Driveway								
Asphalt	100%			2040	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2057	* *	5	$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Explanation : Low Voltage Power Circuit Breaker Rated At 4,000 Amperes. Also Supplies Buildings 1 And 3. Installed In 2015.								

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2057	* *	5	$300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Explanation : Installed Four Years Ago.								
Raceway								
Conduit	30%			2061	* *	1		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Explanation : Installed Four Years Ago.								
Conduit	70%			2031	$21,500	1		
Panelboards								
Molded Case Bkrs	50%			2053	* *	5	$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Installed Four Years Ago.								
Molded Case Bkrs	50%			2030	$16,500	5	$200	
Wiring								
Braided Cloth	70%	2-4	$36,200	2056	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2057	* *	1		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Explanation : Newly Installed								
Motor Controllers								
Locally Mounted	100%			2029	$32,600	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Water Main								
Explanation : Main Water Pipe Connection.								
Stand-by Power								
Transfer Switches								
Automatic	100%			2051	* *	1	$3,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Explanation : Installed Four Years Ago.								
Generators								
Diesel	100%			2044	* *	1	$4,500	
Batteries								
Lead/Acid	100%			2026	$1,700	5	$400	
Fuel Storage								
Day Tank	40%			2053	* *	5	$900	
Main Tank	60%			2066	* *	5	$200	
Lighting								

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 OFFICE BLDGS 2
Asset # : 2797

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	80%			2031	$58,500	10	$8,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Compact Fluorescent								
Incandescent	20%			2026	$32,500	2	$100	
Egress Lighting								
Emergency, Battery	50%			2031	$8,700	10	$1,400	
Exit, Service	50%			2031	$2,100	1		
Exterior Lighting								
Fluorescent	60%			2036	* *	10	$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Building Exterior								
Explanation : Compact Fluorescent Light Fixtures Installed In 205.								
HID	40%			2036	* *	10		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside								
Explanation : Installed Four Years Ago.								
Alarm								
Security System								
No Component	20%							
Generic	80%			2041	* *	1	$3,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside								
Explanation : CCTV Surveillance Cameras								

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2041	* *	1		
Conversion Equipment								
Furnace	50%			2031	$14,200	1	$2,900	
Other Observation, Extent : Light, Area Affected : 50%								
Location : Roof								
Explanation : 7 Rooftop Package Units								
Radiant Heater	50%			2041	* *	2	$2,700	
Other Observation, Extent : Light, Area Affected : 50%								
Location : 1st Floor Office								
Explanation : 6 Gas Fired Radiants								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$6,500	
Air Conditioning								
Energy Source								
Electricity	100%			2053	* *	1		

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2031	$150,500	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	$6,500	
Exhaust Fans								
Roof	100%			2031	$20,000	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2041	* *	1		
Water Heater								
Gas Fired	100%			2026	$7,300	2	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : First Floor								
Explanation : 72 Gallon Unit								
Sanitary Piping								
Cast Iron	100%	Now	$88,000	LIFE	* *	1		
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Underground								
Explanation : Drain Collapsed Underground								
Storm Drain Piping								
Cast Iron	100%	Now	$25,000	LIFE	* *	1		
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Underground								
Explanation : Drain Collapsed Underground								
Sewage Ejector(s)								
Electric	100%			2041	* *	4	$500	
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2041	* *	1-5	$6,100	
Sprinkler								
Generic	100%			2041	* *	1-2	$3,300	
Fire Pump								
Generic	100%			2034	* *	1	$2,200	
Chemical System								
Wet	15%			2029	$4,300	1-3	$700	
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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **HUNTS POINT MARKET FRUIT AUCTION WHSE BLDGS 1**				
Address	: **240 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	: **23-May-2019**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**				
Block	: **2770**	**Lot**	: **1**	**BIN**	: **2109480**

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	$108,100	$341,100
Interior Architecture		$283,400
Electrical		$113,300
Mechanical	$1,502,600	$265,300
Site Pavements	$193,300	
Total	**$1,804,000**	**$1,003,100**
Importance Code A	$108,100	$341,100
Importance Code B	$1,502,600	$662,000
Importance Code C	$193,300	
Total	**$1,804,000**	**$1,003,100**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	$8,800	$13,300		$35,900
Interior Architecture		$3,300	$2,000	
Electrical	$28,000	$28,000	$25,100	$31,900
Mechanical	$28,700	$44,400	$40,600	$44,400
Total	**$65,400**	**$89,000**	**$67,800**	**$112,200**
Importance Code A	$16,400	$20,900	$7,600	$43,500
Importance Code B	$49,000	$68,100	$60,100	$68,700
Importance Code C				
Total	**$65,400**	**$89,000**	**$67,800**	**$112,200**



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 MARKET FRUIT AUCTION WHSE BLDGS 1
Asset # : 2143

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	* *	5	$21,300	
Concrete Masonry Unit	25%			LIFE	* *	5	$6,600	
Metal Panel	45%			2051	* *	5-10	$131,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : This Is Actually An Insulated Metal Panel System								
Metal Coiling Doors	20%			2044	* *	5	$26,600	
Parapets								
Metal Rail	100%			2044	* *	5-10	$178,100	
Roof								
Spray-on Foam	100%	Now	$8,800	2031	$175,500	5	$29,000	
Adhesion Failure, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Ponding, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%								
Location : Throughout - Due To Bird Damage								
Recent Repair Evident, Extent : N/A, Area Affected : 30%								
Location : At Roof Penetrations - Throughout								
Soffits								
Exposed Struc: Steel	100%			LIFE	* *	5	$42,000	
Interior								
Floors								
Cast in Place Concrete	97%			LIFE	* *	5	$283,400	
Ceramic Tile	3%			2040	* *	5	$4,000	
Interior Walls								
Concrete Masonry Unit	25%			LIFE	* *	5	$5,200	
Gypsum Board	10%			LIFE	* *	5	$3,100	
Metal Panel	65%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : This Is Actually An Insulated Metal Panel System								
Ceilings								
AcousTileSusp.Lay-In	5%			2044	* *	5	$6,700	
Exposed Struc: Steel	95%			LIFE	* *			
Site Enclosure								
Fence/Gates								
Chain Link	100%			2041	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : West Side Of Building								
Explanation : Transformer Enclosure								
Free Standing Walls								
Concrete Masonry Unit	100%			2041	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : West Side Of Building								
Explanation : Dividing Walls At Transformers								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2036	* *			
Parking/Driveway								
Asphalt	75%			2034	* *			
Cast in Place Concrete	25%	Now	$193,300	2036	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : East Dock Area								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2048	* *	5	$600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Office								
Explanation : 15 Kilovolt-ampere Transformer, Installed Four Years Ago.								
Raceway								
Conduit	100%			2057	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Panelboards								
Fused Disc Sw	5%			2053	* *	5	$200	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Molded Case Bkrs	95%			2053	* *	5	$3,900	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Wiring								
Thermoplastic	100%			2057	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Motor Controllers								
Locally Mounted	100%			2048	* *	5	$1,000	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Stand-by Power								
Transfer Switches								
Automatic	100%			2048	* *	1	$47,500	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Generators								
Diesel	100%			2044	* *	1	$59,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outside								
Explanation : Emergency Generator Rated At 1,500 Kilowatts, Installed Four Years Ago.								

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Batteries								
Lead/Acid	100%			2026	$1,700	5	$5,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Installed Four Years Ago								
Fuel Storage								
Main Tank	100%			2066	* *	5	$4,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outside								
Explanation : 3,000 Gallons Rated Capacity. Installed Four Years Ago.								
Lighting								
Interior Lighting								
Fluorescent	80%			2039	* *	10	$113,300	
T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
LED	20%			2039	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Installed Four Years Ago								
Egress Lighting								
Emergency, Service	50%			2039	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Installed Four Years Ago								
Exit, Service	50%			2039	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Installed Four Years Ago								
Exterior Lighting								
HID	100%			2039	* *	10	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Building Exterior								
Explanation : Installed Four Years Ago								
Alarm								
Security System								
Generic	100%			2039	* *	1	$57,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$95,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Installed Four Years Ago. Includes Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns And Alam Bells.								

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2051	* *	1		
Conversion Equipment								
Furnace	100%			2036	* *	1	$76,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1 Big Unit In Warehouse, 2 Units On Roof								
Explanation : 3 Package Units								
Air Conditioning								
Energy Source								
Electricity	100%			2047	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	90%			2036	* *	1	$64,500	
Other Observation, Extent : Light, Area Affected : 90%								
Location : Roof								
Explanation : 30 Units, R-404a								
Ext Pkg Unit - Heating/Cooling	10%			2036	* *	2	$900	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Roof								
Explanation : 2 Package Units, R-410a								
Terminal Devices								
Fan Coil - 2 Pipe	90%			2036	* *	1	$44,900	
Fan Coil - 4 Pipe	10%			2036	* *	1	$5,000	
Heat Rejection								
Air Cooled Condenser Unit	90%			2036	* *	2	$96,800	
No Component	10%							
Dehumidifier								
No Component	90%							
Generic	10%			2032				
Other Observation, Extent : Light, Area Affected : 10%								
Location : Roof								
Explanation : 2 Package Units								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$86,100	
Exhaust Fans								
Roof	100%			2031	$265,300	2	$4,700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2041	* *	1		
Sanitary Piping								
Cast Iron	100%	Now	$1,169,600	LIFE	* *	1		
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Underground								
Explanation : Underground Storm And Sewer Broken								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future 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 MARKET FRUIT AUCTION WHSE BLDGS 1
Asset # : 2143

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Storm Drain Piping								
Cast Iron	100%	Now	$333,000	LIFE	* *	1		
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Underground								
Explanation : Underground Storm And Sewer Broken								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2051	* *	1-2	$43,200	
Fire Pump								
Generic	100%			2040	* *	1	$28,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Office Building Mechanical Room								
Explanation : Located In Office Building								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **HUNTS POINT MARKET NEW TRAIN SHED**		
Address	: **200 FOOD CENTER DRIVE**		
Borough	: **BRONX**	**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0022.070 / 15009**	**Yr Built/Renovated**	:
Area Sq Ft	: **14,318**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **23-May-2019**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Floors 1**		
Block	: **Lot** :	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture		$137,000
Total		**$137,000**
Importance Code A		$137,000
Total		**$137,000**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Interior Architecture				
Electrical				$200
Total				**$200**
Importance Code A				
Importance Code B				$200
Importance Code C				
Total				**$200**



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 MARKET NEW TRAIN SHED
Asset # : 15009

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	100%			LIFE	* *	5	$137,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Base Of Train Shed Platform								
Explanation : Knee Walls To Platform								
Roof								
Metal, Corrugated	100%			2048	* *	1		
Soffits								
Metal, Corrugated	100%			2057	* *	1		
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	* *	5	$46,900	
Interior Walls								
Concrete Masonry Unit	100%			LIFE	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Service Wall								
Explanation : Back-up Wall For Electrical Panels								
Ceilings								
Exposed Struc: Steel	100%			LIFE	* *			
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2075	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Entrance Ramp								
Explanation : Cheek Walls To Ramp								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2048	* *			
Parking/Driveway								
Asphalt	70%			2044	* *			
Cast in Place Concrete	30%			2048	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2061	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Platform Area								
Explanation : Equipment Is Provided In Nema 4x Enclosue.								
Transformers								
Dry Type	100%			2051	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Platform								
Explanation : Transformer Is Provided In Nema 4x Enclosure.								

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

DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT MARKET NEW TRAIN SHED
Asset # : 15009

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2061	* *	1		
Panelboards								
Molded Case Bkrs	100%			2056	* *	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Platform								
Explanation : Equipment Is Provided In Nema 4x Enclosure.								
Wiring								
Thermoplastic	100%			2061	* *	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Lighting								
Egress Lighting								
Emergency, Battery	50%			2041	* *	10	$1,700	
No Component	50%							
Exterior Lighting								
LED	100%			2041	* *			

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **12-Feb-2019**	**Landmark Status**	: **HISTORICAL LANDMARK DISTRICT**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,5**		
Block	: **1633** **Lot** : **13**	**BIN**	: **1051991**

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	$608,100	$152,000
Interior Architecture	$68,200	$68,200
Mechanical		$501,200
Total	**$676,400**	**$721,500**
Importance Code A	$608,100	$152,000
Importance Code B	$68,200	$569,400
Total	**$676,400**	**$721,500**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	$73,000		$5,000	$2,700
Interior Architecture	$102,200		$3,700	
Electrical	$28,700	$1,100	$101,300	$2,100
Mechanical	$80,100	$12,000	$30,500	$12,000
Site Pavements	$9,400			
Elevators/Escalators	$4,900	$4,900	$4,900	$4,900
Total	**$298,300**	**$18,100**	**$145,500**	**$21,800**
Importance Code A	$78,900	$5,900	$11,000	$8,600
Importance Code B	$169,700	$12,200	$134,500	$13,100
Importance Code C	$49,700			
Total	**$298,300**	**$18,100**	**$145,500**	**$21,800**



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
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	$48,600	
Masonry: Brick	15%			LIFE	* *	5	$13,300	
Masonry: Brick	65%	Now	$208,700	LIFE	* *	5	$57,800	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Efflorescence, Extent : Moderate, Area Affected : 15%								
Location : All Facades								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%								
Location : At Window Openings And Corner Details								
Masonry: Limestone	10%	Now	$129,000	LIFE	* *	5	$6,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : All Facades								
Caulking Deteriorated, Extent : Severe, Area Affected : 10%								
Location : Above Main Entrance And Details Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
Location : All Facades And 1st Floor Level								
Window Wall	3%			2050	* *	5	$10,000	
Windows								
Aluminum	25%			2046	* *	5	$5,400	
Other Observation, Extent : Light, Area Affected : 40%								
Location : First Floor								
Explanation : Windows Were Installed In The Interior.								
Wood	75%	Now	$145,800	2038	* *	5	$80,900	1
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Dry Rot/Decay, Extent : Severe, Area Affected : 40%								
Location : Exterior Casing Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st And 2nd Floor Windows								
Explanation : Custom Curve								

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

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								
Parapets								
Masonry: Brick	25%	Now	$8,200	LIFE	* *	5	$2,400	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Metal Cornice	70%	Now	$23,500	2045	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : South East Corner, 5th Floor Roof								
Corrosion/Rusting, Extent : Severe, Area Affected : 5%								
Location : South East Corner, 5th Floor Roof								
Deformed/Dented, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Slate	5%	Now	$32,100	LIFE	* *	5	$500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%								
Location : Coping								
Misaligned/Bulging, Extent : Severe, Area Affected : 25%								
Location : Coping								
Roof								
Metal Panel	10%			2043	* *	10	$9,200	
Modified Bitumen	87%	Now	$71,200	2035	* *			
Alligatoring, Extent : Moderate, Area Affected : 40%								
Location : At Seams								
Blisters, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Ponding, Extent : Light, Area Affected : 20%								
Location : 4th Floor Roofs								
Seams Open/Split, Extent : Moderate, Area Affected : 15%								
Location : Various Locations Including 4th Floor Roof South Side And At Roof Penetrations								
Other Observation, Extent : Light, Area Affected : 90%								
Location : Throughout								
Explanation : Unable To See Due To Snow.								
Skylight, Metal/Glass	3%	Now	$53,400	2040	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Over Fifth Floor								
Interior								

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

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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$21,800	
Ceramic Tile	5%			2033	* *	5	$5,000	
Mosaic Tile	2%	4+	$2,900	2035	* *	5	$2,500	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : 1st Floor Toilets								
Quarry Tile	5%			2043	* *	5	$7,500	
Sheet Vinyl/Rubber	5%			2035	* *	5	$7,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Stair								
Explanation : Stair Treads And Platforms								
Wood	73%			2045	* *	5	$136,500	
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Dry Rot/Decay, Extent : Light, Area Affected : 5%								
Location : 1st Floor Exabit Rooms								
Poor Subfloor Evident, Extent : Moderate, Area Affected : 5%								
Location : 5th Floor Office								
Worn/Eroded, Extent : Light, Area Affected : 10%								
Location : 3rd Floor Cafeteria								
Interior Walls								
Ceramic Tile	8%	Now	$6,200	2033	* *	5	$4,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Base Tiles And Main Stair								
Concrete Masonry Unit	2%			LIFE	* *	5	$900	
Glass Block	2%			LIFE	* *			
Gypsum Board	35%			LIFE	* *	5	$24,500	
Masonry: Brick	10%			LIFE	* *			
Masonry: Brick	8%	4+	$43,600	LIFE	* *			
Paint Peeling, Extent : Moderate, Area Affected : 20%								
Location : Stairwells And Basement								
Spalling, Extent : Moderate, Area Affected : 15%								
Location : Various Locations And In Basement Walls								
Plaster	35%			LIFE	* *	5	$12,200	
Ceilings								
AcousTileSusp.Lay-In	10%			2043	* *	5	$10,000	
Embossed Metal	70%			LIFE	* *	5	$31,400	
Paint Peeling, Extent : Light, Area Affected : 15%								
Location : Throughout								
Exposed Concrete	5%	Now	$38,400	LIFE	* *	5	$800	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Beams In Basement								
Exposed Reinforcement, Extent : Severe, Area Affected : 10%								
Location : Beams In Basement								
Gypsum Board	15%			LIFE	* *	5	$18,700	
Site Enclosure								

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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
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2050	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$9,400	2043	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 90%								
Location : Throughout								
Explanation : Covered In Snow, Unable To See.								
On-Site Walkways								
Cast in Place Concrete	100%			2043	* *			
Other Observation, Extent : Light, Area Affected : 90%								
Location : Throughout								
Explanation : Covered In Snow, Unable To See.								
Parking/Driveway								
Cast in Place Concrete	100%			2035	* *			
Other Observation, Extent : Light, Area Affected : 95%								
Location : Throughout Rear Of Building								
Explanation : Covered In Snow, Unable To See.								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 800 Ampere And Two 400 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Fused Disc Sw	100%			2050	* *	5	$300	
Raceway								
Conduit	100%			2050	* *	1		
Panelboards								
Fused Disc Sw	10%			2046	* *	5	$100	
Molded Case Bkrs	88%			2046	* *	5	$1,400	
Molded Case Bkrs	2%	4+	$100	2046	* *	5		
Mech. Misoperation, Extent : Moderate, Area Affected : 100%								
Location : 3rd Floor Library								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 3rd Floor Library								
Explanation : Computers And Air Conditioner Trips Circuit Breakers During The Summer								
Wiring								
Thermoplastic	100%			2050	* *	1		

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DEPT. OF SMALL BUSINESS SERV. - 801
JULIA DEBURGOS LATINO CULTURAL CENTER
Asset # : 4338

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2043	* *	5	$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Water Main								
Lighting								
Interior Lighting								
Fluorescent	90%			2035	* *	10	$49,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fluorescent	5%	Now	$5,800	2035	* *			
Damaged Fixtures, Extent : Moderate, Area Affected : 50%								
Location : Gymnasium								
Incandescent	5%			2025	$43,400	2	$100	
Egress Lighting								
Emergency, Battery	50%			2035	* *	10	$7,200	
Exit, Service	50%			2035	* *	1		
Exterior Lighting								
HID	20%			2035	* *	10		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside Perimeter								
Explanation : Operated Via Timer								
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%	Now	$21,600	2035	* *	1	$4,000	
Control Panel Damaged, Extent : Moderate, Area Affected : 50%								
Location : 1st Floor								
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2035	* *	1-3	$7,600	

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2040	* *	5	$18,500	

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DEPT. OF SMALL BUSINESS SERV. - 801
JULIA DEBURGOS LATINO CULTURAL CENTER
Asset # : 4338

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Steam Boiler	100%			2035	* *	1	$59,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 1 Unit								
Distribution								
Steam Piping/Pump	100%			2050	* *			
Terminal Devices								
Convector/Radiator	100%	0-2	$35,900	2035	* *	1	$17,400	
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Leaks Reported At 3rd And 4th Floor Classroom Radiators.								
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	10%			2028	$250,500	2	$400	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2nd Floor								
Window/Wall Unit	60%			2028	$83,800	1		
No Component	30%							
Terminal Devices								
No Component	90%							
Not Accessible	10%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2030	$9,500	2	$4,200	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2-5	$10,000	
No Component	70%							
Exhaust Fans								
Interior	70%	Now	$16,700	2030	$166,900	2	$1,000	
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Exhaust Fan In 5th Floor Attic								
Roof	30%			2030	$33,400	2	$600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	* *	1		
Water Heater								
Gas Fired	70%			2028	$28,600	2	$600	
Gas Fired	30%	2-4	$3,700	2023	$12,300	2	$200	
Corroded, Extent : Severe, Area Affected : 50%								
Location : Basement								
Leak Evident, Extent : Severe, Area Affected : 50%								
Location : Basement								

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DEPT. OF SMALL BUSINESS SERV. - 801
JULIA DEBURGOS LATINO CULTURAL CENTER
Asset # : 4338

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2023	$2,300	4	$1,900	
Backflow Preventer								
Generic	100%			2030	$17,000	1	$3,700	
Fixtures								
Generic	100%							
Other Observation, Extent : Light, Area Affected : 10%								
Location : 3rd And 4th Floors								
Explanation : Low Flow To Corridor Drinking Fountains								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Cellar To 4th Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
Generic	100%			2040	* *	1-5	$30,100	
Sprinkler								
No Component	80%							
Generic	20%			2040	* *	1-2	$3,300	
Fire Pump								
Generic	100%			2033	* *	1	$11,200	

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Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **16-May-2019**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Sub Basement, Roof, Floors 1,2**		
Block	: **3247** **Lot** : **2**	**BIN**	: **2098784**

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	$8,170,000	$1,668,400
Interior Architecture	$16,563,300	$1,236,900
Electrical	$4,108,800	$92,100
Mechanical	$15,658,900	$325,600
Site Enclosure	$103,000	
Site Pavements	$92,400	
Total	**$44,696,500**	**$3,322,900**
Importance Code A	$11,339,300	$1,668,400
Importance Code B	$30,035,200	$1,654,600
Importance Code C	$3,322,000	
Total	**$44,696,500**	**$3,322,900**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	$4,100			$26,700
Interior Architecture	$45,400			$10,600
Electrical	$162,800	$38,700	$39,300	$41,700
Mechanical	$20,800	$60,400	$71,400	$79,900
Site Pavements	$53,200			
Total	**$286,300**	**$99,100**	**$110,700**	**$158,900**
Importance Code A	$50,600	$43,000	$41,000	$69,600
Importance Code B	$184,000	$56,100	$69,800	$89,200
Importance Code C	$51,800			
Total	**$286,300**	**$99,100**	**$110,700**	**$158,900**



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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	$222,500	LIFE	* *	5	$222,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : At Watertable Accent Throughout								
Copper/Terne	5%	Now	$224,700	2051	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : East And West Facade								
Fiberglass Panel	7%	Now	$321,900	2046	* *	5	$74,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : East And West Facade								
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : East And West Facade								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : East And West Facade								
Explanation : Corrugated Panels								
Masonry: Brick	80%	0-2	$1,517,300	LIFE	* *	5	$455,100	
Efflorescence, Extent : Moderate, Area Affected : 25%								
Location : North And East Elevations								
Vegetation Growth, Extent : Moderate, Area Affected : 15%								
Location : South West Facade								
Worn/Eroded, Extent : Light, Area Affected : 20%								
Location : Throughout								
Metal Coiling Doors	3%			2036	* *	5	$53,300	
Windows								
Aluminum	25%			2047	* *	5	$53,600	
Wood	75%	Now	$4,986,200	2056	* *	5	$803,800	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$9,500	
Masonry: Brick	95%			LIFE	* *	5	$23,400	
Efflorescence, Extent : Moderate, Area Affected : 25%								
Location : Throughout								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Copper/Terne	7%			2071	* *	10	$112,600	
Modified Bitumen	10%	Now	$96,500	2036	* *			
Blisters, Extent : Moderate, Area Affected : 25%								
Location : Various Locations Over Second Floor Flat Roof								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Ponding, Extent : Light, Area Affected : 10%								
Location : Flat Section Over Second Floor								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Modified Bitumen	83%	Now	$801,000	2036	* *			
Blisters, Extent : Moderate, Area Affected : 20%								
Location : Barrel Vault								
Ridging, Extent : Moderate, Area Affected : 35%								
Location : Base Of Barrel Vault Roof								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Barrel Vault								
Soffits								
Cast Stone/Terra Cotta	100%	0-2	$4,100	LIFE	* *	5	$2,100	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : Main Entrance								
Interior								

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DEPT. OF SMALL BUSINESS SERV. - 801

KINGSBRIDGE ARMORY

Asset # : 4446

Architecture	Current Repair			Future Replacement			Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
Cast in Place Concrete	75%	Now	$3,369,700	LIFE	* *		5	$1,069,000	
Loose/Delam Surface, Extent : Severe, Area Affected : 20%									
Location : Basement And 2nd Floor									
Uneven Surface, Extent : Moderate, Area Affected : 15%									
Location : Drill Hall Floor And Mezzanine									
Water Penetration, Extent : Severe, Area Affected : 25%									
Location : Old Lecture Hall, Boiler Room And Sub-basement									
Other Observation, Extent : Severe, Area Affected : 15%									
Location : Sub-basement									
Explanation : Constant Running Water And Flooding									
Ceramic Tile	2%	Now	$55,800	2034	* *		5	$6,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Toilets, Lockers, Showers And Throughout									
Worn/Eroded, Extent : Moderate, Area Affected : 100%									
Location : Toilets, Lockers, Showers And Throughout									
Marble Panels	2%	Now	$1,043,300	LIFE	* *		5	$9,800	
Broken/Missing Elements, Extent : Severe, Area Affected : 50%									
Location : Main Entry Stair									
Steel Plate	3%	Now	$1,971,000	LIFE	* *		1		
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%									
Location : Stairs Throughout									
Vinyl Tile 9" X 9"	13%	Now	$1,031,000	2041	* *		3	$31,800	
Broken/Missing Elements, Extent : Severe, Area Affected : 25%									
Location : Offices Throughout									
Cracking/Crumbling, Extent : Severe, Area Affected : 25%									
Location : Offices Throughout									
Worn/Eroded, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Wood	5%	Now	$1,187,300	2071	* *		5	$30,500	
Broken/Missing Elements, Extent : Severe, Area Affected : 100%									
Location : Basketball Court And Bowling Alley									

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

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	40%	Now	$2,011,300	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Basement And Sub-basements								
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Throughout Basement And Sub-basements								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout Basement And Sub-basements								
Concrete Masonry Unit	5%			LIFE	* *	5	$14,400	
Gypsum Board	5%			LIFE	* *	5	$21,600	
Masonry: Brick	30%	Now	$464,800	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Basketball Court								
Diagonal Cracks, Extent : Severe, Area Affected : 5%								
Location : Basketball Court								
Efflorescence, Extent : Light, Area Affected : 10%								
Location : Throughout								
Plaster	17%	Now	$650,500	LIFE	* *	5	$36,700	
Broken/Missing Elements, Extent : Severe, Area Affected : 75%								
Location : Throughout								
Loose/Delam Surface, Extent : Severe, Area Affected : 75%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : Second Floor And Basement.								
Steel Plate	3%	Now	$45,400	LIFE	* *	5	$12,900	
Corrosion/Rusting, Extent : Severe, Area Affected : 20%								
Location : Columns At Loading Dock.								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%	Now	$349,400	2036	* *	5	$32,600	
Broken/Missing Elements, Extent : Severe, Area Affected : 70%								
Location : All								
Worn/Eroded, Extent : Severe, Area Affected : 30%								
Location : All								
Exposed Concrete	65%	Now	$3,011,700	LIFE	* *	5	$66,200	
Corrosion/Rusting, Extent : Severe, Area Affected : 5%								
Location : Steel Members At Lower Levels								
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Lower Levels								
Exposed Reinforcement, Extent : Moderate, Area Affected : 8%								
Location : Loading Dock Area And Various Basement Ceiling Locations								
Staining/Discoloring, Extent : Severe, Area Affected : 5%								
Location : Steel Members At Lower Levels								
Plaster	25%	Now	$1,417,500	LIFE	* *	5	$101,800	
Broken/Missing Elements, Extent : Severe, Area Affected : 75%								
Location : All Areas.								
Loose/Delam Surface, Extent : Severe, Area Affected : 75%								
Location : All Areas.								
Site Enclosure								
Fence/Gates								
Chain Link	50%			2051	* *			
Iron Picket	50%	0-2	$103,000	2051	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	75%			2051	* *			
Masonry: Fieldstone	25%			2041	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$46,800	2036	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Along Reservoir Avenue								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Along Reservoir Avenue								
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Along Reservoir Avenue								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	$6,400	2036	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Throughout								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Parking/Driveway								
Cast in Place Concrete	100%	Now	$92,400	2036	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Rear Lot								
Ponding, Extent : Moderate, Area Affected : 15%								
Location : Rear Lot								
Sinking/Subsiding, Extent : Moderate, Area Affected : 15%								
Location : Rear Lot								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%	Now	$46,400	2061	* *	5	$1,200	
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Electrical Room.								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room.								
Explanation : Rated At 950 Amperes.								
Transformers								
Dry Type	100%	Now	$17,500	2051	* *	5	$1,000	
Not in Service, Extent : Severe, Area Affected : 100%								
Location : First Floor								
Switchgear / Switchboard								
Molded Case Bkrs	20%			2031	$64,800	5	$2,900	
Molded Case Bkrs	80%	Now	$259,200	2061	* *	5	$5,800	
On Extended Life, Extent : Severe, Area Affected : 80%								
Location : First Floor								
Raceway								
Conduit	10%			2031	$7,500	1		
Conduit	90%	0-2	$67,100	2061	* *	1		
Corroded, Extent : Severe, Area Affected : 100%								
Location : Throughout Building								
Panelboards								
Molded Case Bkrs	10%			2030	$19,800	5	$1,500	
Molded Case Bkrs	90%	Now	$178,400	2056	* *	5	$6,600	
On Extended Life, Extent : Severe, Area Affected : 60%								
Location : First Floor And Throughout Building								
Aged Component, Extent : Severe, Area Affected : 100%								
Location : Basement								
Wiring								
Braided Cloth	90%	Now	$146,500	2056	* *	1		
Insulation Aged, Extent : Severe, Area Affected : 80%								
Location : Throughout Building								
Thermoplastic	10%			2031	$16,300	1		

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	5%			2029	$1,300	5	$200	
Locally Mounted	95%	Now	$24,400	2051	* *	5	$1,800	
Not Functioning, Extent : Severe, Area Affected : 100%								
Location : Throughout Building								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location :								
Ground								
Grounding Devices								
Generic	100%	0-2	$10,500	LIFE	* *	5	$8,200	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement								
Explanation : Corroded								
Stand-by Power								
Transfer Switches								
Automatic	100%	Now	$9,800	2051	* *	1	$153,800	
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : First Floor Electrical Room								
Generators								
Diesel	100%	Now	$80,900	2046	* *	1	$193,600	
Engine Inoperable, Extent : Severe, Area Affected : 100%								
Location : First Floor								
Batteries								
Lead/Acid	100%	Now	$1,700	2026	$1,700	5	$10,300	
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Generator Room								
Fuel Storage								
Main Tank	100%	Now	$58,200	2071	* *	5	$6,400	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Corroded								
Explanation : 200 Gallons								
Lighting								
Interior Lighting								
Fluorescent	5%			2041	* *	10	$20,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Explanation : T-8 Lamps								
Fluorescent	95%	Now	$1,000,700	2041	* *			
Damaged Fixtures, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Egress Lighting								
Emergency, Battery	50%	Now	$17,500	2041	* *			
Not Functioning, Extent : Moderate, Area Affected : 100%								
Location : 1st Floor								
Exit, Battery	50%	Now	$35,000	2041	* *			
Not Functioning, Extent : Severe, Area Affected : 100%								
Location : 1st Floor								

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Exterior Lighting								
HID	100%	Now	$2,317,800	2041	* *			
Damaged Fixtures, Extent : Severe, Area Affected : 100%								
Location : Outside Perimeter								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	5%			2041	* *	1		
Natural Gas	95%			2031	$50,800	1		
Not in Service, Extent : Light, Area Affected : 95%								
Location : Boiler Room.								
Other Observation, Extent : Moderate, Area Affected : 95%								
Location : Basement.								
Explanation : Gas Supply Has Been Shut Off.								
Conversion Equipment								
Radiant Heater	5%			2026	$399,200	2	$10,100	
Steam Boiler	95%	Now	$2,770,100	2051	* *	1	$368,600	
Abandoned in Place, Extent : Severe, Area Affected : 95%								
Location : Sub-basement Boiler Room								
Other Observation, Extent : Light, Area Affected : 95%								
Location : Sub-basement Boiler Room								
Explanation : 3 Units								
Distribution								
Steam Piping/Pump	95%	Now	$1,892,700	2061	* *			
Abandoned in Place, Extent : Severe, Area Affected : 95%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 95%								
Location : Throughout								
Explanation : Piping Cut Loose From Radiator And Broken Or Missing Throughout								
No Component	5%							

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	15%	Now	$950,300	2041	* *	1	$36,300	
Abandoned in Place, Extent : Severe, Area Affected : 15%								
Location : Various								
Other Observation, Extent : Severe, Area Affected : 15%								
Location : Basement								
Explanation : Air Handlers Severly Damaged With Steam Coils Cut Out								
Convector/Radiator	80%	Now	$1,929,700	2051	* *	1	$101,200	
Abandoned in Place, Extent : Severe, Area Affected : 80%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 80%								
Location : Throughout								
Explanation : Damaged Radiators. Many With Missing Or Broken Valves And Steam Traps Throughout								
No Component	5%							
Ventilation								
Distribution								
Ductwork/Diffusers	30%	Now	$1,245,500	LIFE	* *	2-5	$72,800	
Abandoned in Place, Extent : Severe, Area Affected : 30%								
Location : Various								
No Component	70%							
Exhaust Fans								
Interior	30%	Now	$480,900	2041	* *	2	$3,200	
Abandoned in Place, Extent : Severe, Area Affected : 30%								
Location : Basement								
No Component	70%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	Now	$1,977,000	2051	* *	1		
Corroded, Extent : Severe, Area Affected : 100%								
Location : Throughout								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Explanation : Piping Broken Or Missing								
Water Heater								
Gas Fired	100%	Now	$274,800	2031	$274,800	2	$5,100	
Abandoned in Place, Extent : Severe, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Boiler Room								
Explanation : Boiler Room Flooded. No Hot Water Supplied To Any Fixtures.								

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sanitary Piping								
Cast Iron	100%	Now	$3,297,500	LIFE	* *	1		
Broken, Extent : Severe, Area Affected : 100%								
Location : Connections At Fixtures								
Damaged, Extent : Severe, Area Affected : 80%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : Piping In Poor Condition. Majority Has Been Out Of Service For An Extended Period								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : All Piping Above Slabs Up To Roof Drains								
Sump Pump(s)								
Submersible	100%	Now	$19,500	2026	$19,500	4	$11,700	
Obsolete Equipment, Extent : Severe, Area Affected : 100%								
Location : Boiler Room And Basement								
Other Observation, Extent : Severe, Area Affected : 20%								
Location : Boiler Room And Basement								
Explanation : Flooding Evident.								
Backflow Preventer								
No Component	50%							
Generic	50%			2036	* *	1	$13,300	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%								
Location : Throughout.								
Other Observation, Extent : Severe, Area Affected : 80%								
Location : Throughout.								
Explanation : Broken And Missing Fixtures.								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%	Now	$441,200	2061	* *	1-2	$10,600	
Corroded, Extent : Severe, Area Affected : 10%								
Location : Loading Dock And Basement Storage								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Loading Dock And Basement Storage								
Explanation : System Not In Service / Main Valve Closed								

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Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **26-Feb-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,Mez**		
Block	: **2780** **Lot** : **73**	**BIN**	: **2831981**

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	$777,000	$601,600
Interior Architecture	$842,600	$1,257,200
Electrical	$156,300	$2,498,000
Mechanical		$601,500
Site Enclosure	$294,600	
Site Pavements	$2,198,900	
Total	**$4,269,400**	**$4,958,300**
Importance Code A	$777,000	$836,100
Importance Code B	$761,900	$4,017,600
Importance Code C	$2,730,500	$104,600
Total	**$4,269,400**	**$4,958,300**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture				
Interior Architecture	$55,600	$35,100	$12,800	$2,600
Electrical	$4,200	$10,300	$4,000	$7,900
Mechanical	$54,500	$92,400	$67,700	$84,500
Elevators/Escalators	$7,900	$7,900	$7,900	$7,900
Total	**$122,200**	**$145,700**	**$92,500**	**$102,900**
Importance Code A	$9,600	$8,400	$9,600	$9,300
Importance Code B	$96,600	$137,300	$77,000	$93,500
Importance Code C	$16,000		$5,800	
Total	**$122,200**	**$145,700**	**$92,500**	**$102,900**



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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	85%	Now	$357,900	2051	* *	5	$422,200	
Deformed/Dented, Extent : Severe, Area Affected : 15%								
Location : Throughout Surrounds Of Coiling Doors								
Seams Open/Split, Extent : Severe, Area Affected : 15%								
Location : North East And South East Expansion Joints								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : At Expansion Joints At Perimeter Mezzanine Corridors								
Metal Coiling Doors	10%	4+	$83,000	2044	* *	5	$41,400	
Deformed/Dented, Extent : Moderate, Area Affected : 20%								
Location : At Framed Openings								
Weathering Steel	5%			LIFE	* *	1		
Windows								
Aluminum	100%			2047	* *	5		
Roof								
Metal Panel	70%	Now	$156,600	2044	* *			
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%								
Location : Missing Downspouts Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : At Roof Pentration At Exhaust Hood								
Spray-on Foam	30%			2039	* *	5	$358,900	
Soffits								
Alum/Vinyl Siding	90%			2051	* *	10	$9,200	
Exposed Struc: Steel	10%			LIFE	* *	5	$10,300	
Interior								
Floors								
Cast in Place Concrete	75%	4+	$605,500	LIFE	* *	5	$1,152,600	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : At Expansion Joints On Mezzanine Level								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Service Area								
Uneven Surface, Extent : Moderate, Area Affected : 10%								
Location : At Trench Drains And Expansion Joints								
Ceramic Tile	2%			2040	* *	5	$14,100	
Vinyl Tile	3%	Now	$39,600	2036	* *	3	$7,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : At Expansion Joint Failures In Mezzanine Corridors And Throughout								
Vinyl Tile	20%			2036	* *	3	$52,700	

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DEPT. OF SMALL BUSINESS SERV. - 801

NEW FULTON FISH MARKET

Asset # : 13881

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	2%			2040	* *	5	$11,600	
Concrete Masonry Unit	10%			LIFE	* *	5	$23,200	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Stair S104								
Fiberglass Panel	48%	Now	$237,000	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Office Walls Overlooking Warehouse Space								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Reinforced Fiberglass Panel								
Glass: Single Pane	10%			LIFE	* *	5	$43,600	
Gypsum Board	30%	Now	$16,000	LIFE	* *	5	$104,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : At Expansion Joints								
Ceilings								
AcousTileSusp.Lay-In	5%			2044	* *	5	$35,100	
Exposed Concrete	10%			LIFE	* *	5	$11,000	
Exposed Struc: Steel	85%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Observed As Metal Decking								
Site Enclosure								
Fence/Gates								
Chain Link	95%	2-4	$294,600	2041	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout Site Perimeter								
Corrosion/Rusting, Extent : Moderate, Area Affected : 75%								
Location : Throughout Site Perimeter								
Chain Link	5%			2057	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Chain Link Gates								
Explanation : New Gates								
Retaining Walls								
Cast in Place Concrete	100%			2066	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2044	* *			

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Parking/Driveway								
Asphalt	98%	0-2	$2,198,900	2034	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Parking Lot								
Ponding, Extent : Moderate, Area Affected : 5%								
Location : Throughout Parking Lot								
Potholes, Extent : Severe, Area Affected : 10%								
Location : Throughout Parking Lot								
Cast in Place Concrete	2%			2044	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2041	* *	5	$1,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Four 3,000 Ampere Main Disconnect Switches								
Transformers								
Dry Type	100%			2036	* *	5	$1,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room And Electrical Closets								
Explanation : One 30 Kilovolt-ampere And One 75 Kilovolt-ampere Transformers								
Switchgear / Switchboard								
Fused Disc Sw	100%			2041	* *	5	$1,800	
Raceway								
Conduit	95%			2041	* *	1		
Conduit	5%			2057	* *	1		
Panelboards								
Fused Disc Sw	3%			2039	* *	5	$300	
Fused Disc Sw	2%			2053	* *	5	$200	
Molded Case Bkrs	95%			2039	* *	5	$10,700	
Wiring								
Thermoplastic	95%			2041	* *	1		
Thermoplastic	5%			2057	* *	1		
Motor Controllers								
Locally Mounted	90%			2036	* *	5	$2,600	
Locally Mounted	10%			2048	* *	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$6,300	
Lighting								

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DEPT. OF SMALL BUSINESS SERV. - 801

NEW FULTON FISH MARKET

Asset # : 13881

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	50%			2031	$1,341,400	10	$195,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Offices, Bath Room First Floor								
Explanation : T-8 Lamps								
Fluorescent	40%			2036	* *	10	$156,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Interior Open Space Market Selling Area								
Explanation : T-5 Lamps								
Fluorescent	10%			2031	$268,300	10	$39,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Entrances, Mechanical And Electrical Room								
Explanation : T-12 Lamps								
Egress Lighting								
Emergency, Battery	50%			2031	$317,600	10	$51,400	
Exit, Service	50%			2031	$78,500	1		
Exterior Lighting								
HID	10%			2031	$177,900	10	$100	
No Component	90%							
Alarm								
Security System								
No Component	90%							
Generic	8%			2036	* *	1	$12,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Public Spaces								
Explanation : CCTV Surveillance Cameras								
Generic	2%			2031	$28,500	1	$3,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Exit Doors								
Explanation : Intrusion Alarm								
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2036	* *	1-3	$26,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Open Space Market Selling Area, Hallways Second Floor								
Explanation : Strobes, Bell, Pull Box Station, Smoke Detector And Fire Alam Panel								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	3%			2051	* *	1		
Natural Gas	97%			2051	* *	1		

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	40%			2036	* *	1	$84,300	
Other Observation, Extent : Light, Area Affected : 40%								
Location : Throughout								
Explanation : 35 Units								
Radiant Heater	3%			2031	$234,500	2	$5,900	
Other Observation, Extent : Light, Area Affected : 3%								
Location : Restrooms And Stairwell								
Explanation : 10 Units								
No Component	57%							
Air Conditioning								
Energy Source								
Electricity	100%			2047	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	60%			2036	* *	1	$118,600	
R-22 Refrigerant, Extent : Light, Area Affected : 60%								
Location : Roof								
Other Observation, Extent : Light, Area Affected : 60%								
Location : Roof								
Explanation : 17 Units								
Ext Pkg Unit - Heating/Cooling	40%			2036	* *	2	$10,400	
Other Observation, Extent : Light, Area Affected : 40%								
Location : Roof								
Explanation : 35 Units, R404a/r507								
Terminal Devices								
Air Handler/Dir Expansion	60%			2036	* *	1		
No Component	40%							
Heat Rejection								
Dry Cooler	60%			2036	* *	2	$178,100	
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2-5	$95,100	
No Component	60%							
Exhaust Fans								
Interior	40%			2036	* *	2	$5,200	
Roof	60%			2036	* *	2	$7,800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2051	* *	1		
Water Heater								
Electric	5%			2029	$19,400	4	$100	
Gas Fired	95%			2029	$255,600	2	$5,900	

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.*

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : 1st To Mezzanine							
	Explanation : 2 Units							
Fire Suppression								
Standpipe								
Generic	100%			2057	* *	1-5	$214,900	
Sprinkler								
Generic	100%			2057	* *	1-2	$119,400	
Fire Pump								
Generic	100%			2044	* *	1	$79,600	

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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **25-Jun-2018**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,2**		
Block	: **2770** **Lot** : **1**	**BIN**	: **2109488**

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	$1,001,200	$8,341,700
Interior Architecture	$735,500	$1,829,900
Electrical	$1,381,100	$3,621,100
Mechanical	$837,200	
Total	**$3,955,000**	**$13,792,800**
Importance Code A	$1,476,200	$8,573,900
Importance Code B	$2,136,300	$4,879,200
Importance Code C	$342,500	$339,700
Total	**$3,955,000**	**$13,792,800**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture				
Interior Architecture	$53,000		$17,800	$13,400
Electrical	$8,900	$72,600	$4,700	$6,000
Mechanical	$21,400	$35,600	$3,900	$4,200
Total	**$83,400**	**$108,200**	**$26,400**	**$23,600**
Importance Code A	$600	$6,800	$1,700	$3,800
Importance Code B	$48,800	$101,400	$24,700	$19,700
Importance Code C	$34,000			
Total	**$83,400**	**$108,200**	**$26,400**	**$23,600**



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.*

DEPT. OF SMALL BUSINESS SERV. - 801
NEW YORK CITY TERMINAL MARKET BUILDING A
Asset # : 2146

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	$137,500	LIFE	* *	5	$55,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Loading Dock								
Concrete Masonry Unit	25%	Now	$501,900	LIFE	* *	5	$34,500	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : East Facade, West Facade								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : East Facade, West Facade								
Metal Panel	35%	Now	$61,400	2049	* *	5	$144,800	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal Coiling Doors	30%			2034	* *	5	$206,800	
Weathering Steel	5%			LIFE	* *	1		
Windows								
Aluminum	100%	Now	$197,000	2037	* *	5	$42,600	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Roof								
Modified Bitumen	100%			2029	$7,535,900	10	$502,500	
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Throughout								
Soffits								
Exposed Struc: Steel	100%			LIFE	* *	5		
Interior								
Floors								
Carpet	10%			2028	$502,200	3	$53,400	
Cast in Place Concrete	55%	Now	$225,100	LIFE	* *	5	$428,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : Loading Dock At Six Locations								
Explanation : Deteriorating Expansion Joint Assemblies								
Ceramic Tile	5%	Now	$19,100	2038	* *	5	$8,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Vinyl Tile	30%	Now	$100,400	2029	$1,003,600	3	$40,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								

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

DEPT. OF SMALL BUSINESS SERV. - 801
NEW YORK CITY TERMINAL MARKET BUILDING A
Asset # : 2146

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	0-2	$34,000	2032	$339,700	5	$5,600	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Concrete Masonry Unit	50%	Now	$273,400	LIFE	* *	5	$44,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Gypsum Board	10%			LIFE	* *	5	$13,400	
Plaster	35%	Now	$69,100	LIFE	* *	5	$23,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Ceilings								
AcousTileSusp.Lay-In	20%			2042	* *	5	$74,500	
Exposed Concrete	10%			LIFE	* *	5	$5,800	
Exposed Struc: Steel	45%			LIFE	* *			
Plaster	25%	4+	$67,500	LIFE	* *	5	$58,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	100%			2049	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Dock Areas								
Explanation : Off Load Ramps								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2034	* *			
Parking/Driveway								
Asphalt	70%			2038	* *			
Cast in Place Concrete	30%			2042	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2029	$232,100	5	$6,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Closet								
Explanation : Three 1600 Ampere Main Disconnect Switches For Sections A1, A2 And A3								
Transformers								
Dry Type	100%			2027	$17,500	5	$800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Closet								
Explanation : Three 75 Kilovolt-ampere, One For Each Section A1, A2 And A3								

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	$594,000	5	$1,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Closet								
Explanation : All Switchgear Belongs To Tenant								
Raceway								
Conduit	95%			2029	$661,900	1		
Under Construction	5%							
Panelboards								
Fused Disc Sw	15%			2028	$79,300	5	$800	
Molded Case Bkrs	85%			2028	$449,300	5	$5,100	
Wiring								
Braided Cloth	51%	2-4	$549,000	2054	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	49%			2029	$527,500	1		
Motor Controllers								
Locally Mounted	100%			2027	$32,600	5	$1,500	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	80%			2034	* *	10	$167,700	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : 70 Percent Of Interior Lighting Belongs To Tenant								
Fluorescent	15%			2029	$215,800	10	$31,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : 70 Percent Of Interior Lighting Belongs To Tenant								
Under Construction	5%							
Egress Lighting								
Emergency, Battery	55%			2024	$187,400	10	$30,300	
Exit, Service	40%			2024	$33,700	1		
Under Construction	5%							
Exterior Lighting								
HID	50%			2024	$477,000	10	$400	
No Component	50%							
Alarm								
Security System								
No Component	90%							
Generic	10%			2029	$76,400	1	$8,500	

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
NEW YORK CITY TERMINAL MARKET BUILDING A
Asset # : 2146

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2029	$784,800	1-3	$43,500	

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	10%			2039	* *	1		
Natural Gas	10%			2039	* *	1		
No Component	80%							
Conversion Equipment								
Furnace	10%	2-4	$55,700	2039	* *	1	$10,200	
Not Energy Efficient, Extent : Moderate, Area Affected : 100%								
Location : Utility Rooms And Stairways Outdated								
Other Observation, Extent : Light, Area Affected : 10%								
Location : 7 Utility Rooms, And 8 Stairways								
Explanation : 7 Gas Fired Furnaces, 8 Modine Heaters On Extended Life								
Furnace	5%			2034	* *	1	$5,700	
Recent Replace Evident, Extent : N/A, Area Affected : 5%								
Location : Utility Room								
Radiant Heater	10%			2024	$419,200	2	$10,600	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Hallway								
Explanation : 50 Electric Baseboard Radiants								
No Component	75%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Throughout								
Explanation : Businesses Supply And Maintain Their Own Heating And Air Conditioning Equipment								
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	$12,700	
No Component	90%							
Exhaust Fans								
Roof	8%			2024	$31,400	2	$600	
Roof	2%			2034	* *	2	$100	
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.
Maintenance $ are aggregated over a ten-year period. Site specific cost 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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Brass/Copper	58%	Now	$20,500	2039	* *	1		
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : Utility Rooms								
Explanation : Faulty Valves								
Galvanized Steel	42%	Now	$218,000	2034	* *	1		
Antiquated, Extent : Severe, Area Affected : 100%								
Location : Underground								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 8 Inch Main								
Explanation : Multiple Cracks And Leaks Every Year								
Water Heater								
Gas Fired	40%			2024	$57,700	2	$1,300	
Other Observation, Extent : Light, Area Affected : 40%								
Location : 3 Utility Rooms								
Explanation : 3 Units								
Gas Fired	60%			2023	$86,600	2	$2,000	
Other Observation, Extent : Light, Area Affected : 60%								
Location : 4 Utility Rooms								
Explanation : 4 Units								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Bathrooms								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **25-Jun-2018**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,2**		
Block	: **2770** **Lot** : **1**	**BIN**	: **2109493**

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	$620,100	$8,341,700
Interior Architecture	$513,600	$1,771,700
Electrical	$1,142,500	$4,895,200
Mechanical	$837,200	
Total	**$3,113,500**	**$15,008,600**
Importance Code A	$1,095,100	$8,573,900
Importance Code B	$1,717,700	$6,095,100
Importance Code C	$300,800	$339,700
Total	**$3,113,500**	**$15,008,600**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	$30,700			
Interior Architecture	$84,000	$46,500	$520,000	$13,400
Electrical	$8,900	$106,800	$4,700	$6,000
Mechanical	$20,900	$23,200	$3,300	$3,600
Total	**$144,400**	**$176,500**	**$528,000**	**$22,900**
Importance Code A	$30,700	$6,300	$1,100	$3,300
Importance Code B	$64,400	$170,300	$526,900	$19,700
Importance Code C	$49,300			
Total	**$144,400**	**$176,500**	**$528,000**	**$22,900**



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.*

DEPT. OF SMALL BUSINESS SERV. - 801
NEW YORK CITY TERMINAL MARKET BUILDING B
Asset # : 2147

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	$68,700	LIFE	* *	5	$55,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Loading Dock								
Concrete Masonry Unit	25%	Now	$251,000	LIFE	* *	5	$34,500	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : East Facade, West Facade								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : West Facade, East Facade								
Metal Panel	35%	Now	$30,700	2049	* *	5	$144,800	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal Coiling Doors	30%			2034	* *	5	$206,800	
Weathering Steel	5%			LIFE	* *	1		
Windows								
Aluminum	100%	Now	$197,000	2037	* *	5	$42,600	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Roof								
Modified Bitumen	100%			2029	$7,535,900	10	$502,500	
Recent Replace Evident, Extent : N/A, Area Affected : 10%								
Location : Throughout								
Soffits								
Exposed Struc: Steel	100%			LIFE	* *	5		
Interior								
Floors								
Carpet	10%			2025	$502,200	3	$53,400	
Cast in Place Concrete	55%	Now	$112,500	LIFE	* *	5	$428,400	
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : Loading Dock At Six Locations								
Explanation : Deteriorating Expansion Joint Assemblies								
Ceramic Tile	5%	4+	$7,600	2038	* *	5	$8,900	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Bathrooms								
Vinyl Tile	30%	Now	$100,400	2029	$1,003,600	3	$40,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								

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

DEPT. OF SMALL BUSINESS SERV. - 801
NEW YORK CITY TERMINAL MARKET BUILDING B
Asset # : 2147

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	Now	$17,000	2032	$339,700	5	$5,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Bathrooms								
Concrete Masonry Unit	55%	0-2	$300,800	LIFE	* *	5	$49,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Gypsum Board	15%	4+	$7,700	LIFE	* *	5	$20,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Plaster	25%	4+	$24,700	LIFE	* *	5	$16,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Ceilings								
AcousTileSusp.Lay-In	25%			2034	* *	5	$93,100	
Exposed Concrete	10%			LIFE	* *	5	$5,800	
Exposed Struc: Steel	55%			LIFE	* *			
Plaster	10%	Now	$27,000	LIFE	* *	5	$23,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	100%			2049	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Dock Areas								
Explanation : Off Load Ramps								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2034	* *			
Parking/Driveway								
Asphalt	70%			2038	* *			
Cast in Place Concrete	30%			2042	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2029	$232,100	5	$6,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,000 Ampere Main Disconnect Switch For Sections B1, B2 And B3								

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2027	$17,500	5	$800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Closet								
Explanation : Three 75 Kilovolt-ampere One For Each Section								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	$594,000	5	$1,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Closet								
Explanation : All Switch Gear Belongs To Tenant								
Raceway								
Conduit	100%			2029	$696,700	1		
Panelboards								
Fused Disc Sw	10%			2028	$52,900	5	$500	
Molded Case Bkrs	90%			2028	$475,700	5	$5,400	
Wiring								
Braided Cloth	46%	2-4	$495,200	2054	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	54%			2029	$581,300	1		
Motor Controllers								
Locally Mounted	100%			2027	$32,600	5	$1,500	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	85%			2029	$1,223,000	10	$178,200	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : 70 Percent Of Interior Lighting Belongs To Tenant								
Fluorescent	15%			2034	* *	10	$31,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : 70 Percent Of Interior Lighting Belongs To Tenant								
Egress Lighting								
Emergency, Battery	50%			2024	$170,300	10	$27,600	
Emergency, Battery	10%			2034	* *	10	$5,500	
Exit, Service	40%			2024	$33,700	1		
Exterior Lighting								
HID	50%			2024	$477,000	10	$400	
No Component	50%							
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
NEW YORK CITY TERMINAL MARKET BUILDING B
Asset # : 2147

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Security System								
No Component	90%							
Generic	10%			2029	$76,400	1	$8,500	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2029	$784,800	1-3	$43,500	

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	10%			2039	* *	1		
Natural Gas	10%			2039	* *	1		
No Component	80%							
Conversion Equipment								
Furnace	10%	2-4	$55,700	2039	* *	1	$10,200	
Not Energy Efficient, Extent : Moderate, Area Affected : 100%								
Location : Utility Rooms And Stairway								
Other Observation, Extent : Light, Area Affected : 10%								
Location : 7 Utility Rooms, And 8 Stairways								
Explanation : 7 Gas Fired Furnaces, 8 Modine Heaters On Extended Life								
Radiant Heater	10%			2024	$419,200	2	$10,600	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Hallways								
Explanation : 50 Electric Baseboard Radiants								
No Component	80%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Throughout								
Explanation : Businesses Supply And Maintain Their Own Heating And Air Conditioning Equipment								
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	$12,700	
No Component	90%							
Exhaust Fans								
Roof	5%			2024	$19,600	2	$400	
No Component	95%							
Plumbing								

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

DEPT. OF SMALL BUSINESS SERV. - 801
NEW YORK CITY TERMINAL MARKET BUILDING B
Asset # : 2147

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Brass/Copper	58%	Now	$20,500	2039	* *	1		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Utility Rooms								
Explanation : Faulty Valves								
Galvanized Steel	42%	Now	$218,000	2034	* *	1		
Antiquated, Extent : Moderate, Area Affected : 100%								
Location : 8 Inch Main Underground								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 8 Inch Mains								
Explanation : Multiple Cracks And Leaks Per Year								
Water Heater								
Gas Fired	40%			2024	$57,700	2	$1,300	
Other Observation, Extent : Light, Area Affected : 40%								
Location : 3 Utility Rooms								
Explanation : 3 Units								
Gas Fired	60%			2023	$86,600	2	$2,000	
Other Observation, Extent : Light, Area Affected : 60%								
Location : 4 Utility Rooms								
Explanation : 4 Units								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Light, Area Affected : 100%								
Location : Bathrooms								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name : **NEW YORK CITY TERMINAL MARKET BUILDING B-4**
Address : **HALLECK STREET**
Borough : **BRONX**
Program / Asset # : **DBS0021.040 / 2150**
Area Sq Ft : **14,230**
Date of Survey : **22-Jun-2018**
Areas Surveyed : **Roof, Floors 1**
Block : **2770** **Lot** : **1**
Agency's Number : **N/A**
Yr Built/Renovated : **1977 / 2001**
Project Type : **ECONOMIC DEVELOPMENT**
Landmark Status : **NONE**
BIN :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	$128,500	$1,262,900
Electrical	$76,100	$159,700
Total	**$204,600**	**$1,422,600**
Importance Code A	$128,500	$1,262,900
Importance Code B	$76,100	$159,700
Total	**$204,600**	**$1,422,600**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	$6,000	$9,000		
Interior Architecture	$5,000			
Electrical	$11,100	$11,500	$300	$400
Mechanical	$100	$13,100	$300	
Total	**$22,100**	**$33,600**	**$600**	**$400**
Importance Code A	$6,100	$9,100	$100	
Importance Code B	$16,100	$24,500	$500	$400
Importance Code C				
Total	**$22,100**	**$33,600**	**$600**	**$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-4
Asset # : 2150

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	$6,000	LIFE	* *	5	$9,600	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Concrete Masonry Unit	60%			LIFE	* *	5	$7,200	
Metal Coiling Doors	30%			2034	* *	5	$18,000	
Windows								
Metal Louvers	75%			2032	$550,100	10	$104,300	
Steel	25%	Now	$128,500	2037	* *	5	$34,800	
Air Infiltration, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Roof								
Modified Bitumen	100%			2029	$608,500	10	$40,600	
Soffits								
Exposed Struc: Steel	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	100%	Now	$5,000	LIFE	* *	5	$47,300	
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : Loading Dock At One Location								
Explanation : Deteriorating Expansion Joint Assembly								
Interior Walls								
Concrete Masonry Unit	85%			LIFE	* *	5	$6,600	
Metal Panel	15%			LIFE	* *			
Ceilings								
Exposed Struc: Steel	10%			LIFE	* *			
Metal Panel	90%			LIFE	* *	5	$24,300	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2034	* *			
Parking/Driveway								
Asphalt	70%			2038	* *			
Cast in Place Concrete	30%			2042	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

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

DEPT. OF SMALL BUSINESS SERV. - 801
NEW YORK CITY TERMINAL MARKET BUILDING B-4
Asset # : 2150

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	$5,400	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 600 Ampere Main Disconnect Switch								
Transformers								
Dry Type	100%			2027	$17,500	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Four 25 Kilovolt-ampere								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	$108,000	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Closet								
Explanation : All Switchgear Belongs To Tenant								
Raceway								
Conduit	100%			2029	$30,700	1		
Panelboards								
Fused Disc Sw	10%			2028	$3,300	5		
Molded Case Bkrs	90%			2028	$29,700	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : 70 Percent Belongs To The Tenant								
Wiring								
Thermoplastic	100%			2029	$51,700	1		
Motor Controllers								
Locally Mounted	100%			2027	$32,600	5	$100	
Ground								
Grounding Devices								
Generic	100%	4+	$10,500	LIFE	* *	5	$200	
Corroded, Extent : Moderate, Area Affected : 100%								
Location : First Floor Utility Room								
Lighting								
Interior Lighting								
Fluorescent	85%			2024	$76,100	10	$11,100	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : 70 Percent Belongs To The Tenant								
HID	15%			2024		10	$100	
Egress Lighting								
Emergency, Battery	60%			2029	$12,700	10	$2,100	
Exit, Service	40%			2029	$2,100	1		
Exterior Lighting								
HID	50%			2039	* *	10		
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
NEW YORK CITY TERMINAL MARKET BUILDING B-4
Asset # : 2150

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Security System								
No Component	90%							
Generic	10%			2029	$4,800	1	$500	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2029	$48,900	1-3	$2,700	

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	5%			2039	* *	1		
Natural Gas	5%			2039	* *	1		
No Component	90%							
Conversion Equipment								
Furnace	5%			2029	$1,700	1	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Utility Room								
Explanation : One Unit, Gas Fired								
Radiant Heater	5%			2029	$13,100	2	$300	
Other Observation, Extent : Light, Area Affected : 5%								
Location : Restroom								
Explanation : 1 Electrical Unit								
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	$1,600	
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	* *	1		
Water Heater								
Electric	100%			2024	$13,000	4	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Utility Room								
Explanation : 1 Unit								
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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **25-Jun-2018**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,2**		
Block	: **2770** **Lot** : **1**	**BIN**	: **2109496**

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	$437,900	$8,341,700
Interior Architecture	$244,500	$2,211,100
Electrical	$1,759,200	$3,866,500
Mechanical	$723,000	
Total	**$3,164,600**	**$14,419,300**
Importance Code A	$912,900	$8,573,900
Importance Code B	$2,192,500	$5,505,700
Importance Code C	$59,300	$339,700
Total	**$3,164,600**	**$14,419,300**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	$30,700			
Interior Architecture	$64,100	$37,200	$520,000	$13,400
Electrical	$12,400	$76,500	$7,300	$9,400
Mechanical	$28,200	$23,600	$2,900	$4,000
Total	**$135,300**	**$137,300**	**$530,200**	**$26,700**
Importance Code A	$30,700	$3,700	$1,100	$3,300
Importance Code B	$104,700	$133,600	$529,100	$23,500
Importance Code C				
Total	**$135,300**	**$137,300**	**$530,200**	**$26,700**



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
NEW YORK CITY TERMINAL MARKET BUILDING C
Asset # : 2148

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	$137,500	LIFE	* *	5	$55,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Loading Dock								
Concrete Masonry Unit	25%			LIFE	* *	5	$34,500	
Metal Panel	35%	Now	$30,700	2039	* *	5	$144,800	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Throughout								
Metal Coiling Doors	30%			2034	* *	5	$206,800	
Weathering Steel	5%			LIFE	* *	1		
Windows								
Aluminum	100%	Now	$197,000	2037	* *	5	$42,600	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Roof								
Modified Bitumen	100%			2029	$7,535,900	10	$502,500	
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Throughout								
Soffits								
Exposed Struc: Steel	100%			LIFE	* *	5		
Interior								
Floors								
Carpet	10%			2025	$502,200	3	$53,400	
Cast in Place Concrete	55%	Now	$45,000	LIFE	* *	5	$428,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%								
Location : Stair C1								
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : Loading Dock At Six Locations								
Explanation : Deteriorating Expansion Joint Assemblies								
Ceramic Tile	5%	4+	$19,100	2032	$381,300	5	$8,900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Bathrooms								
Vinyl Tile	30%	Now	$50,200	2029	$1,003,600	3	$40,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Interior Walls								
Ceramic Tile	5%			2032	$339,700	5	$11,100	
Concrete Masonry Unit	50%			LIFE	* *	5	$44,600	
Gypsum Board	15%			LIFE	* *	5	$20,100	
Plaster	30%	4+	$59,300	LIFE	* *	5	$20,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								

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

DEPT. OF SMALL BUSINESS SERV. - 801
NEW YORK CITY TERMINAL MARKET BUILDING C
Asset # : 2148

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	20%			2034	* *	5	$74,500	
Exposed Concrete	10%			LIFE	* *	5	$5,800	
Exposed Struc: Steel	45%			LIFE	* *			
Plaster	25%	4+	$135,000	LIFE	* *	5	$58,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	100%			2049	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Loading Dock Area								
Explanation : At Off Load Ramp								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2034	* *			
Parking/Driveway								
Asphalt	70%			2038	* *			
Cast in Place Concrete	30%			2042	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	$232,100	5	$1,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Closet								
Explanation : Three 600 Ampere Main Disconnect Switches For Sections C1, C2 And C3								
Transformers								
Dry Type	100%			2027	$17,500	5	$800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 75 Kilovolt-ampere								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	$594,000	5	$1,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Closet								
Explanation : All Switchgear Belongs To Tenant								
Raceway								
Conduit	100%			2029	$696,700	1		
Panelboards								
Fused Disc Sw	10%			2028	$52,900	5	$500	
Molded Case Bkrs	90%			2028	$475,700	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 C
Asset # : 2148

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	60%	2-4	$645,900	2054	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	40%			2029	$430,600	1		
Motor Controllers								
Locally Mounted	100%			2027	$32,600	5	$1,500	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	20%			2024	$287,800	10	$41,900	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : 70 Percent Of Interior Lighting Belongs To Tenant								
Fluorescent	65%			2034	* *	10	$136,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : 70 Percent Of Interior Lighting Belongs To Tenant								
HID	15%			2024		10	$1,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : 70 Percent Of Interior Lighting Belongs To Tenant								
Egress Lighting								
Emergency, Battery	50%			2024	$170,300	10	$27,600	
Emergency, Battery	10%			2034	* *	10	$5,500	
Exit, Service	40%			2024	$33,700	1		
Exterior Lighting								
HID	50%			2024	$477,000	10	$400	
No Component	50%							
Alarm								
Security System								
No Component	90%							
Generic	10%			2029	$76,400	1	$8,500	
Fire/Smoke Detection								
No Component	50%							
Generic, Digital	50%			2029	$1,308,000	1-3	$72,600	

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

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost 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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	10%			2039	* *	1		
Natural Gas	10%			2039	* *	1		
No Component	80%							
Conversion Equipment								
Furnace	10%	2-4	$55,700	2039	* *	1	$10,200	
Not Energy Efficient, Extent : Moderate, Area Affected : 100%								
Location : Utility Rooms And Stairway								
Other Observation, Extent : Light, Area Affected : 10%								
Location : 7 Utility Rooms, And 8 Stairways								
Explanation : 7 Gas Fired Furnaces, 8 Modine Heaters On Extended Life								
Radiant Heater	10%			2024	$419,200	2	$10,600	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Hallway								
Explanation : 50 Electric Baseboard Radiants								
No Component	80%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Throughout								
Explanation : Businesses Supply And Maintain Their Own Heating And Air Conditioning Equipment								
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	$12,700	
No Component	90%							
Exhaust Fans								
Roof	5%			2024	$19,600	2	$400	
No Component	95%							
Plumbing								
H/C Water Piping								
Brass/Copper	80%	Now	$28,200	2039	* *	1		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Utility Rooms								
Explanation : Faulty Valves								
Galvanized Steel	20%	Now	$103,800	2034	* *	1		
Antiquated, Extent : Moderate, Area Affected : 100%								
Location : 8 Inch Mains Underground								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 8 Inch Mains Underground								
Explanation : Multiple Cracks And Leaks Per Year								
Water Heater								
Gas Fired	100%			2024	$144,300	2	$3,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 7 Utility Rooms								
Explanation : 7 Units								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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

DEPT. OF SMALL BUSINESS SERV. - 801
NEW YORK CITY TERMINAL MARKET BUILDING C
Asset # : 2148

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **25-Jun-2018**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **2770** **Lot** : **1**	**BIN**	: **2109490**

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	$198,800	$1,306,600
Electrical	$67,200	$159,700
Total	**$266,000**	**$1,466,200**
Importance Code A	$198,800	$1,306,600
Importance Code B	$67,200	$159,700
Total	**$266,000**	**$1,466,200**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	$12,000	$7,500		
Interior Architecture	$5,000			
Electrical	$11,100	$47,700	$300	$400
Mechanical		$14,900		$100
Total	**$28,000**	**$70,000**	**$300**	**$500**
Importance Code A	$12,000	$9,400		$100
Importance Code B	$16,100	$60,700	$300	$400
Importance Code C				
Total	**$28,000**	**$70,000**	**$300**	**$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
NEW YORK CITY TERMINAL MARKET BUILDING C-4
Asset # : 2127

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	$12,000	LIFE	* *	5	$4,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Loading Dock And Ramp Cheek Wall								
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : Loading Dock								
Concrete Masonry Unit	70%			LIFE	* *	5	$8,400	
Metal Coiling Doors	25%			2034	* *	5	$15,000	
Windows								
Metal Louvers	80%			2032	$586,700	10	$111,300	
Steel	20%	Now	$77,100	2037	* *	5	$27,800	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Roof								
Modified Bitumen	100%	Now	$121,700	2029	$608,500			
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Throughout								
Soffits								
Exposed Struc: Steel	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	100%	Now	$5,000	LIFE	* *	5	$47,300	
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : Loading Dock At One Location								
Explanation : Deteriorating Expansion Joint Assembly								
Interior Walls								
Concrete Masonry Unit	100%			LIFE	* *	5	$7,800	
Ceilings								
Exposed Concrete	20%			LIFE	* *	5	$700	
Exposed Struc: Steel	80%			LIFE	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2034	* *			
Parking/Driveway								
Asphalt	70%			2038	* *			
Cast in Place Concrete	30%			2042	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

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

DEPT. OF SMALL BUSINESS SERV. - 801
NEW YORK CITY TERMINAL MARKET BUILDING C-4
Asset # : 2127

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	$5,400	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 600 Ampere Main Disconnect Switch								
Transformers								
Dry Type	100%			2027	$17,500	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 25 Kilovolt-ampere								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	$108,000	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Closet								
Explanation : All Switchgear Belongs To Tenant								
Raceway								
Conduit	100%			2029	$30,700	1		
Panelboards								
Fused Disc Sw	10%			2028	$3,300	5		
Molded Case Bkrs	90%			2028	$29,700	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : 70 Percent Belongs To Tenant								
Wiring								
Thermoplastic	100%			2029	$51,700	1		
Motor Controllers								
Locally Mounted	100%			2027	$32,600	5	$100	
Ground								
Grounding Devices								
Generic	100%	4+	$10,500	LIFE	* *	5	$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 1st Floor								
Explanation : Corroded								
Lighting								
Interior Lighting								
Fluorescent	75%			2024	$67,200	10	$9,800	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	10%			2034	* *	10	$1,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
HID	15%			2024		10	$100	
Egress Lighting								
Emergency, Battery	50%			2034	* *	10	$1,700	
Exit, Service	50%			2029	$2,600	1		

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

DEPT. OF SMALL BUSINESS SERV. - 801
NEW YORK CITY TERMINAL MARKET BUILDING C-4
Asset # : 2127

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Exterior Lighting								
HID	50%			2024	$29,700	10		
No Component	50%							
Alarm								
Security System								
No Component	90%							
Generic	10%			2024	$4,800	1	$500	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2029	$48,900	1-3	$2,700	

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	5%			2039	* *	1		
Natural Gas	5%			2039	* *	1		
No Component	90%							
Conversion Equipment								
Furnace	5%			2024	$1,700	1	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Utility Room								
Explanation : One Unit, Gas Fired								
Radiant Heater	5%			2034	* *	2	$300	
Other Observation, Extent : Light, Area Affected : 5%								
Location : Restroom								
Explanation : 1 Electrical Unit								
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	* *	1		
Water Heater								
Electric	100%			2024	$13,000	4	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Utility Room								
Explanation : 1 Small Unit								
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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **25-Jun-2018**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **2770** **Lot** : **1**	**BIN**	: **2109499**

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	$711,000	$8,583,000
Interior Architecture	$354,600	$1,896,800
Electrical	$1,625,800	$3,352,600
Mechanical	$730,900	
Total	**$3,422,300**	**$13,832,400**
Importance Code A	$1,191,100	$8,815,200
Importance Code B	$2,231,200	$4,677,500
Importance Code C		$339,700
Total	**$3,422,300**	**$13,832,400**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture				
Interior Architecture	$36,000	$37,200	$416,000	$14,200
Electrical	$19,600	$80,200	$4,700	$6,000
Mechanical	$39,100	$23,900	$2,900	$4,000
Total	**$94,700**	**$141,300**	**$423,700**	**$24,300**
Importance Code A		$6,300	$1,100	$3,300
Importance Code B	$77,700	$135,000	$422,600	$21,000
Importance Code C	$17,000			
Total	**$94,700**	**$141,300**	**$423,700**	**$24,300**



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
NEW YORK CITY TERMINAL MARKET BUILDING D
Asset # : 2149

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	$68,700	LIFE	* *	5	$55,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Loading Dock								
Concrete Masonry Unit	25%			LIFE	* *	5	$34,500	
Metal Panel	35%			2039	* *	5-10	$530,800	
Metal Coiling Doors	30%			2034	* *	5	$206,800	
Weathering Steel	5%			LIFE	* *	1		
Windows								
Aluminum	100%	Now	$394,100	2037	* *	5	$42,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Roof								
Modified Bitumen	100%			2029	$7,535,900	10	$502,500	
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Throughout								
Soffits								
Exposed Struc: Steel	100%			LIFE	* *	5		
Interior								
Floors								
Carpet	8%			2025	$401,800	3	$42,700	
Cast in Place Concrete	55%	Now	$112,500	LIFE	* *	5	$428,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Basement								
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : Loading Docks At Six Locations								
Explanation : Deteriorating Expansion Joint Assemblies								
Ceramic Tile	5%	4+	$19,100	2038	* *	5	$8,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Bathrooms								
Vinyl Tile	32%	4+	$107,100	2029	$1,070,500	3	$42,700	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Interior Walls								
Ceramic Tile	5%	4+	$17,000	2032	$339,700	5	$5,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Bathrooms								
Concrete Masonry Unit	50%			LIFE	* *	5	$44,600	
Gypsum Board	20%			LIFE	* *	5	$26,700	
Plaster	25%			LIFE	* *	5	$16,700	

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

DEPT. OF SMALL BUSINESS SERV. - 801
NEW YORK CITY TERMINAL MARKET BUILDING D
Asset # : 2149

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	20%			2034	* *	5	$74,500	
Exposed Concrete	10%			LIFE	* *	5	$5,800	
Exposed Struc: Steel	45%			LIFE	* *			
Plaster	25%	4+	$135,000	LIFE	* *	5	$58,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	100%			2049	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : At Dock Areas								
Explanation : Off Load Ramps								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2034	* *			
Parking/Driveway								
Asphalt	70%			2038	* *			
Cast in Place Concrete	30%			2042	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2029	$232,100	5	$6,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three 400 Ampere Main Disconnect Switches								
Transformers								
Dry Type	100%			2027	$17,500	5	$800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 112.5 Kilovolt-ampere And Three 75 Kilovolt-ampere								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	$594,000	5	$1,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Closet								
Explanation : All Switchgear Belongs To Tenant								
Raceway								
Conduit	100%			2029	$696,700	1		
Panelboards								
Fused Disc Sw	10%			2028	$52,900	5	$500	
Molded Case Bkrs	90%			2028	$475,700	5	$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.*

DEPT. OF SMALL BUSINESS SERV. - 801
NEW YORK CITY TERMINAL MARKET BUILDING D
Asset # : 2149

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	60%	2-4	$645,900	2054	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	40%			2029	$430,600	1		
Motor Controllers								
Locally Mounted	100%			2027	$32,600	5	$1,600	
Ground								
Grounding Devices								
Generic	100%	2-4	$10,500	LIFE	* *	5	$3,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Water Main								
Explanation : Corroded								
Lighting								
Interior Lighting								
Fluorescent	10%			2024	$145,400	10	$21,200	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : 70 Percent Of Interior Lighting Belongs To Tenant								
Fluorescent	75%			2034	* *	10	$158,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : 70 Percent Of Interior Lighting Belongs To Tenant								
HID	15%			2024		10	$1,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : 70 Percent Of Interior Lighting Belongs To Tenant								
Egress Lighting								
Emergency, Battery	50%			2024	$172,200	10	$27,900	
Exit, Service	50%			2024	$42,500	1		
Exterior Lighting								
HID	50%			2024	$482,100	10	$400	
No Component	50%							
Alarm								
Security System								
No Component	90%							
Generic	10%			2029	$77,200	1	$8,600	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2029	$793,300	1-3	$44,000	

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
NEW YORK CITY TERMINAL MARKET BUILDING D
Asset # : 2149

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	10%			2039	* *	1		
Natural Gas	10%			2039	* *	1		
No Component	80%							
Conversion Equipment								
Furnace	10%	2-4	$56,300	2039	* *	1	$10,300	
Not Energy Efficient, Extent : Moderate, Area Affected : 100%								
Location : Utility Rooms And Stairway								
Other Observation, Extent : Light, Area Affected : 100%								
Location : 7 Utility Rooms, And 8 Stairways								
Explanation : 7 Gas Fired Furnaces, 8 Modine Heaters On Extended Life								
Radiant Heater	10%			2024	$423,800	2	$10,700	
Other Observation, Extent : Light, Area Affected : 20%								
Location : Hallway								
Explanation : 50 Electric Baseboard Radiants								
No Component	80%							
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : Businesses Supply And Maintain Their Own Heating And Air Conditioning Equipment								
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	$12,900	
No Component	90%							
Exhaust Fans								
Roof	5%			2024	$19,900	2	$400	
No Component	95%							
Plumbing								
H/C Water Piping								
Brass/Copper	80%	Now	$28,500	2039	* *	1		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Utility Rooms								
Explanation : Faulty Valves								
Galvanized Steel	20%	Now	$104,900	2034	* *	1		
Antiquated, Extent : Moderate, Area Affected : 100%								
Location : 8 Inch Main Underground								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 8 Inch Main Underground								
Explanation : Multiple Cracks And Leaks Per Year								
Water Heater								
Gas Fired	100%			2024	$145,900	2	$3,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 7 Utility Rooms								
Explanation : 7 Units								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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

DEPT. OF SMALL BUSINESS SERV. - 801
NEW YORK CITY TERMINAL MARKET BUILDING D
Asset # : 2149

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2023	$8,100	4	$7,300	
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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **25-Jun-2018**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **2770** **Lot** : **1**	**BIN**	: **2109502**

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	$149,700	$1,458,900
Interior Architecture	$60,000	$357,200
Electrical	$456,900	$746,100
Mechanical	$111,400	$679,100
Total	**$778,000**	**$3,241,300**
Importance Code A	$206,200	$2,023,800
Importance Code B	$571,800	$1,217,500
Total	**$778,000**	**$3,241,300**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	$6,800			
Interior Architecture	$20,100	$12,100	$62,200	$4,000
Electrical	$2,800	$22,500	$1,500	$1,900
Mechanical	$28,300	$99,100	$7,200	$5,700
Site Pavements	$14,800			
Total	**$72,800**	**$133,700**	**$70,900**	**$11,600**
Importance Code A	$6,800	$3,700	$3,500	$3,500
Importance Code B	$51,200	$130,100	$67,400	$8,100
Importance Code C	$14,800			
Total	**$72,800**	**$133,700**	**$70,900**	**$11,600**



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

DEPT. OF SMALL BUSINESS SERV. - 801

NEW YORK CITY TERMINAL MARKET BUILDING S.B. - SERVICE BRIDGE

Asset # : 2128

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$6,600	
Concrete Masonry Unit	25%			LIFE	* *	5	$4,100	
Metal Panel	65%	4+	$6,800	2049	* *	5	$32,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Weathering Steel	5%			LIFE	* *	1		
Windows								
Aluminum	100%	Now	$149,700	2037	* *	5	$16,200	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Roof								
Modified Bitumen	100%			2029	$1,367,700	10	$91,200	
Soffits								
Exposed Struc: Steel	100%			LIFE	* *	5		
Interior								
Floors								
Carpet	8%			2025	$60,100	3	$6,400	
Cast in Place Concrete	25%			LIFE	* *	5	$29,100	
Ceramic Tile	5%	Now	$2,900	2032	$57,000	5	$1,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Bathrooms								
Slate	2%			LIFE	* *	5	$1,100	
Vinyl Tile	60%	Now	$60,000	2029	$300,100	3	$12,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Concrete Masonry Unit	15%			LIFE	* *	5	$1,600	
Gypsum Board	25%			LIFE	* *	5	$3,900	
Plaster	55%			LIFE	* *	5	$4,300	
Ceilings								
AcousTileConcealSpLn	20%			2034	* *	5	$24,200	
AcousTileSusp.Lay-In	5%			2042	* *	5	$4,800	
Exposed Concrete	10%	Now	$17,200	LIFE	* *	5	$1,500	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Under Stair								
Plaster	65%			LIFE	* *	5	$39,400	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	4+	$14,800	2034	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Parking/Driveway								
Asphalt	80%			2038	* *			
Cast in Place Concrete	20%			2042	* *			

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

DEPT. OF SMALL BUSINESS SERV. - 801

NEW YORK CITY TERMINAL MARKET BUILDING S.B. - SERVICE BRIDGE

Asset # : 2128

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	$43,400	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three 600 Ampere Main Disconnect Switches								
Transformers								
Dry Type	100%			2027	$17,500	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement And Second Floor Electrical Closet								
Explanation : One 225 Kilovolt-ampere And One 75 Kilovolt-ampere								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	$189,000	5	$300	
Raceway								
Conduit	100%			2029	$126,900	1		
Panelboards								
Fused Disc Sw	10%			2028	$13,200	5	$200	
Molded Case Bkrs	90%			2028	$118,900	5	$1,700	
Wiring								
Braided Cloth	60%	2-4	$102,300	2054	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	40%			2029	$68,200	1		
Motor Controllers								
Locally Mounted	100%			2027	$32,600	5	$500	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	80%			2034	* *	10	$51,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fluorescent	20%			2024	$89,100	10	$13,000	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Egress Lighting								
Emergency, Battery	50%			2024	$52,800	10	$8,500	
Emergency, Battery	10%			2034	* *	10	$1,700	
Exit, Service	40%			2024	$10,400	1		
Exterior Lighting								
HID	50%			2024	$147,700	10	$100	
No Component	50%							
Alarm								
Security System								
No Component	90%							
Generic	10%			2029	$23,700	1	$2,600	

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

Asset # : 2128

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2029	$243,100	1-3	$13,500	

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%	Now	$400	2039	* *	1		
Unit Inoperable, Extent : Severe, Area Affected : 10%								
Location : Gas Booster Pump, Basement Boiler Room								
Conversion Equipment								
Hot Water Boiler	100%	Now	$56,500	2027	$564,900	1	$31,500	
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Boiler								
Malfunctioning, Extent : Severe, Area Affected : 2%								
Location : Controller Needs To Be Replaced								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	100%	Now	$22,800	2028	$114,200	4	$3,500	
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Throughout Boiler Room								
On Extended Life, Extent : Moderate, Area Affected : 20%								
Location : Pumps In Boiler Room								
Terminal Devices								
Convector/Radiator	80%			2034	* *	1	$18,300	
Unit Heater - Hot Water	20%			2024	$54,900			
Ventilation								
Distribution								
Ductwork/Diffusers	35%			LIFE	* *	2-5	$13,800	
No Component	65%							
Exhaust Fans								
Roof	40%			2024	$48,700	2	$900	
No Component	60%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	* *	1		
Water Heater								
Gas Fired	100%			2024	$44,700	2	$1,000	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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

DEPT. OF SMALL BUSINESS SERV. - 801

NEW YORK CITY TERMINAL MARKET BUILDING S.B. - SERVICE BRIDGE

Asset # : 2128

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sump Pump(s)								
Submersible	100%			2023	$2,500	4	$2,200	
Fixtures								
Generic	100%							

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **25-Jun-2018**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Floors 1**		
Block	: **2770** **Lot** : **1**	**BIN**	:

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	$4,700			
Interior Architecture				
Electrical		$23,500		
Mechanical	$100			
Total	**$4,900**	**$23,500**		
Importance Code A	$4,700			
Importance Code B	$200	$23,500		
Total	**$4,900**	**$23,500**		



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
NEW YORK CITY TERMINAL MARKET TRANSFORMER VAULT A
Asset # : 2129

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	75%	Now	$4,300	LIFE	* *	5	$3,000	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Metal: Cage/Fence	25%	4+	$400	2034	* *	5	$3,500	
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : South Elevation								
Windows								
Metal Louvers	100%			2032		10		
Roof								
Not Accessible	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	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2042	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2029	$5,400	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 3,000 Ampere Main Disconnect Switch Fed To Buildings A And B								
Switchgear / Switchboard								
Fused Disc Sw	65%			2029	$35,100	5		
Molded Case Bkrs	35%			2029	$18,900	5		
Raceway								
Busway	50%			2027	$3,000	1		
Conduit	50%			2029	$3,000	1		
Panelboards								
Molded Case Bkrs	100%			2028	$8,300	5		
Wiring								
Thermoplastic	100%			2029	$7,300	1		
Lighting								

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

DEPT. OF SMALL BUSINESS SERV. - 801
NEW YORK CITY TERMINAL MARKET TRANSFORMER VAULT A
Asset # : 2129

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	100%			2024	$16,100	10	$1,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-12 Lamps								
Exterior Lighting								
HID	100%			2024	$6,000	10		

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Roof	50%			2029	$1,200	2		
Wall Unit	50%	Now	$100	2029	$300	2		
Abandoned in Place, Extent : Moderate, Area Affected : 100%								
Location : Sidewall								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name : **NEW YORK CITY TERMINAL MARKET TRANSFORMER VAULT B**
Address : **HALLECK STREET**
Borough : **BRONX**
Program / Asset # : **DBS0021.120 / 2289**
Area Sq Ft : **1,444**
Date of Survey : **25-Jun-2018**
Areas Surveyed : **Floors 1**
Block : **2770** **Lot** : **1**

Agency's Number : **N/A**
Yr Built/Renovated : **1965 / 2014**
Project Type : **ECONOMIC DEVELOPMENT**
Landmark Status : **NONE**
BIN :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	$22,700			
Interior Architecture				
Electrical		$23,500		
Mechanical		$300		
Site Pavements	$4,800			
Total	**$27,600**	**$23,800**		
Importance Code A	$22,700			
Importance Code B		$23,800		
Importance Code C	$4,800			
Total	**$27,600**	**$23,800**		



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

DEPT. OF SMALL BUSINESS SERV. - 801
NEW YORK CITY TERMINAL MARKET TRANSFORMER VAULT B
Asset # : 2289

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	75%	Now	$21,700	LIFE	* *	5	$3,000	
Diagonal Cracks, Extent : Moderate, Area Affected : 15%								
Location : Corners								
Metal: Cage/Fence	25%	4+	$1,000	2034	* *	5	$3,500	
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : South Elevation								
Windows								
Metal Louvers	100%			2032		10		
Roof								
Not Accessible	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	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$4,800	2034	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2029	$5,400	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 5,000 Ampere Main Disconnect Switch Fed To Buildings C And D								
Switchgear / Switchboard								
Fused Disc Sw	65%			2029	$35,100	5		
Molded Case Bkrs	35%			2029	$18,900	5		
Raceway								
Busway	50%			2027	$3,000	1		
Conduit	50%			2029	$3,000	1		
Panelboards								
Molded Case Bkrs	100%			2028	$8,300	5		
Wiring								
Thermoplastic	100%			2029	$7,300	1		
Lighting								

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

DEPT. OF SMALL BUSINESS SERV. - 801
NEW YORK CITY TERMINAL MARKET TRANSFORMER VAULT B
Asset # : 2289

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	100%			2024	$16,100	10	$1,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-12 Lamps								
Exterior Lighting								
HID	100%			2024	$6,000	10		

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Roof	50%			2029	$1,200	2		
Wall Unit	50%			2024	$300	2		
Other Observation, Extent : Light, Area Affected : 50%								
Location : Side Wall Of The Vault								
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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name : **NEW YORK CITY TERMINAL MARKET TRANSFORMER VAULT C**
Address : **HALLECK STREET**
Borough : **BRONX**
Program / Asset # : **DBS0021.130 / 2290**
Area Sq Ft : **1,444**
Date of Survey : **25-Jun-2018**
Areas Surveyed : **Floors 1**
Block : **2770** **Lot** : **1**

Agency's Number : **N/A**
Yr Built/Renovated : **1965 / 2014**
Project Type : **ECONOMIC DEVELOPMENT**
Landmark Status : **NONE**
BIN :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	$4,000			
Interior Architecture				
Electrical		$23,500		
Mechanical		$300		
Site Pavements	$2,400			
Total	**$6,400**	**$23,800**		
Importance Code A	$4,000			
Importance Code B		$23,800		
Importance Code C	$2,400			
Total	**$6,400**	**$23,800**		



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

DEPT. OF SMALL BUSINESS SERV. - 801
NEW YORK CITY TERMINAL MARKET TRANSFORMER VAULT C
Asset # : 2290

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	75%			LIFE	* *	5	$3,000	
Recent Repair Evident, Extent : N/A, Area Affected : 15%								
Location : Throughout								
Metal: Cage/Fence	25%	Now	$4,000	2034	* *	5	$3,500	
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Windows								
Metal Louvers	100%			2032		10		
Roof								
Not Accessible	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	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$2,400	2034	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2029	$5,400	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 5,000 Ampere Main Disconnect Switch Fed To Buildings A, B And Cafeteria								
Switchgear / Switchboard								
Air Circuit Breaker	80%			2029	$43,200	5		
Molded Case Bkrs	20%			2029	$10,800	5		
Raceway								
Busway	50%			2027	$3,000	1		
Conduit	50%			2029	$3,000	1		
Panelboards								
Molded Case Bkrs	100%			2028	$8,300	5		
Wiring								
Thermoplastic	100%			2029	$7,300	1		
Lighting								

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

DEPT. OF SMALL BUSINESS SERV. - 801
NEW YORK CITY TERMINAL MARKET TRANSFORMER VAULT C
Asset # : 2290

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	100%			2024	$16,100	10	$1,300	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Exterior Lighting								
HID	100%			2024	$6,000	10		

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Roof	50%			2029	$1,200	2		
Wall Unit	50%			2024	$300	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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	:	**25-Jun-2018**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Floors 1**			
Block	:	**2770** **Lot** : **1**	**BIN**	:	

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Electrical		$54,000
Total		**$54,000**
Importance Code B		$54,000
Total		**$54,000**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	$25,700			
Interior Architecture	$2,100			
Electrical		$20,500		
Mechanical	$100			
Site Pavements	$4,800			
Total	**$32,800**	**$20,500**		
Importance Code A	$25,700			
Importance Code B	$200	$20,500		
Importance Code C	$6,900			
Total	**$32,800**	**$20,500**		



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

NEW YORK CITY TERMINAL MARKET TRANSFORMER VAULT D

Asset # : 2291

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	75%	Now	$21,700	LIFE	* *	5	$3,000	
Diagonal Cracks, Extent : Moderate, Area Affected : 15%								
Location : Corners								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Metal: Cage/Fence	25%	Now	$4,000	2034	* *	5	$3,500	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : At Grade Level On South Elevation								
Windows								
Metal Louvers	100%			2032		10		
Roof								
Not Accessible	100%							
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	* *	5	$4,700	
Interior Walls								
Concrete Masonry Unit	100%	Now	$2,100	LIFE	* *	5	$1,700	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Interior West Wall								
Ceilings								
Exposed Concrete	100%			LIFE	* *	5	$300	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$4,800	2034	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2029	$5,400	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 5,000 Ampere And One 3,000 Ampere Main Disconnect Switch Fed To Building D And Service Bridge								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2029	$54,000	5		
Raceway								
Busway	50%			2027	$3,000	1		
Conduit	50%			2029	$3,000	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
NEW YORK CITY TERMINAL MARKET TRANSFORMER VAULT D
Asset # : 2291

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Molded Case Bkrs	100%			2028	$8,300	5		
Wiring								
Thermoplastic	100%			2029	$7,300	1		
Lighting								
Interior Lighting								
Fluorescent	100%			2024	$16,100	10	$1,300	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Exterior Lighting								
HID	50%			2024	$3,000	10		
No Component	50%							

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Roof	50%			2029	$1,200	2		
Wall Unit	50%	Now	$100	2029	$300	2		
Broken, Extent : Severe, Area Affected : 100%								
Location : Sidewall								
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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **20-Aug-2020**		**Landmark Status**	: **NONE**	
Areas Surveyed	: **Roof, Floors 1**				
Block	: **662**	**Lot** : **1**	**BIN**	: **3378172**	

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	$531,400	$645,200
Interior Architecture	$257,900	$304,400
Electrical		$891,100
Mechanical		$2,408,100
Site Pavements	$50,300	
Total	**$839,500**	**$4,248,800**
Importance Code A	$531,400	$1,825,600
Importance Code B	$257,900	$2,423,200
Importance Code C	$50,300	
Total	**$839,500**	**$4,248,800**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	$148,700			$35,200
Interior Architecture	$71,300		$9,700	$400
Electrical	$2,700	$2,200	$3,200	$2,700
Mechanical	$6,400	$10,600	$3,300	$11,700
Site Enclosure	$400			
Total	**$229,500**	**$12,800**	**$16,200**	**$50,000**
Importance Code A	$149,100	$6,300	$400	$41,600
Importance Code B	$19,300	$6,500	$15,900	$8,000
Importance Code C	$61,100			$400
Total	**$229,500**	**$12,800**	**$16,200**	**$50,000**



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
SOUTH BROOKLYN MARINE TERMINAL
Asset # : 134

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	15%	0-2	$43,900	LIFE	* *	5	$70,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Base Of Wall South Loading Area								
Concrete Masonry Unit	20%	Now	$171,000	LIFE	* *	5	$11,700	1
Diagonal Cracks, Extent : Severe, Area Affected : 20%								
Location : West And South Facades								
Horizontal Cracks, Extent : Severe, Area Affected : 15%								
Location : North And South Facades								
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%								
Location : North And South Facades								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : North And West Facades								
Fiberglass Panel	20%			2041	* *	5	$70,500	
Masonry: Brick	10%	Now	$62,700	LIFE	* *	5	$9,400	
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : East Facade								
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : East Facade								
Metal, Corrugated	20%	4+	$7,600	2042	* *	1		
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : North And South Facade								
Deformed/Dented, Extent : Light, Area Affected : 5%								
Location : North And South Facade								
Metal Coiling Doors	15%	Now	$44,200	2037	* *	5	$22,000	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : North And South Facades								
Deformed/Dented, Extent : Moderate, Area Affected : 15%								
Location : North And South Facades								
Windows								
Steel	100%	Now	$241,900	2057	* *	5	$26,200	
Bent/Warped Elements, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								

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

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL
Asset # : 134

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Metal, Corrugated	10%	4+	$3,700	2037	* *	1		
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Over South Facade Loading Dock								
Spray-on Foam	80%	Now	$49,300	2032	$493,200	5	$81,600	
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 10%								
Location : North And South Facade								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Main Roof								
Not Accessible	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : 2 Story Office Block								
Explanation : Roof Over 2 Story Office At South Facade Not Accessible								
Soffits								
Exposed Struc: Steel	100%	4+	$55,800	LIFE	* *	5	$33,700	
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : South Loading Dock Canopy								
Interior								
Floors								
Cast in Place Concrete	90%	0-2	$110,700	LIFE	* *	5	$210,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout Warehouse Floor								
Ponding, Extent : Light, Area Affected : 5%								
Location : Warehouse Floor								
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Interior Loading Of Warehouse								
Mosaic Tile	3%	2-4	$10,600	2045	* *	5	$4,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor Bathroom								
Wood	7%			2060	* *	5	$14,000	

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
SOUTH BROOKLYN MARINE TERMINAL
Asset # : 134

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	2%			2041	* *	5	$900	
Concrete Masonry Unit	40%	2-4	$42,700	LIFE	* *	5	$7,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : North, South And West Walls								
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : South And West Walls								
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%								
Location : North And South Walls								
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Office Walls								
Gypsum Board	6%			LIFE	* *	5-10	$4,400	
Gypsum Board	16%			LIFE	* *	5-10	$11,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Upper Portion Of North Wall								
Explanation : Gypsum Board Not Painted								
Metal Panel	26%			LIFE	* *	10	$5,100	
Plaster	10%			LIFE	* *	5-10	$3,700	
Ceilings								
AcousTileSusp.Lay-In	5%			2045	* *	5	$5,400	
Exposed Struc: Steel	25%			LIFE	* *	10	$53,500	
Metal Panel	70%			LIFE	* *	5	$187,300	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2052	* *			
Free Standing Walls								
Cast in Place Concrete	100%	Now	$400	2052	* *			
Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : South Loading Dock								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2037	* *			
Parking/Driveway								
Cast in Place Concrete	100%	Now	$50,300	2037	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Loading Dock And Driveway								
Ponding, Extent : Severe, Area Affected : 5%								
Location : South Loading Dock And Driveway								
Potholes, Extent : Moderate, Area Affected : 5%								
Location : Driveway And Parking Lot								

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

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
SOUTH BROOKLYN MARINE TERMINAL
Asset # : 134

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2042	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Service Area								
Explanation : Main Service Disconnect Switch Rated At 1200 Amperes.								
Transformers								
Dry Type	100%			2037	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Service Area								
Explanation : 75 Kilovolt Amperes								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2042	* *	5	$2,100	
Raceway								
Conduit	100%			2042	* *	1		
Panelboards								
Fused Disc Sw	50%			2040	* *	5	$900	
Molded Case Bkrs	50%			2040	* *	5	$1,100	
Wiring								
Thermoplastic	100%			2042	* *	1		
Motor Controllers								
Locally Mounted	100%			2037	* *	5	$500	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	90%			2032	$405,100	10	$59,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Storage Area								
Explanation : T- 8 Lamps								
LED	10%			2040	* *			
Egress Lighting								
Emergency, Battery	50%			2032	$53,300	10	$8,600	
Exit, Service	50%			2032	$13,200	1		
Exterior Lighting								
HID	30%			2032	$99,900	10	$100	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2040	* *	1	$8,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Storage Area And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								

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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
Asset # : 134

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2032	$273,800	1-3	$15,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Storage Areas And Offices								
Explanation : Alarm Bells, Strobe Lights, Manual Pull Stations, Smoke Detectors								

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2052	* *	1		
Conversion Equipment								
Furnace	10%			2032	$17,400	1	$3,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Office Roof								
Explanation : 1 Gas Fired Packaged Rooftop Unit								
Radiant Heater	90%			2032	$1,180,400	2	$29,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout Warehouse								
Explanation : 40 Gas Fired Infrared Heaters								
Air Conditioning								
Energy Source								
Electricity	100%			2048	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	10%			2032	$92,700	2	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Office Roof								
Explanation : Package Unit								
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	$6,300	
No Component	90%							
Exhaust Fans								
Roof	80%			2032	$98,300	2	$1,800	
Wall Unit	20%			2032	$5,300	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		
Water Heater								
Electric	100%			2027	$65,200	4	$600	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL
Asset # : 134

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
No Component	20%							
Generic	80%			2032	$246,800	1-5	$29,900	
Sprinkler								
Generic	100%			2032	$724,800	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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	:	**SOUTH BROOKLYN MARINE TERMINAL ELECTRICAL BUILDING 1**			
Address	:	**2ND AVE BET. 37TH & 39TH STREETS ACROSS FROM COSTCO**			
Borough	:	**BROOKLYN**		**Agency's Number**	: **N/A**
Program / Asset #	:	**DSB0013.E01 / 15172**		**Yr Built/Renovated**	: **2010 /**
Area Sq Ft	:	**750**		**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	:	**21-Aug-2020**		**Landmark Status**	: **NONE**
Areas Surveyed	:	**Floors 1**			
Block	:	**662**	**Lot** : **1**	**BIN**	:

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	$800			
Interior Architecture	$2,000			
Electrical		$100	$100	
Mechanical				
Total	**$2,800**	**$100**	**$100**	
Importance Code A	$800			
Importance Code B	$1,000	$100	$100	
Importance Code C	$1,000			
Total	**$2,800**	**$100**	**$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 ELECTRICAL BUILDING 1
Asset # : 15172

Architecture	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								
Exposed Struc: Steel	5%	4+	$800	LIFE	* *	5	$500	
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Base Of Exterior Walls								
Metal Panel	95%			2052	* *	5-10	$20,500	
Roof								
Not Accessible	100%							
Interior								
Floors								
Steel Plate	100%			LIFE	* *	1		
Interior Walls								
Metal Panel	100%			LIFE	* *	10	$1,000	
Ceilings								
Exposed Struc: Steel	25%			LIFE	* *	10	$300	
Metal Panel	75%			LIFE	* *	5	$1,300	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2052	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2045	* *			
Parking/Driveway								
Asphalt	100%			2041	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2058	* *	3		
Switchgear / Switchboard								
Air Circuit Breaker	100%			2058	* *	3		
Feeders								
Cable	100%			2054	* *	1		
Raceway								
Conduit	100%			2058	* *	1		
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2058	* *	5		
Transformers								
Dry Type	100%			2049	* *	5		
Switchgear / Switchboard								
Air Circuit Breaker	100%			2058	* *	5		
Raceway								
Conduit	100%			2058	* *	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 ELECTRICAL BUILDING 1
Asset # : 15172

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Molded Case Bkrs	100%			2054	* *	5		
Wiring								
Thermoplastic	100%			2058	* *	1		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	100%			2040	* *	10	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : T-8 Lamps								
Egress Lighting								
Emergency, Battery	50%			2040	* *	10	$100	
Exit, Battery	50%			2040	* *	10		
Exterior Lighting								
HID	30%			2040	* *	10		
No Component	70%							
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2040	* *	1-3	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detector								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2054	* *	1		
Conversion Equipment								
Window/Wall Unit	100%			2030	$1,600	1		
Ventilation								
Exhaust Fans								
Wall Unit	100%			2037	* *	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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: SOUTH BROOKLYN MARINE TERMINAL ELECTRICAL BUILDING 2		
Address	: 2ND AVE BET 37TH & 39TH STREETS REAR OF CAMPUS AT FOOT OF PIER		
Borough	: BROOKLYN	**Agency's Number**	: N/A
Program / Asset #	: DSB0013.E02 / 15173	**Yr Built/Renovated**	: 2010 /
Area Sq Ft	: 400	**Project Type**	: ECONOMIC DEVELOPMENT
Date of Survey	: 21-Aug-2020	**Landmark Status**	: NONE
Areas Surveyed	: Floors 1		
Block	: 662 **Lot** : 1	**BIN**	:

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	$800			
Interior Architecture	$2,000			
Electrical				
Mechanical				
Total	**$2,800**			
Importance Code A	$800			
Importance Code B	$1,000			
Importance Code C	$1,000			
Total	**$2,800**			



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

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL ELECTRICAL BUILDING 2
Asset # : 15173

Architecture	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								
Exposed Struc: Steel	5%	4+	$800	LIFE	* *	5	$500	
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Base Of Exterior Walls								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Base Of Exterior Walls								
Explanation : Concrete Broken And Cracked								
Metal Panel	95%			2052	* *	5-10	$20,500	
Roof								
Not Accessible	100%							
Interior								
Floors								
Steel Plate	100%			LIFE	* *	1		
Interior Walls								
Metal Panel	100%			LIFE	* *	10	$1,000	
Ceilings								
Exposed Struc: Steel	25%			LIFE	* *	10	$300	
Metal Panel	75%			LIFE	* *	5	$1,300	
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2067	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2045	* *			
Parking/Driveway								
Asphalt	100%			2041	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2058	* *	3		
Transformers								
Dry Type	100%			2049	* *	3		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 3000 Kilovolt Amperes, Three200 Volts Primary, 480/ 277 Volts Secondary								
Feeders								
Cable	100%			2054	* *	1		
Raceway								
Conduit	100%			2058	* *	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
SOUTH BROOKLYN MARINE TERMINAL ELECTRICAL BUILDING 2
Asset # : 15173

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2058	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 5000 Amperes.								
Transformers								
Dry Type	100%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 15 Kilovolt Amperes, 480/277 Volts								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2058	* *	5		
Raceway								
Conduit	100%			2058	* *	1		
Panelboards								
Molded Case Bkrs	100%			2054	* *	5		
Wiring								
Thermoplastic	100%			2058	* *	1		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	100%			2040	* *	10	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : T-8 Lamps								
Egress Lighting								
Emergency, Battery	50%			2040	* *	10		
Exit, Battery	50%			2040	* *	10		
Exterior Lighting								
HID	30%			2040	* *	10		
No Component	70%							
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2040	* *	1-3	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Strobe Lights, Manual Pull Station, Smoke Detectors, Alarm Bells								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2054	* *	1		

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

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL ELECTRICAL BUILDING 2
Asset # : 15173

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	100%			2030	$900	1		
Ventilation								
Exhaust Fans								
Wall Unit	100%			2037	* *	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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **SOUTH BROOKLYN MARINE TERMINAL ELECTRICAL BUILDING 3**		
Address	: **TBD**		
Borough	: **BROOKLYN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DSB0013.E03 / 15174**	**Yr Built/Renovated**	:
Area Sq Ft	: **400**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **02-Sep-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Floors 1**		
Block	: **662** **Lot** : **1**	**BIN**	:

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	$800			
Interior Architecture	$2,000			
Electrical				
Mechanical				
Site Pavements	$24,200			
Total	**$27,000**			
Importance Code A	$800			
Importance Code B	$1,000			
Importance Code C	$25,200			
Total	**$27,000**			



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
SOUTH BROOKLYN MARINE TERMINAL ELECTRICAL BUILDING 3
Asset # : 15174

Architecture	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								
Exposed Struc: Steel	5%	4+	$800	LIFE	* *	5	$500	
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Base Of Exterior Wall								
Metal Panel	95%			2052	* *	5-10	$20,500	
Roof								
Not Accessible	100%							
Interior								
Floors								
Steel Plate	100%			LIFE	* *	1		
Interior Walls								
Metal Panel	100%			LIFE	* *	10	$1,000	
Ceilings								
Exposed Struc: Steel	25%			LIFE	* *	10	$300	
Metal Panel	75%			LIFE	* *	5	$1,300	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2045	* *			
Parking/Driveway								
Asphalt	100%	Now	$24,200	2035	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Driveway And Parking Lot								
Potholes, Extent : Moderate, Area Affected : 5%								
Location : Driveway								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Oil Fuse Cutout	100%			2058	* *	3		
Transformers								
Dry Type	100%			2049	* *	3		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Thirteen 200 Volts Primary, 480/277 Volts Secondary, 1500 Kilovolt Amperes.								
Feeders								
Cable	100%			2054	* *	1		
Raceway								
Conduit	100%			2058	* *	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
SOUTH BROOKLYN MARINE TERMINAL ELECTRICAL BUILDING 3
Asset # : 15174

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2058	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 3200 Amperes.								
Transformers								
Dry Type	100%			2049	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 15 Kilovolt Amperes, 480/277/120 Volts								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2058	* *	5		
Raceway								
Conduit	100%			2058	* *	1		
Panelboards								
Molded Case Bkrs	100%			2054	* *	5		
Wiring								
Thermoplastic	100%			2058	* *	1		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	100%			2040	* *	10		$400
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : T-8 Lamps								
Egress Lighting								
Emergency, Battery	50%			2040	* *	10		
Exit, Battery	50%			2040	* *	10		
Exterior Lighting								
LED	10%			2040	* *			
No Component	90%							
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2040	* *	1-3		$200
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Strobe Lights, Smoke Detectors, Alarm Bells, Manual Pull Station, Alarm Bells								

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL ELECTRICAL BUILDING 3
Asset # : 15174

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2054	* *	1		
Conversion Equipment								
Window/Wall Unit	100%			2030	$900	1		
Ventilation								
Exhaust Fans								
Wall Unit	100%			2037	* *	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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **20-Aug-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **662** **Lot** : **1**	**BIN**	:

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	$500			
Electrical				
Mechanical			$200	
Site Pavements	$200			
Total	**$800**		**$200**	
Importance Code A	$500			
Importance Code B			$200	
Importance Code C	$200			
Total	**$800**		**$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
SOUTH BROOKLYN MARINE TERMINAL GATEHOUSE/GUARDHOUSE
Asset # : 2282

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	100%	4+	$500	2052	* *	5	$1,200	
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Bottom Of Guardhouse All Facades								
Windows								
Aluminum	100%			2048	* *	5		
Roof								
Metal Panel	100%			2045	* *	10		
Interior								
Floors								
Steel Plate	100%			LIFE	* *	1		
Interior Walls								
Metal Panel	100%			LIFE	* *	10		
Ceilings								
Metal Panel	100%			LIFE	* *	5		
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2045	* *			
Parking/Driveway								
Asphalt	100%	4+	$200	2041	* *			
Other Observation, Extent : Light, Area Affected : 5%								
Location : Around Guardhouse								
Explanation : Vegetation Growth								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2032	$4,100	1		
Panelboards								
Molded Case Bkrs	100%			2031	$8,300	5		
Wiring								
Thermoplastic	100%			2032	$9,000	1		
Lighting								
Interior Lighting								
Fluorescent	100%			2032	$200	10	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Inside The Guardhouse								
Explanation : T-12 Lamps								

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

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

DEPT. OF SMALL BUSINESS SERV. - 801

SOUTH BROOKLYN MARINE TERMINAL GATEHOUSE/GUARDHOUSE

Asset # : 2282

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Radiant Heater	100%			2027	$1,800	2		
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Window/Wall Unit	100%			2025	$200	1		

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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 : **20-Aug-2020**
Landmark Status : **NONE**
Areas Surveyed : **Floors 1**
Block : **662** **Lot** : **1** **BIN** : **3378175**

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	$1,200,300	
Interior Architecture	$168,500	
Electrical		$221,400
Total	**$1,368,800**	**$221,400**
Importance Code A	$1,200,300	
Importance Code B	$168,500	$221,400
Total	**$1,368,800**	**$221,400**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	$12,200			
Interior Architecture	$45,200			
Electrical	$200	$200	$200	$500
Mechanical	$13,300	$400	$100	$400
Site Pavements	$20,800			
Total	**$91,700**	**$600**	**$300**	**$900**
Importance Code A	$25,500	$400	$100	$400
Importance Code B	$200	$200	$200	$500
Importance Code C	$66,000			
Total	**$91,700**	**$600**	**$300**	**$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.*

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								
Exterior Walls								
Cast in Place Concrete	10%	Now	$95,300	LIFE	* *	5	$19,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Exposed Reinforcement, Extent : Severe, Area Affected : 15%								
Location : West Facade								
Spalling, Extent : Moderate, Area Affected : 20%								
Location : North Facade								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Building Entire								
Explanation : No Access To 2nd, 3rd, 4th And Partial 1st Floor								
Concrete Masonry Unit	10%	0-2	$87,000	LIFE	* *	5	$2,400	1
Cracking/Crumbling, Extent : Severe, Area Affected : 60%								
Location : Throughout								
Masonry: Brick	60%	Now	$382,500	LIFE	* *	5	$22,900	1
Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
Location : West Facade								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 60%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 40%								
Location : East Facade, West Facade								
Metal Panel	10%	0-2	$12,200	2042	* *	5	$7,200	1
Broken/Missing Elements, Extent : Severe, Area Affected : 60%								
Location : Tower								
Metal Coiling Doors	10%	Now	$119,900	2037	* *	5	$6,000	
Corrosion/Rusting, Extent : Severe, Area Affected : 75%								
Location : West Facade								
Deformed/Dented, Extent : Moderate, Area Affected : 25%								
Location : West Facade								
Windows								
Aluminum	20%	Now	$86,100	2057	* *	5	$900	1
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Steel	80%	Now	$429,400	2057	* *	5	$46,500	
Bent/Warped Elements, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Parapets								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Entire Building								
Explanation : No Access To 2nd, 3rd, 4th And Partial 1st Floor								

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

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								
Roof								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Entire Building								
Explanation : No Access To 2nd, 3rd, 4th And Partial 1st Floor								
Interior								
Floors								
Cast in Place Concrete	25%	Now	$104,100	LIFE	* *	5	$19,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Boiler Room And Partial 1st Floor								
Cracking/Crumbling, Extent : Moderate, Area Affected : 80%								
Location : Boiler Room And Partial 1st Floor								
Not Accessible	75%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Entire Building								
Explanation : No Access To 2nd, 3rd, 4th And Partial 1st Floor								
Interior Walls								
Concrete Masonry Unit	25%	0-2	$45,200	LIFE	* *	5	$3,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Not Accessible	75%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Enitre Building								
Explanation : No Access To 2nd, 3rd, 4th And Partial 1st Floor								
Ceilings								
Exposed Concrete	25%	2-4	$64,400	LIFE	* *	5	$1,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Partial 1st Floor								
Not Accessible	75%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Enitre Building								
Explanation : No Access To 2nd, 3rd, 4th And Partial 1st Floor								
Site Pavements								
Parking/Driveway								
Asphalt	100%	0-2	$20,800	2035	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Around Building								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Not Accessible	100%							
Transformers								
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 OFFICE BUILDING WITH TOWER
Asset # : 2504

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Not Accessible	100%							
Raceway								
Conduit	100%			2032	$65,500	1		
Panelboards								
Molded Case Bkrs	100%			2031	$66,100	5	$700	
Wiring								
Thermoplastic	100%			2032	$89,800	1		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
LED	100%			2040	* *			
Exterior Lighting								
LED	30%			2040	* *			
No Component	70%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2027	$17,600	1	$2,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside Perimeter								
Explanation : CCTV Surveillance Cameras								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2042	* *	1		
Other Observation, Extent : N/A, Area Affected : 80%								
Location : Partial First Floor, 2nd, 3rd, And 4th Floors								
Explanation : Abandoned Building Except Partial 1st Floor.								
Conversion Equipment								
Radiant Heater	17%			2042	* *	2	$1,900	
Radiant Heater	3%	Now	$13,300	2042	* *	2	$300	
Broken, Extent : Severe, Area Affected : 100%								
Location : 1st Floor								
Not Accessible	80%							
Distribution								
Not Accessible	100%							
Terminal Devices								
No Component	20%							
Not Accessible	80%							
Air Conditioning								

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

DEPT. OF SMALL BUSINESS SERV. - 801

SOUTH BROOKLYN MARINE TERMINAL OFFICE BUILDING WITH TOWER

Asset # : 2504

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	10%			2030	$5,200	1		
Not Accessible	90%							
Ventilation								
Distribution								
Not Accessible	100%							
Exhaust Fans								
Not Accessible	100%							
Plumbing								
H/C Water Piping								
Not Accessible	100%							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Not Accessible	100%							
Fixtures								
Not Accessible	100%							
Fire Suppression								
Standpipe								
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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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**

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	$5,497,000	$9,728,800
Interior Architecture	$3,797,000	$957,000
Electrical	$2,570,400	$2,981,800
Mechanical	$734,200	$363,100
Total	**$12,598,600**	**$14,030,700**
Importance Code A	$5,636,500	$9,921,100
Importance Code B	$6,508,600	$4,109,600
Importance Code C	$453,600	
Total	**$12,598,600**	**$14,030,700**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	$3,200			
Interior Architecture	$1,900			
Electrical	$1,400		$34,400	$3,200
Mechanical	$60,800	$33,600	$42,100	$40,200
Total	**$67,300**	**$33,600**	**$76,600**	**$43,400**
Importance Code A	$5,000	$900	$1,800	$900
Importance Code B	$62,300	$32,800	$74,700	$42,500
Importance Code C				
Total	**$67,300**	**$33,600**	**$76,600**	**$43,400**



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
SOUTH BROOKLYN MARINE TERMINAL PIER BLDG.
Asset # : 2416

Architecture	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	25%	Now	$1,823,600	LIFE	* *	5	$125,200	1
Diagonal Cracks, Extent : Severe, Area Affected : 25%								
Location : South Facade, West Entrance								
Horizontal Cracks, Extent : Severe, Area Affected : 25%								
Location : North And South Facades								
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 60%								
Location : North Facade, South Facade								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : North Facade, South Facade								
Fiberglass Panel	20%	0-2	$64,800	2036	* *	5	$300,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : North And South Facades								
Metal, Corrugated	20%	0-2	$387,300	2037	* *	1		
Corrosion/Rusting, Extent : Severe, Area Affected : 30%								
Location : South Facade								
Metal/Glass Curt Wall	5%			LIFE	* *	5	$75,100	
Metal Coiling Doors	15%	Now	$1,507,700	2032	$7,538,300	5	$187,800	
Corrosion/Rusting, Extent : Severe, Area Affected : 50%								
Location : North Facade, South Facade								
Deformed/Dented, Extent : Severe, Area Affected : 50%								
Location : North Facade, South Facade								
Pre-Cast Concrete	15%	0-2	$878,300	LIFE	* *	5	$390,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : East Facade								
Windows								
Aluminum	70%	Now	$487,900	2035	* *	5	$17,600	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Steel	30%	Now	$347,500	2035	* *	5	$94,100	1
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : North Facade								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Throughout								

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

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL PIER BLDG.
Asset # : 2416

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Concrete Masonry Unit	3%	Now	$1,700	LIFE	* *	5	$700	
Diagonal Cracks, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Pre-Cast Concrete	2%	Now	$1,500	LIFE	* *	5	$2,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : East Facade								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : East Facade								
No Component	95%							
Roof								
Fiberglass Panel	10%			2036	* *	1		
Metal Panel	10%			2040	* *	10	$43,500	
Spray-on Foam	80%			2032	$764,100	5	$252,800	
Interior								
Floors								
Asphalt Poured	5%	0-2	$1,900	2032	$38,900	5	$6,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : East Entrance								
Cast in Place Concrete	85%	Now	$251,400	LIFE	* *	5	$957,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Vegetation Growth, Extent : Moderate, Area Affected : 15%								
Location : Control Joints								
Terrazzo	10%	Now	$2,644,100	LIFE	* *	5	$40,200	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 1st And 2nd Floors								
Explanation : Offices Are Abandonded And Area In Severe Disrepair								
Interior Walls								
Concrete Masonry Unit	10%	Now	$453,600	LIFE	* *	5	$37,000	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Perimeter Office Walls								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 1st And 2nd Floors								
Explanation : Offices Are Abandoned And Area In Severe Disrepair								
No Component	90%							
Ceilings								
AcousTileConcealSpLn	10%	Now	$448,000	2047	* *	5	$31,300	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 1st And 2nd Floor Offices								
Explanation : Offices Are Abandoned And Area In Severe Disrepair								
Exposed Struc: Steel	90%			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
SOUTH BROOKLYN MARINE TERMINAL PIER BLDG.
Asset # : 2416

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2047	* *	5	$9,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 800 Amperes								
Transformers								
Dry Type	100%			2040	* *	5	$1,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Service Area								
Explanation : One 30 Kilovolt-ampere, 480v pri - 208/120v sec								
Raceway								
Conduit	95%			2027	$661,900	1		
Conduit	5%			2047	* *	1		
Panelboards								
Molded Case Bkrs	70%			2026	$370,000	5	$6,400	
Molded Case Bkrs	30%			2043	* *	5	$2,800	
Wiring								
Thermoplastic	80%			2027	$861,200	1		
Thermoplastic	20%			2047	* *	1		
Motor Controllers								
Locally Mounted	100%			2025	$32,600	5	$2,400	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	100%	Now	$2,200,400	2037	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Missing All Bulbs								
Exterior Lighting								
HID	100%			2032	$1,458,800	10	$1,100	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Hot Water Boiler	5%			2025	$139,400	1	$8,600	
Obsolete Equipment, Extent : Light, Area Affected : 100%								
Location : Office Section Of Building								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Office Section Of Building								
Explanation : Building Expected To Be Renovated By Tenant								
Radiant Heater	3%			2027	$192,300	2	$4,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Water Meter Rooms								
Explanation : Electric Unit Heaters								
No Component	92%							
Terminal Devices								
Convector/Radiator	100%			2025	$154,900	1	$112,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Office Section Of Building								
Explanation : Equipment To Be Upgraded By Propective Tenant								
Air Conditioning								
Energy Source								
Electricity	100%			2026	$65,600	1		
Conversion Equipment								
Reciprocating Compr/Chiller	5%			2023	$153,500	1	$8,100	
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Office Section Of Building								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Office Section Of Building								
Explanation : Equipment To Be Upgraded By Propective Tenant								
Window/Wall Unit	1%			2027	$7,500	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Electrical Vault								
No Component	94%							
Terminal Devices								
Air Handler/Cool/Ht	5%			2023	$12,200	1	$10,800	
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Office Section Of Building								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Office Section Of Building								
Explanation : Equipment To Be Upgraded By Propective Tenant								
No Component	95%							
Plumbing								
H/C Water Piping								
Galvanized Steel	5%			2032	$79,400	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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater								
Gas Fired	100%			2023	$220,700	2	$5,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Office Section Of Building								
Explanation : Equipment To Be Upgraded By Propective Tenant								
Sanitary Piping								
Cast Iron	5%			LIFE	* *	1		
No Component	95%							
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fire Suppression								
Standpipe								
Generic	100%			2047	* *	1-5	$182,800	
Sprinkler								
Generic	100%			2047	* *	1-2	$97,900	
Fire Pump								
Generic	100%			2036	* *	1	$65,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Water Meter Rooms								
Explanation : Building Has Been Divided Into Two Sections								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	:	**20-Aug-2020**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Floors 1**			
Block	:	**662** **Lot** : **1**	**BIN**	:	**3378174**

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	$2,061,300	$117,900
Interior Architecture	$3,969,200	$457,700
Electrical		$851,100
Mechanical		$1,223,200
Site Pavements	$74,800	
Total	**$6,105,200**	**$2,649,900**
Importance Code A	$2,061,300	$117,900
Importance Code B	$2,860,500	$2,441,700
Importance Code C	$1,183,400	$90,300
Total	**$6,105,200**	**$2,649,900**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	$33,400			
Interior Architecture	$22,600			
Electrical	$1,300	$1,700	$1,300	$2,500
Mechanical	$4,200	$6,600	$4,200	$6,600
Site Enclosure	$45,900			
Total	**$107,400**	**$8,300**	**$5,500**	**$9,000**
Importance Code A	$33,400	$200		$200
Importance Code B	$6,400	$8,100	$5,500	$8,800
Importance Code C	$67,600			
Total	**$107,400**	**$8,300**	**$5,500**	**$9,000**



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
SOUTH BROOKLYN MARINE TERMINAL SHED - BLDG N
Asset # : 2503

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	45%	Now	$452,800	LIFE	* *	5	$15,500	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : West Facade								
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : East And West Facade								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : North Facade, South Facade								
Vertical Cracks, Extent : Moderate, Area Affected : 20%								
Location : North And South Facade								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : North, South And West Facade								
Metal, Corrugated	25%	Now	$33,400	2042	* *	1		
Corrosion/Rusting, Extent : Severe, Area Affected : 25%								
Location : North, South And West Facade								
Deformed/Dented, Extent : Severe, Area Affected : 25%								
Location : All Facades								
Metal Coiling Doors	30%	Now	$519,900	2037	* *	5	$25,900	1
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : North And South Facade								
Corrosion/Rusting, Extent : Severe, Area Affected : 50%								
Location : North And South Facade								
Windows								
Steel	100%	Now	$1,088,700	2057	* *	5	$117,900	1
Corrosion/Rusting, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Explanation : Boarded Up With Plexiglass								
Parapets								
Not Accessible	100%							
Roof								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Perimeter Of Building								
Explanation : Rain Leader Disconnected								
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
SOUTH BROOKLYN MARINE TERMINAL SHED - BLDG N
Asset # : 2503

Architecture	Current Repair			Future Replacement			Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost		Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
Cast in Place Concrete	100%	Now	$193,000	LIFE		* *	5	$367,400	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%									
Location : Below Roof Holes									
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Worn/Eroded, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Interior Walls									
Concrete Masonry Unit	75%	Now	$1,108,700	LIFE		* *	5	$90,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%									
Location : West Wall									
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : North, South And West Walls									
Diagonal Cracks, Extent : Severe, Area Affected : 10%									
Location : Throughout									
Misaligned/Bulging, Extent : Severe, Area Affected : 5%									
Location : Throughout									
Masonry: Brick	25%			LIFE		* *	10	$22,600	
Painted Surfaces, Extent : Light, Area Affected : 100%									
Location : East Wall									
Ceilings									
Exposed Struc: Steel	24%			LIFE		* *	10	$80,600	
Exposed Struc: Wood	74%	Now	$2,586,800	LIFE		* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%									
Location : Center Of Building									
Dry Rot/Decay, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Split/Cracked, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Fiber Board	2%			2032	$24,200				
Site Enclosure									
Fence/Gates									
Chain Link	100%	Now	$45,000	2042		* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : West End Of Building									
Impact Damage, Extent : Severe, Area Affected : 25%									
Location : West End Of Building									
Retaining Walls									
Cast in Place Concrete	100%	2-4	$900	2052		* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : North Facade									
Site Pavements									

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

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL SHED - BLDG N
Asset # : 2503

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Parking/Driveway								
Asphalt	100%	Now	$74,800	2035	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Ponding, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Potholes, Extent : Moderate, Area Affected : 5%								
Location : West End And North Facade								

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2042	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Service Area								
Explanation : Main Service Disconnect Switch Rated At 200 Amperes.								
Transformers								
Dry Type	100%			2049	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Storage Area								
Explanation : 45 Kilovolt Amperes, 480/ 277/120 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2032	$270,000	5	$3,000	
Raceway								
Conduit	80%			2042	* *	1		
Conduit	20%			2058	* *	1		
Panelboards								
Fused Disc Sw	20%			2054	* *	5	$500	
Molded Case Bkrs	80%			2031	$171,800	5	$2,400	
Wiring								
Thermoplastic	80%			2032	$295,700	1		
Thermoplastic	20%			2058	* *	1		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
LED	100%			2040	* *			
Exterior Lighting								
HID	30%			2037	* *	10	$100	
No Component	70%							
Alarm								

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

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL SHED - BLDG N
Asset # : 2503

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Security System								
No Component	70%							
Generic	30%			2032	$113,600	1	$12,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Storage And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	2%			2042	* *	1		
No Component	98%							
Conversion Equipment								
Radiant Heater	2%			2032	$41,500	2	$1,100	
No Component	98%							
Plumbing								
H/C Water Piping								
Galvanized Steel	5%			2030	$25,700	1		
No Component	95%							
Fire Suppression								
Sprinkler								
Generic	100%			2032	$1,147,700	1-2	$31,700	
Fire Pump								
Generic	100%			2028	$75,500	1	$21,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Sprinkler Room								
Explanation : Engine Driven Fire Pump								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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 : **27-Mar-2020**
Landmark Status : **NONE**
Areas Surveyed :
Block : **991** **Lot** : **50** **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Piers	$169,900	$58,700
Total	**$169,900**	**$58,700**
Importance Code A	$169,900	$58,700
Total	**$169,900**	**$58,700**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Piers	$43,800			
Total	**$43,800**			
Importance Code A	$24,400			
Importance Code C	$19,400			
Total	**$43,800**			



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
23RD ST. MARINA PKG. GARAGE BUILDING FOUNDATION
Asset # : 2666

Piers	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	73%			LIFE	* *	5	$57,100	
Cracking, Extent : Light, Area Affected : 2%								
Location : Isolated Locations Up To 1/16 Inch Wide With Efflorescence								
Other Observation, Extent : Light, Area Affected : 2%								
Location : Deck Surface								
Explanation : Delaminations								
Concrete	2%	4+	$54,500	LIFE	* *	5	$1,600	
Spalling, Extent : Moderate, Area Affected : 40%								
Location : Along Inshore Edge Of Pier								
Not Accessible	25%							
Pile Caps								
Concrete	9%	4+	$115,400	LIFE	* *	5	$300	
Spalling, Extent : Moderate, Area Affected : 40%								
Location : Around Top Edge Of Pile Caps								
Steel	1%			2032	$8,300	5	$3,500	
Corrosion, Extent : Light, Area Affected : 100%								
Location : Center Of Pier								
Not Accessible	90%							
Piles and Bracing								
Concrete	28%			LIFE	* *	5	$37,200	
Concrete	2%	4+	$24,400	LIFE	* *	5	$2,700	
Cracking, Extent : Light, Area Affected : 5%								
Location : One Isolated Pile At Offshore End Of Pier								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : One Isolated Pile Near Center Of Pier								
Not Accessible	70%							
Coping/Curb								
Concrete	10%	4+	$19,400	LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Concrete Curb On Northwest Side Of Pier, Garage Exterior								
Explanation : Delaminations With Staining								
Concrete	85%			LIFE	* *			
No Component	5%							
Deck Elements								
Railing								
Concrete	15%			2032				
Fencing	10%			2032		3		
Guard Rail	70%			LIFE	* *			
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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name : **APPROACH PLATFORM PIER 4 BROOKLYN ARMY TERMINAL**
Address : **FOOT OF 58TH STREET**
Borough : **BROOKLYN**
Program / Asset # : **DBSR050.000 / 13548**
Area Sq Ft : **14,500**
Date of Survey : **06-Jan-2021**
Areas Surveyed :
Block : **5778** **Lot** : **1**

Agency's Number : **N/A**
Yr Built/Renovated : **1994 /**
Project Type : **ECONOMIC DEVELOPMENT**
Landmark Status : **NONE**
BIN :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Piers		$275,100
Total		**$275,100**
Importance Code B		$275,100
Total		**$275,100**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Piers	$35,100		$3,900	$6,200
Total	**$35,100**		**$3,900**	**$6,200**
Importance Code A	$2,300			
Importance Code B	$32,700		$3,900	
Importance Code C				$6,200
Total	**$35,100**		**$3,900**	**$6,200**



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
APPROACH PLATFORM PIER 4 BROOKLYN ARMY TERMINAL
Asset # : 13548

Piers	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Not Accessible	100%							
Deck Surface								
Asphalt	40%			2041	* *	5	$6,400	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Southern 200 Feet Of Asset								
Concrete	60%			2041	* *	5	$6,000	
Pile Caps								
Concrete	5%			LIFE	* *	5	$100	
Spalling, Extent : Light, Area Affected : 10%								
Location : At West End Of Caps								
Not Accessible	95%							
Piles and Bracing								
Concrete	5%			LIFE	* *	5	$4,600	
Not Accessible	95%							
Coping/Curb								
Concrete	20%			LIFE	* *			
No Component	80%							
Fender								
Piles								
Timber	40%	Now	$16,200	2047	* *	4	$5,200	
Broken, Extent : Severe, Area Affected : 100%								
Location : At North End Of Asset. Three Of Seven Fender Piles Broken With Impact Damage And Loose Connections								
Timber	60%			2041	* *	4	$7,800	
Deck Elements								
Railing								
Steel	40%			2030	$220,000			
Missing Coating, Extent : Light, Area Affected : 50%								
Location : Southern And Northern Ends Of Railing								
Steel	10%	4+	$16,500	2032	$55,000			
Corrosion, Extent : Severe, Area Affected : 50%								
Location : 89 To 114 Feet And 259 To 294 Feet From South								
Fencing	20%			2030	$6,200	3		
Corrosion, Extent : Light, Area Affected : 50%								
Location : Full Length Of Fencing From 406 Feet To 520 Feet From South								
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.*

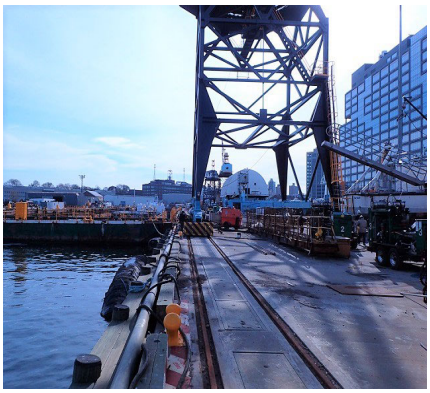
Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name : **BERTHS 8, 8A, AND 8B**
Address : **MARKET ST BET DRY DOCKS 3 AND 5 BROOKLYN NAVY YARD**
Borough : **BROOKLYN**
Agency's Number : **N/A**
Program / Asset # : **DBSR045.180 / 14872**
Yr Built/Renovated : **2015 /**
Area Sq Ft : **35,000**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **19-Nov-2020**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2023** **Lot** : **1** **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Piers	$65,200	$155,900
Total	**$65,200**	**$155,900**
Importance Code A	$65,200	$155,900
Total	**$65,200**	**$155,900**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Piers	$9,100		$19,200	
Total	**$9,100**		**$19,200**	
Importance Code A	$9,100			
Importance Code B			$19,200	
Total	**$9,100**		**$19,200**	



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

BERTHS 8, 8A, AND 8B

Asset # : 14872

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	100%			LIFE	* *	5	$130,400	
Cracking, Extent : Light, Area Affected : 10%								
Location : Isolated Locations Across Deck								
Pile Caps								
Not Accessible	100%							
Piles and Bracing								
Not Accessible	100%							
Fender								
Wales and Chocks								
Timber	100%			2041	* *	4	$34,500	
Worn, Extent : Light, Area Affected : 10%								
Location : In Tidal Zone								
Piles								
Timber	25%			2041	* *	4	$4,000	
Worn, Extent : Light, Area Affected : 10%								
Location : In Tidal Zone								
Not Accessible	75%							
Pile Cluster								
Timber	25%			2033	* *	4-10		
Worn, Extent : Light, Area Affected : 10%								
Location : In Tidal Zone								
Not Accessible	75%							
Deck Elements								
Coping/Curb								
Concrete	3%			LIFE	* *			
Timber	97%			LIFE	* *			
Mechanical/ Plumbing								
Water Supply								
Galvanized Steel	100%	4+	$9,100	2030	$90,600			
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Full Length								
Explanation : Coating Loss								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **E. MIDTOWN WATERFRONT ESPLANADE WATERSIDE PIER**				
Address	: **EAST RIVER 38TH TO 41ST STS.**				
Borough	: **MANHATTAN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DGSP025.068 / 4110**			**Yr Built/Renovated**	: **2016 /**
Area Sq Ft	: **34,895**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **21-Jan-2021**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **970**	**Lot**	: **14**	**BIN**	:

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Piers	$51,400		$14,700	
Total	**$51,400**		**$14,700**	
Importance Code A	$51,400			
Importance Code B			$2,700	
Importance Code C			$11,900	
Total	**$51,400**		**$14,700**	



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

DEPT. OF SMALL BUSINESS SERV. - 801
E. MIDTOWN WATERFRONT ESPLANADE WATERSIDE PIER
Asset # : 4110

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	50%			LIFE	* *	5	$65,000	
Not Accessible	50%							
Deck Surface								
Concrete	100%			2045	* *	5	$23,900	
Cracking, Extent : Light, Area Affected : 5%								
Location : Isolated Locations On Deck Surface								
Pile Caps								
Concrete	100%			LIFE	* *	5	$4,700	
Piles and Bracing								
Concrete	15%			LIFE	* *	5	$33,100	
Not Accessible	85%							
Fender								
Wales and Chocks								
Timber	8%			2041	* *	4	$4,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : At North And South End Of Platform								
Explanation : Location								
No Component	92%							
Piles								
Timber	6%			2041	* *	4	$1,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : At North And South End Of Platform								
Explanation : Location								
No Component	92%							
Not Accessible	2%							
Deck Elements								
Railing								
Steel	100%			2031				

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **06-Mar-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **36**	**Lot**	: **25**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Piers		$1,671,900
Total		**$1,671,900**
Importance Code A		$621,400
Importance Code B		$1,050,500
Total		**$1,671,900**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Piers	$13,600	$3,200		
Total	**$13,600**	**$3,200**		
Importance Code A				
Importance Code B	$2,600			
Importance Code C	$11,000	$3,200		
Total	**$13,600**	**$3,200**		



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

DEPT. OF SMALL BUSINESS SERV. - 801
EAST RIVER ESPLANADE PILE SUPPORTED PLATFORM
Asset # : 2580

Piers	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	10%			LIFE	* *	5	$8,300	
Steel	20%			2032	$449,800	5	$74,400	
	Corrosion, Extent : Light, Area Affected : 5%							
	Location : On Hardware							
Not Accessible	70%							
Deck Surface								
Asphalt Pavers	65%			2040	* *			
Asphalt Pavers	5%	4+	$11,000	2040	* *			
	Settlement, Extent : Moderate, Area Affected : 5%							
	Location : 65, 300, And 566 Feet From South							
Topsoil	10%			2029	$40,900	5	$6,300	
No Component	20%							
Pile Caps								
Concrete	30%			LIFE	* *	5	$900	
Timber	50%			LIFE	* *	4	$175,400	
	Rotting/Splitting, Extent : Light, Area Affected : 10%							
	Location : At Ends Of Caps							
Not Accessible	20%							
Piles and Bracing								
Concrete	10%			LIFE	* *	5	$14,100	
Concrete Encased Timber	15%			LIFE	* *	5	$21,200	
	Other Observation, Extent : Moderate, Area Affected : 10%							
	Location : Above Water							
	Explanation : Section Loss							
Steel	25%			LIFE	* *	5	$171,600	
	Corrosion, Extent : Light, Area Affected : 5%							
	Location : Above Water							
Not Accessible	50%							
Deck Elements								
Railing								
Steel	5%	Now	$2,600	2029	$52,500			
	Broken, Extent : Severe, Area Affected : 25%							
	Location : Broken Wire Strand 250 Feet To 293 Feet From South							
Steel	95%			2029	$998,000			

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

Print Date : 01-Sep-2021

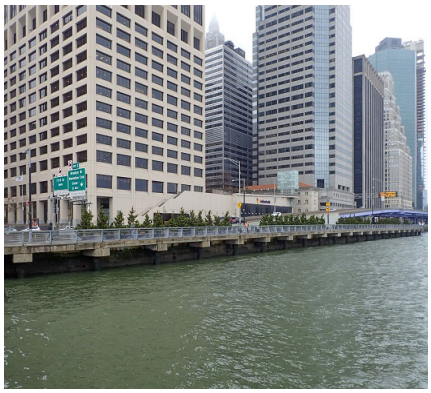
DEPT. OF SMALL BUSINESS SERV. - FY 2022

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 #	: **DBS0057.000 / 14655**	**Yr Built/Renovated**	:
Area Sq Ft	: **9,584**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **19-Mar-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **2** **Lot** : **23**	**BIN**	:

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Piers			$5,000	
Total			**$5,000**	
Importance Code A				
Importance Code C			$5,000	
Total			**$5,000**	



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

DEPT. OF SMALL BUSINESS SERV. - 801
EAST RIVER ESPLANADE PILE SUPPORTED PLATFORM
Asset # : 14655

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	40%			LIFE	* *	5	$7,100	
No Component	5%							
Not Accessible	55%							
Deck Surface								
Asphalt	95%			2040	* *	5	$10,000	
No Component	5%							
Pile Caps								
Concrete	95%			LIFE	* *	5	$600	
No Component	5%							
Piles and Bracing								
Concrete Encased Steel	5%			LIFE	* *			
Steel	25%			LIFE	* *	5	$36,800	
	Corrosion, Extent : Light, Area Affected : 10%							
	Location : Isolated In Top 2 Feet Of Piles							
No Component	5%							
Not Accessible	65%							
Deck Elements								
Railing								
Steel	95%			2029				
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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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 #	: **DBS0058.000 / 14656**			**Yr Built/Renovated**	:
Area Sq Ft	: **7,300**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **17-Mar-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **991**	**Lot**	: **29**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Piers	$180,300	$839,600
Total	**$180,300**	**$839,600**
Importance Code A	$180,300	$67,300
Importance Code B		$772,300
Total	**$180,300**	**$839,600**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Piers	$7,700	$25,300	$41,700	
Total	**$7,700**	**$25,300**	**$41,700**	
Importance Code A				
Importance Code B	$7,700	$25,300		
Importance Code C			$41,700	
Total	**$7,700**	**$25,300**	**$41,700**	



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

DEPT. OF SMALL BUSINESS SERV. - 801
EAST RIVER ESPLANADE PILE SUPPORTED PLATFORM
Asset # : 14656

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	35%			LIFE	* *	5	$4,800	
Cracking, Extent : Light, Area Affected : 5%								
Location : Underdeck								
Not Accessible	65%							
Deck Surface								
Brick Pavers	100%			2040	* *	5	$83,300	
Other Observation, Extent : Light, Area Affected : 5%								
Location : Isolated Locations								
Explanation : Loose Bricks								
Pile Caps								
Concrete	100%			LIFE	* *	5	$500	
Cracking, Extent : Light, Area Affected : 5%								
Location : Isolated Locations								
Piles and Bracing								
Steel	60%	4+	$180,300	LIFE	* *	5	$67,300	
Corrosion, Extent : Moderate, Area Affected : 30%								
Location : Splash Zone								
Not Accessible	40%							
Fender								
Wales and Chocks								
Timber	100%			2040	* *	4	$59,400	
Piles								
Timber	60%			2040	* *	4	$16,500	
Not Accessible	40%							
Deck Elements								
Railing								
Steel	95%			2029	$733,700			
Steel	5%	4+	$7,700	2029	$38,600			
Broken, Extent : Severe, Area Affected : 75%								
Location : Temporary Repair 200 Feet From North								
Electrical								
Lighting Fixture								
Incandescent	100%			2025				
Other Observation, Extent : Light, Area Affected : 100%								
Location : 14 Fixtures Total								
Explanation : Count								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **FULTON FERRY LANDING PIER BROOKLYN BRIDGE PARK**		
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	: **14,976**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **03-Feb-2020**	**Landmark Status**	: **HISTORICAL LANDMARK DISTRICT**
Areas Surveyed	:		
Block	: **1850** **Lot** : **1995**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Piers	$431,700	
Total	**$431,700**	
Importance Code C	$431,700	
Total	**$431,700**	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Piers	$8,700	$700	$45,500	
Total	**$8,700**	**$700**	**$45,500**	
Importance Code A	$700		$45,500	
Importance Code B		$700		
Importance Code C	$8,000		$100	
Total	**$8,700**	**$700**	**$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.
Maintenance $ are aggregated over a ten-year period. Site specific cost 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 BROOKLYN BRIDGE PARK

Asset # : 4337

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	5%			LIFE	* *	5	$1,400	
Not Accessible	95%							
Deck Surface								
Concrete	1%			2040	* *	5	$100	
Cracking, Extent : Light, Area Affected : 2%								
Location : Isolated Locations At East End Of Pier								
Stone Pavers	2%			2040	* *			
Stone Pavers	1%	Now	$8,000	2046	* *			
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Loose And Displaced Pavers At East End Of Pier								
Timber	90%	4+	$431,700	2046	* *	5	$27,200	
Surface Wearing/Scaling, Extent : Moderate, Area Affected : 20%								
Location : Pier Deck Planks								
Other Observation, Extent : Light, Area Affected : 5%								
Location : Pier Deck Planks								
Explanation : Loose Connections								
No Component	6%							
Pile Caps								
Concrete	15%			LIFE	* *	5	$200	
Spalling, Extent : Light, Area Affected : 2%								
Location : Isolated Locations On Edge Beams								
Not Accessible	85%							
Piles and Bracing								
Concrete	30%			LIFE	* *	5	$14,200	
Erosion, Extent : Light, Area Affected : 10%								
Location : Tidal Zone								
Not Accessible	70%							
Fender								
Piles								
Timber	15%			2040	* *	4	$2,200	
Rotting/Splitting, Extent : Light, Area Affected : 30%								
Location : Above Mean Low Water								
Worn, Extent : Moderate, Area Affected : 20%								
Location : Tidal Zone								
No Component	70%							
Not Accessible	15%							
Deck Elements								
Railing								
Steel	100%			2029				
Electrical								

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

DEPT. OF SMALL BUSINESS SERV. - 801
FULTON FERRY LANDING PIER BROOKLYN BRIDGE PARK
Asset # : 4337

Piers	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Electrical								
Lighting Fixture								
Incandescent	30%	4+	$300	2025	$13,600			
Other Observation, Extent : Light, Area Affected : 2%								
Location : 3 Fixtures On North Side And 2 On West Side								
Explanation : Loose Fixtures								
Incandescent	10%	4+	$500	2025	$4,500			
Other Observation, Extent : Light, Area Affected : 5%								
Location : 2 Fixtures On South Side								
Explanation : Missing Caps								
Incandescent	60%			2025	$27,300			

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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **GREENPOINT FERRY LANDING PIER**				
Address	: **10 INDIA STREET EAST RIVER**				
Borough	: **BROOKLYN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0067.000 / 15300**			**Yr Built/Renovated**	: **2011 /**
Area Sq Ft	: **14,170**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **17-Mar-2021**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **2530**	**Lot**	: **8**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Piers	$546,700	$1,075,900
Total	**$546,700**	**$1,075,900**
Importance Code A	$546,700	
Importance Code B		$1,075,900
Total	**$546,700**	**$1,075,900**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Piers	$50,500		$600	$21,900
Total	**$50,500**		**$600**	**$21,900**
Importance Code A	$43,400			$21,400
Importance Code B	$4,300			
Importance Code C	$2,800		$600	$500
Total	**$50,500**		**$600**	**$21,900**



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.*

DEPT. OF SMALL BUSINESS SERV. - 801
GREENPOINT FERRY LANDING PIER
Asset # : 15300

Piers	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	52%			LIFE	* *	5	$27,500	
Spalling, Extent : Light, Area Affected : 2%								
Location : Isolated Locations Along Edges And At Corners								
Not Accessible	48%							
Deck Surface								
Asphalt Pavers	82%			2041	* *			
Concrete	2%	4+	$2,800	2047	* *	5	$100	
Settlement, Extent : Moderate, Area Affected : 30%								
Location : Slab At Pier Approach								
Other Observation, Extent : Light, Area Affected : 2%								
Location : Utility Trench Cover, 160 Feet From East End								
Explanation : Displaced Element								
Concrete	10%			2041	* *	5	$1,000	
Topsoil	6%			2030	$7,800	5	$1,200	
Pile Caps								
Concrete	70%			LIFE	* *	5	$1,300	
Spalling, Extent : Light, Area Affected : 2%								
Location : Isolated Locations Along Edges And At Corners								
Concrete	10%	4+	$17,300	LIFE	* *	5	$100	
Missing Part, Extent : Severe, Area Affected : 30%								
Location : Precast Pile Caps With Missing Grout At 30 Percent Of Pile Sockets								
Not Accessible	20%							
Piles and Bracing								
Concrete Encased Steel	30%	4+	$546,700	LIFE	* *			
Corrosion, Extent : Light, Area Affected : 10%								
Location : Exposed Steel H-piles								
Other Observation, Extent : Severe, Area Affected : 80%								
Location : 80 Percent Of Piles Have Split Fiberglass Jackets With Exposed And Eroding Encasements								
Explanation : Failed Encasements								
Not Accessible	70%							
Deck Elements								
Railing								
Steel	98%			2030	$1,054,400			
Steel	2%	0-2	$4,300	2030	$21,500			
Loose Connections, Extent : Moderate, Area Affected : 20%								
Location : Two Locations With Disconnected Top Rails, 61 And 457 Feet From East End								
Electrical								
Conduit								
PVC	4%			2028	$3,300			
PVC	2%	0-2	$1,600	2030	$1,600			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Extending From Settled Utility Vault At Pier Approach								
Explanation : Pinched Lines								
Not Accessible	94%							

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

DEPT. OF SMALL BUSINESS SERV. - 801
GREENPOINT FERRY LANDING PIER
Asset # : 15300

Piers	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Electrical								
Lighting Fixture								
Incandescent	32%	Now	$10,100	2027	$10,100			
Broken, Extent : N/A, Area Affected : 5%								
Location : 4 Of 12 Fixtures Broken								
Incandescent	68%			2026	$21,400			

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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **05-Jan-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **5778** **Lot** : **1**	**BIN**	:

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Piers	$86,400		$1,600	
Total	**$86,400**		**$1,600**	
Importance Code A	$62,200			
Importance Code B	$24,200		$1,600	
Total	**$86,400**		**$1,600**	



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

DEPT. OF SMALL BUSINESS SERV. - 801
HARBOR CHARLIE CONCRETE WHARF, PIER
Asset # : 13544

Piers	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	100%			LIFE	* *	5	$55,900	
Cracking, Extent : Light, Area Affected : 5%								
Location : Isolated Sections For The Entire Length								
Pile Caps								
Concrete	100%			LIFE	* *	5	$2,000	
Cracking, Extent : Light, Area Affected : 5%								
Location : Isolated Sections								
Other Observation, Extent : Light, Area Affected : 5%								
Location : Isolated Sections								
Explanation : Annulus Void Between Cap And Pile								
Piles and Bracing								
Concrete	70%			LIFE	* *	5	$66,500	
Not Accessible	30%							
Coping/Curb								
Concrete	90%			LIFE	* *			
Cracking, Extent : Light, Area Affected : 5%								
Location : Isolated Locations On All Faces Of Curb								
No Component	10%							
Fender								
Wales and Chocks								
Timber	10%			2041	* *	4	$1,700	
No Component	90%							
Piles								
Timber	20%			2041	* *	4	$1,600	
Timber	10%	Now	$24,200	2047	* *	4	$800	
Loose Connections, Extent : Severe, Area Affected : 100%								
Location : One Fender Pile Disconnected From Wharf Face								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Two Piles Connected To Wharf Face								
Explanation : Impact Damage								
No Component	40%							
Not Accessible	30%							
Electrical								
Lighting Fixture								
Sodium	100%			2026				

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **29-Dec-2017**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **1573**	**Lot**	: **52**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Piers	$280,600	$502,500
Total	**$280,600**	**$502,500**
Importance Code A	$280,600	
Importance Code B		$502,500
Total	**$280,600**	**$502,500**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Piers	$40,800			
Total	**$40,800**			
Importance Code A	$40,800			
Total	**$40,800**			



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

HIGH LEVEL DECK (WHARF)

Asset # : 13847

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	10%	4+	$40,800	LIFE	* *	5	$1,200	
Spalling, Extent : Moderate, Area Affected : 50%								
Location : Offshore Surface Entire Length And Undermining Railing Bases Throughout Length								
Concrete	50%			LIFE	* *	5	$5,900	
Cracking, Extent : Moderate, Area Affected : 25%								
Location : Throughout With Efflorescence								
Not Accessible	40%							
Pile Caps								
Timber	25%	4+	$88,400	LIFE	* *	4	$12,400	
Rotting/Splitting, Extent : Light, Area Affected : 100%								
Location : Outboard Ends Of Pile Caps And Along Line Cap								
Timber	15%	Now	$53,000	LIFE	* *	4	$7,400	
Rotting/Splitting, Extent : Severe, Area Affected : 100%								
Location : Line Cap								
Not Accessible	60%							
Piles and Bracing								
Timber	25%			LIFE	* *	4-5	$7,100	
Rotting/Splitting, Extent : Light, Area Affected : 50%								
Location : Isolated Throughout At Abandoned Hardware Holes In Piles And In Tidal Zone								
Timber	25%	2-4	$139,100	LIFE	* *	4-5	$7,100	
Broken, Extent : Severe, Area Affected : 50%								
Location : Braces Throughout								
Rotting/Splitting, Extent : Moderate, Area Affected : 100%								
Location : Isolated At Abandoned Hardware Holes And In Tidal Zone								
Not Accessible	50%							
Deck Elements								
Deck Surface								
Asphalt Pavers	100%			2032		5		
Cracking, Extent : Light, Area Affected : 10%								
Location : Intermittent Longitudinal Cracking Throughout								
Settlement, Extent : Moderate, Area Affected : 30%								
Location : Offshore 3 Feet For Full Length Of Asset								
Railing								
Steel	100%			2027	$502,500			
Missing Coating, Extent : Light, Area Affected : 5%								
Location : Isolated Throughout								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **24-Nov-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **2184** **Lot** : **997**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Piers	$465,300	
Total	**$465,300**	
Importance Code A	$259,400	
Importance Code B	$205,800	
Total	**$465,300**	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Piers	$72,600			
Total	**$72,600**			
Importance Code A	$30,200			
Importance Code B	$42,400			
Total	**$72,600**			



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.*

DEPT. OF SMALL BUSINESS SERV. - 801
HIGH-LEVEL DECK (WHARF) INFRONT OF ASSET 13854
Asset # : 13803

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Timber	90%	4+	$162,300	LIFE	* *	5	$6,800	
Aging, Extent : Moderate, Area Affected : 100%								
Location : Deck Planks								
Rotting/Splitting, Extent : Moderate, Area Affected : 20%								
Location : Isolated Deck Planks And At Ends Of Stringers								
Timber	10%	Now	$18,000	LIFE	* *	5	$800	
Broken, Extent : Moderate, Area Affected : 100%								
Location : North End Of Deck								
Other Observation, Extent : Severe, Area Affected : 50%								
Location : Center Of Deck								
Explanation : Fire Damage								
Pile Caps								
Timber	20%	4+	$20,100	LIFE	* *	4	$2,800	
Rotting/Splitting, Extent : Severe, Area Affected : 100%								
Location : Primarily At Southern End Of Wharf								
Timber	10%	Now	$10,100	LIFE	* *	4	$1,400	
Rotting/Splitting, Extent : Severe, Area Affected : 100%								
Location : Severe Rot At Ends Of Timber Pile Caps								
Not Accessible	70%							
Piles and Bracing								
Timber	30%	4+	$47,500	LIFE	* *	4-5	$2,400	
Rotting/Splitting, Extent : Severe, Area Affected : 100%								
Location : Partial Bearing And Rot In Tidal Zone On Timber Piles								
Timber	20%	Now	$31,700	LIFE	* *	4-5	$1,600	
Other Observation, Extent : Severe, Area Affected : 10%								
Location : At Tops Of Timber Piles								
Explanation : Non-bearing								
Not Accessible	50%							
Fender								
Wales and Chocks								
Timber	100%	Now	$79,600	2047	* *	4	$8,800	
Missing Part, Extent : Severe, Area Affected : 100%								
Location : Entire Fender System								
Piles								
Timber	100%	Now	$126,200	2047	* *	4	$4,100	
Broken, Extent : Severe, Area Affected : 50%								
Location : Entire Fender System								
Deck Elements								
Coping/Curb								
Timber	100%	Now	$42,400	LIFE	* *			
Broken, Extent : Severe, Area Affected : 100%								
Location : Entire Curb								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	:	**HIGH-LEVEL DECK AND TIM DOLPHINS HARLEM RIVER DRIVE**			
Address	:	**W 157 TO W 160 ST HARLEM RIVER**			
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	:	**11-Dec-2020**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**2105** **Lot** : **51**	**BIN**	:	

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Piers	$803,200	$1,470,600
Total	**$803,200**	**$1,470,600**
Importance Code A	$362,100	$277,300
Importance Code B	$59,700	$1,193,300
Importance Code C	$381,500	
Total	**$803,200**	**$1,470,600**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Piers	$61,500		$23,900	$15,300
Total	**$61,500**		**$23,900**	**$15,300**
Importance Code A	$48,300			
Importance Code B	$13,300		$1,000	
Importance Code C			$22,900	$15,300
Total	**$61,500**		**$23,900**	**$15,300**



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
HIGH-LEVEL DECK AND TIM DOLPHINS HARLEM RIVER DRIVE
Asset # : 13821

Piers	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	2%	4+	$21,600	LIFE	* *	5	$1,000	
Spalling, Extent : Moderate, Area Affected : 5%								
Location : At 75 Feet And 560 Feet From South And 20 Feet From North End								
Concrete	38%			LIFE	* *	5	$39,300	
Discolor & Bleeding, Extent : Light, Area Affected : 20%								
Location : Efflorescence At Deck Joints Between Deck Planks								
Not Accessible	60%							
Deck Surface								
Asphalt	100%			2041	* *	5	$30,600	
Cracking, Extent : Light, Area Affected : 2%								
Location : Above Pile Caps								
Surface Wearing/Scaling, Extent : Light, Area Affected : 50%								
Location : Entire Length								
Pile Caps								
Concrete	70%			LIFE	* *	5	$2,600	
Cracking, Extent : Light, Area Affected : 30%								
Location : Isolated Corrosion Cracks With Discoloration And Bleeding Across Entire Length								
Spalling, Extent : Light, Area Affected : 5%								
Location : At Edges								
Concrete	25%	4+	$84,800	LIFE	* *	5	$500	
Cracking, Extent : Moderate, Area Affected : 10%								
Location : Horizontal Cracking With Delamination And Rust Staining, Along Bottom Of Pile Caps At Isolated Caps								
Spalling, Extent : Moderate, Area Affected : 20%								
Location : At Offshore Ends								
Steel	5%			2033	* *	5	$11,400	
Corrosion, Extent : Light, Area Affected : 5%								
Location : On Beam Flanges Between Bent 15 To Bent 17								
Piles and Bracing								
Steel	65%			LIFE	* *	5	$554,600	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Full Height Of Exposed Piles Are Wrapped.								
Not Accessible	35%							
Fender								
Buffer								
Rubber	10%			2035	* *	4-5	$3,300	
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Isolated At Hardware Of Tire Fender System								
Explanation : Corrosion Of Attachment Hardware								
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 AND TIM DOLPHINS HARLEM RIVER DRIVE
Asset # : 13821

Piers / System / Component / Type	Current Repair: % of Total	Fail Date (Years)	Estimated Cost	Future Replacement: Year FY		Estimated Cost	Maintenance: Cycle (Yrs)	Estimated Cost	Priority
Fender									
Wales and Chocks									
Composite	15%			2045	* *				
Recent Replace Evident, Extent : N/A, Area Affected : 100%									
Location : Suspended At Northern End									
No Component	85%								
Pile Cluster									
Timber	60%			2033	* *		4-10	$351,100	
Other Observation, Extent : Moderate, Area Affected : 33%									
Location : In Tidal Zone									
Explanation : Corrosion Of Cable Wrapping									
Timber	20%	4+	$76,200	2037	* *		4	$15,300	
Loose Wrapping, Extent : Moderate, Area Affected : 33%									
Location : Several Bottom Cable Wraps In Tidal Zone									
Rotting/Splitting, Extent : Moderate, Area Affected : 5%									
Location : Isolated At Timber Located Above Mean Low Water									
No Component	20%								
Deck Elements									
Railing									
Steel	100%	4+	$59,700	2030		$1,193,300			
Corrosion, Extent : Light, Area Affected : 100%									
Location : Entire Length									
Missing Coating, Extent : Severe, Area Affected : 100%									
Location : Entire Length									
Coping/Curb									
Concrete	5%	4+	$12,800	LIFE	* *				
Spalling, Extent : Moderate, Area Affected : 50%									
Location : At Roadside Of Parapet With Exposed Reinforcement, 440 Feet From North And Isolated Other Locations									
Concrete	95%			LIFE	* *				
Cracking, Extent : Light, Area Affected : 10%									
Location : At Roadside And Riverside For Entire Length									

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **HUNTS POINT LANDING PARK PIER**		
Address	: **2 FARRAGUT STREET EAST RIVER**		
Borough	: **BRONX**	**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0060.010 / 15258**	**Yr Built/Renovated**	: **2013 /**
Area Sq Ft	: **1,440**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **22-Feb-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **2781** **Lot** : **500**	**BIN**	:

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Piers	$18,900			
Total	**$18,900**			
Importance Code A	$18,900			
Total	**$18,900**			



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.*

DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT LANDING PARK PIER
Asset # : 15258

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Composite	100%			2052	* *			
Other Observation, Extent : Light, Area Affected : 5%								
Location : Isolated Loose Sections								
Explanation : Loose Elements								
Pile Caps								
Concrete	100%			LIFE	* *	5	$200	
Piles and Bracing								
Steel	85%			LIFE	* *	5	$37,600	
Corrosion, Extent : Light, Area Affected : 10%								
Location : Top 2 Feet Of Piles								
Not Accessible	15%							
Deck Elements								
Railing								
Steel	100%			2030				
Corrosion, Extent : Light, Area Affected : 5%								
Location : Isolated Areas, Primarily Posts At Inshore End								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name : **NAVY HOMEPORT CONCRETE PIER**
Address : **FOOT OF WAVE STREET AND MURRAY HULBERT STREET**
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 : **13-Feb-2019**
Landmark Status : **NONE**
Areas Surveyed :
Block : **487** **Lot** : **100** **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Piers	$64,900	$110,300
Total	**$64,900**	**$110,300**
Importance Code A		$110,300
Importance Code B	$64,900	
Total	**$64,900**	**$110,300**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Piers	$46,100		$8,700	
Total	**$46,100**		**$8,700**	
Importance Code B	$46,100		$8,700	
Total	**$46,100**		**$8,700**	



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
NAVY HOMEPORT CONCRETE PIER
Asset # : 13504

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	45%			LIFE	* *	5	$110,300	
Cracking, Extent : Light, Area Affected : 25%								
Location : Isolated Locations In Deck Surface								
Not Accessible	55%							
Piles and Bracing								
Not Accessible	100%							
Fender								
Buffer								
Rubber	20%	Now	$64,900	2045	* *	4-5	$9,800	
Broken, Extent : Severe, Area Affected : 40%								
Location : Two Fenders With Severe Impact Damage								
Missing Part, Extent : Severe, Area Affected : 60%								
Location : Three Missing Fenders								
Rubber	80%			2033	* *	4-5	$61,000	
Facing								
Concrete	90%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 25%								
Location : In Tidal Zone Of Vertical Concrete Aprons Around Pier								
Explanation : Light Spalling And Cracking								
Not Accessible	10%							
Deck Elements								
Coping/Curb								
Concrete	98%			LIFE	* *			
Spalling, Extent : Light, Area Affected : 2%								
Location : Isolated Locations								
Concrete	2%	Now	$24,300	LIFE	* *			
Spalling, Extent : Severe, Area Affected : 100%								
Location : Northwest Corner Of Pier								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **07-Jan-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **73** **Lot** : **8**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Piers	$694,400	$982,500
Total	**$694,400**	**$982,500**
Importance Code A	$78,700	
Importance Code B	$82,500	$912,700
Importance Code C	$533,100	$69,800
Total	**$694,400**	**$982,500**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Piers	$164,100	$1,400	$32,200	$23,200
Total	**$164,100**	**$1,400**	**$32,200**	**$23,200**
Importance Code A	$76,900		$19,200	
Importance Code B	$87,200	$1,400	$12,900	
Importance Code C				$23,200
Total	**$164,100**	**$1,400**	**$32,200**	**$23,200**



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

PIER 16, EAST RIVER

Asset # : 1769

Piers	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	20%			LIFE	* *	5	$30,300	
Not Accessible	80%							
Deck Surface								
Brick Pavers	10%			2041	* *	5	$46,500	
Surface Wearing/Scaling, Extent : Light, Area Affected : 5%								
Location : Isolated At Inshore Concrete Brick Pavers								
Timber	75%	2-4	$361,000	2041	* *	5	$61,500	
Surface Wearing/Scaling, Extent : Moderate, Area Affected : 70%								
Location : Entire Timber Deck Surface								
Timber	10%	0-2	$60,200	2041	* *	5	$8,200	
Excess Deflections, Extent : Severe, Area Affected : 5%								
Location : Several Areas With Disconnected And Warped Planks								
Surface Wearing/Scaling, Extent : Severe, Area Affected : 100%								
Location : Areas Throughout Pier Surface								
Not Accessible	5%							
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : Under Cafe And Under Museum								
Firewalls								
Concrete	8%			LIFE	* *	5-10	$700	
Concrete	2%	Now	$4,800	LIFE	* *	5	$100	
Spalling, Extent : Severe, Area Affected : 5%								
Location : Primarily At Fourth Firewall From Offshore End								
No Component	90%							
Pile Caps								
Timber	20%			LIFE	* *	4	$96,000	
Rotting/Splitting, Extent : Light, Area Affected : 5%								
Location : Pile Cap Ends								
Not Accessible	80%							
Piles and Bracing								
Concrete Encased Timber	18%			LIFE	* *	5	$46,400	
Concrete Encased Timber	2%	4+	$78,700	LIFE	* *	5	$2,600	
Exposed Reinforcement, Extent : Severe, Area Affected : 10%								
Location : Isolated Piles With Eroded Encasements								
Not Accessible	80%							
Fender								
Facing								
Timber	10%			2045	* *	3	$4,200	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Offshore End Of Pier And At Floating Dock On North Side								
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

PIER 16, EAST RIVER

Asset # : 1769

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender								
Wales and Chocks								
Timber	45%			2041	* *	4	$25,900	
Rotting/Splitting, Extent : Light, Area Affected : 20%								
Location : Throughout								
Timber	20%	Now	$41,600	2047	* *	4	$11,500	
Rotting/Splitting, Extent : Severe, Area Affected : 40%								
Location : Isolated Sections								
No Component	15%							
Not Accessible	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Inaccessible Due To Berthed Ships								
Explanation : Other								
Piles								
Timber	10%	Now	$82,500	2047	* *	4	$2,700	
Broken, Extent : Severe, Area Affected : 100%								
Location : Isolated Piles								
Timber	20%			2035	* *	4	$8,000	
Worn, Extent : Moderate, Area Affected : 25%								
Location : Tidal Zone								
No Component	15%							
Not Accessible	55%							
Pile Cluster								
Timber	100%	Now	$112,000	2037	* *	4	$4,500	
Broken, Extent : Severe, Area Affected : 100%								
Location : Two Clusters At East End Of Pier								
Deck Elements								
Railing								
Steel	40%	4+	$43,000	2032	$429,500			
Displaced Elements, Extent : Light, Area Affected : 15%								
Location : Isolated Impact Damage								
Loose Connections, Extent : Moderate, Area Affected : 50%								
Location : Bolted Connections With Deteriorated Timber Deck								
Steel	45%			2030	$483,200			
Missing Coating, Extent : Light, Area Affected : 20%								
Location : Entire Railing								
No Component	15%							
Electrical								
Lighting Fixture								
Sodium	85%			2025	$19,200			
Sodium	15%	Now	$1,400	2027	$3,400			
Broken, Extent : N/A, Area Affected : 100%								
Location : One Of Seven Lights								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **PIER 35**				
Address	: **EAST RIVER, PIER 35 EAST OF RUTGERS SLIP**				
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	: **05-Jan-2021**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **241**	**Lot**	: **13**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Piers	$73,900	$63,300
Total	**$73,900**	**$63,300**
Importance Code B	$73,900	
Importance Code C		$63,300
Total	**$73,900**	**$63,300**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Piers	$64,600		$2,700	$4,900
Total	**$64,600**		**$2,700**	**$4,900**
Importance Code A	$42,700			
Importance Code B	$21,900		$2,700	
Importance Code C				$4,900
Total	**$64,600**		**$2,700**	**$4,900**



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

DEPT. OF SMALL BUSINESS SERV. - 801

PIER 35

Asset # : 1770

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Not Accessible	100%							
Deck Surface								
Asphalt Pavers	60%			2045	* *			
Topsoil	25%			2031	$63,300	5	$9,800	
Not Accessible	15%							
Pile Caps								
Concrete	10%			LIFE	* *	5	$400	
Spalling, Extent : Light, Area Affected : 5%								
Location : Along Bottom Of Edge Beam								
Not Accessible	90%							
Piles and Bracing								
Steel	10%			LIFE	* *	5	$85,100	
Corrosion, Extent : Light, Area Affected : 10%								
Location : Above Mean Low Water								
Not Accessible	90%							
Fender								
Wales and Chocks								
Timber	75%	Now	$73,900	2047	* *	4	$16,300	
Missing Part, Extent : Severe, Area Affected : 50%								
Location : Low Water Wale								
Timber	25%			2041	* *	4	$5,400	
Piles								
Timber	70%	0-2	$21,900	2041	* *	4	$7,000	
Worn, Extent : Light, Area Affected : 20%								
Location : Tidal Zone								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Entire Fender System								
Explanation : Corroded Retention Chains								
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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **PIER 36**				
Address	: **EAST RIVER BET CLINTON AND 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	: **20-Mar-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **241**	**Lot**	: **13**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Piers	$26,182,500	$3,072,300
Total	**$26,182,500**	**$3,072,300**
Importance Code A	$25,471,900	$1,919,600
Importance Code B	$305,800	$1,152,700
Importance Code C	$404,800	
Total	**$26,182,500**	**$3,072,300**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Piers	$41,600	$21,800	$60,700	
Total	**$41,600**	**$21,800**	**$60,700**	
Importance Code A				
Importance Code B	$41,600	$21,800	$8,900	
Importance Code C			$51,800	
Total	**$41,600**	**$21,800**	**$60,700**	



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

PIER 36

Asset # : 1771

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	43%			LIFE	* *	5	$274,400	
Concrete	2%	4+	$444,300	LIFE	* *	5	$12,800	
Spalling, Extent : Severe, Area Affected : 10%								
Location : Isolated Locations								
Not Accessible	55%							
Deck Surface								
Asphalt	15%			2040	* *	5	$56,700	
Cracking, Extent : Light, Area Affected : 2%								
Location : Parking Area								
Asphalt	5%	4+	$67,900	2046	* *	5	$9,400	
Settlement, Extent : Moderate, Area Affected : 80%								
Location : West Side Of Pier At Department Of Sanitation Parking Area								
Concrete	20%			2040	* *	5	$46,900	
Surface Wearing/Scaling, Extent : Light, Area Affected : 100%								
Location : Offshore Apron And East End Of Parking Area								
Concrete	10%	Now	$336,900	2046	* *	5	$11,700	
Spalling, Extent : Severe, Area Affected : 50%								
Location : Primarily Within A 35 Foot Wide Area Along The North Side Of The Building								
Other Observation, Extent : Severe, Area Affected : 5%								
Location : Isolated Locations In Parking Area Adjacent To Spalls								
Explanation : Exposed Reinforcement								
Not Accessible	50%							
Firewalls								
Concrete	80%			LIFE	* *	5	$30,700	
Erosion, Extent : Light, Area Affected : 100%								
Location : West End Of Pier								
Not Accessible	20%							
Pile Caps								
Concrete	65%	4+	$6,799,500	LIFE	* *	5	$15,000	
Cracking, Extent : Moderate, Area Affected : 25%								
Location : Bottom Of Pile Caps								
Spalling, Extent : Light, Area Affected : 20%								
Location : Bottom Of Pile Caps								
Concrete	35%	2-4	$3,661,300	LIFE	* *	5	$8,100	
Cracking, Extent : Severe, Area Affected : 30%								
Location : Primarily At North End								
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Primarily At North End								

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

DEPT. OF SMALL BUSINESS SERV. - 801

PIER 36

Asset # : 1771

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Piles and Bracing								
Concrete Encased Steel	4%			LIFE	* *			
Steel	8%	4+	$3,759,200	LIFE	* *	5	$421,300	
Corrosion, Extent : Moderate, Area Affected : 2%								
Location : Splash Zone								
Steel	23%	2-4	$10,807,600	LIFE	* *	5	$1,211,100	
Corrosion, Extent : Severe, Area Affected : 30%								
Location : Tidal Zone								
Not Accessible	65%							
Fender								
Buffer								
Rubber	70%			2040	* *	4-5	$28,500	
Rubber	3%	Now	$4,600	2046	* *	4-5	$700	
Missing Part, Extent : Severe, Area Affected : 100%								
Location : Isolated Locations								
No Component	27%							
Wales and Chocks								
Timber	40%			2040	* *	4	$44,300	
Timber	10%	Now	$66,900	2046	* *	4	$7,400	
Broken, Extent : Severe, Area Affected : 100%								
Location : Two Sections 500 And 800 Feet From East End								
Timber	23%	0-2	$154,000	2046	* *	4	$17,000	
Loose Connections, Extent : Moderate, Area Affected : 100%								
Location : Multiple Sections Totaling 420 Feet								
No Component	27%							
Piles								
Timber	20%			2040	* *	4	$10,200	
Worn, Extent : Light, Area Affected : 5%								
Location : Tidal Zone								
Other Observation, Extent : Moderate, Area Affected : 75%								
Location : Typical Condition								
Explanation : Corrosion Of Chain								
Timber	8%	Now	$84,900	2046	* *	4	$2,700	
Broken, Extent : Severe, Area Affected : 5%								
Location : Chain Connections At East End Of Pier								
No Component	27%							
Not Accessible	45%							
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

PIER 36

Asset # : 1771

Piers	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Railing								
Steel	78%			2029	$1,123,900			
Steel	2%	4+	$28,800	2031	$28,800			
Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Isolated Areas Along Offshore Edge								
Fencing	10%	Now	$8,200	2036	* *	3	$100	
Broken, Extent : Severe, Area Affected : 75%								
Location : 150 Feet Of Damaged Fencing Running North-south, Approximately 375 Feet From East End Of Building								
Fencing	10%			2032	$8,200	3	$100	
Coping/Curb								
Concrete	75%			LIFE	* *			
Cracking, Extent : Light, Area Affected : 2%								
Location : Isolated Locations								
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.*

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **06-Jan-2021**		**Landmark Status**	: **NONE**	
Areas Surveyed	:				
Block	: **5778**	**Lot** : **1**	**BIN**	:	

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Piers	$1,101,300	$4,445,800
Total	**$1,101,300**	**$4,445,800**
Importance Code A	$134,400	$1,459,900
Importance Code B	$732,800	$2,919,800
Importance Code C	$234,100	$66,100
Total	**$1,101,300**	**$4,445,800**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Piers	$70,100		$9,200	$1,100
Total	**$70,100**		**$9,200**	**$1,100**
Importance Code A	$47,600			
Importance Code B			$7,500	
Importance Code C	$22,500		$1,700	$1,100
Total	**$70,100**		**$9,200**	**$1,100**



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

DEPT. OF SMALL BUSINESS SERV. - 801
PIER 4 BROOKLYN ARMY TERMINAL
Asset # : 13647

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Not Accessible	100%							
Deck Surface								
Asphalt	1%			2041	* *	5	$2,200	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : At Base Of Pier								
Concrete	99%			2041	* *	5	$132,100	
Cracking, Extent : Light, Area Affected : 5%								
Location : Along Centerline Of Pier								
Pile Caps								
Concrete	2%	4+	$47,600	LIFE	* *	5	$300	
Exposed Reinforcement, Extent : Moderate, Area Affected : 2%								
Location : Along North And South Pier Fascia								
Spalling, Extent : Moderate, Area Affected : 2%								
Location : Along North And South Pier Fascia								
Not Accessible	98%							
Piles and Bracing								
Not Accessible	100%							
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : Below Water Surface								
Fender								
Wales and Chocks								
Timber	10%			2041	* *	4	$15,000	
Timber	10%	Now	$135,700	2047	* *	4	$15,000	
Missing Part, Extent : Severe, Area Affected : 100%								
Location : Broken Or Missing Wales And Chocks At The Base Of The Pier On The North And South Side								
Timber	5%	2-4	$67,800	2047	* *	4	$7,500	
Rotting/Splitting, Extent : Severe, Area Affected : 25%								
Location : At The Base Of The Pier On The North Side								
No Component	75%							
Piles								
Timber	15%	4+	$322,500	2047	* *	4	$10,400	
Rotting/Splitting, Extent : Light, Area Affected : 5%								
Location : Throughout								
Worn, Extent : Moderate, Area Affected : 100%								
Location : North And South Side Of Pier In The Tidal Zone								
Timber	5%	2-4	$107,500	2047	* *	4	$3,500	
Worn, Extent : Severe, Area Affected : 100%								
Location : 205 To 320 Feet And 2,380 To 2,420 Feet From Northwest Corner Of Pier								
No Component	65%							
Not Accessible	15%							
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : Below Water Surface								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost 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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender								
Pile Cluster								
Timber	50%	Now	$168,000	2037	* *	4	$6,700	
Not Plumb, Extent : Severe, Area Affected : 100%								
Location : On South Side Of Pier. 3 Of 6 Timber Fender Clusters								
Timber	25%			2033	* *	4-10	$25,800	
Not Accessible	25%							
Deck Elements								
Railing								
Steel	95%	4+	$55,500	2030	$2,773,800			
Missing Coating, Extent : Light, Area Affected : 25%								
Location : Full Length Of Asset								
Steel	5%	4+	$43,800	2030	$146,000			
Impact Damage, Extent : Severe, Area Affected : 100%								
Location : 389 Feet, 882 Feet, 2,042 Feet, And 2,511 Feet From Northeast Corner Of Pier								
Loose Connections, Extent : Moderate, Area Affected : 100%								
Location : 2,119 Feet And 2,572 To 2,584 Feet From Northeast Corner Of Pier								
Protective Structure								
Donut Fender								
Steel/Rubber	50%	4+	$73,000	2030	$1,459,900			
Corrosion, Extent : Moderate, Area Affected : 75%								
Location : In Tidal Zone And Splash Zone								
Loose Connections, Extent : Moderate, Area Affected : 100%								
Location : Loose Fender Element On Both Offshore Mono Piles								
Not Accessible	50%							
Electrical								
Lighting Fixture								
Sodium	100%			2025	$61,400			
Other Observation, Extent : Light, Area Affected : 25%								
Location : At Tops Of All 19 Lights With Most Severe Conditions At The Offshore End Of The Pier								
Explanation : Corrosion								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **PIER 42**				
Address	: **EAST RIVER @CLINTON ST AND 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	: **20-Mar-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **241**	**Lot**	: **18**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Piers	$1,938,800	$92,400
Total	**$1,938,800**	**$92,400**
Importance Code A	$722,700	$92,400
Importance Code B	$1,216,000	
Total	**$1,938,800**	**$92,400**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Piers		$200	$400	
Total		**$200**	**$400**	
Importance Code A				
Importance Code B		$200	$400	
Total		**$200**	**$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

PIER 42

Asset # : 1772

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	5%	4+	$117,000	LIFE	* *	5	$11,200	
Corrosion of Reinforcement, Extent : Severe, Area Affected : 10%								
Location : Along Bottom Corner Of Edge Beam								
Exposed Reinforcement, Extent : Severe, Area Affected : 10%								
Location : Along Bottom Corner Of Edge Beam								
Spalling, Extent : Severe, Area Affected : 10%								
Location : Along Bottom Corner Of Edge Beam								
Not Accessible	95%							
Pile Caps								
Concrete	80%			LIFE	* *	5	$6,500	
Concrete	20%	4+	$440,800	LIFE	* *	5	$1,600	
Other Observation, Extent : Severe, Area Affected : 15%								
Location : At Bottoms Of Longitudinal Pile Caps And At East Ends Of Transverse Pile Caps								
Explanation : Delamination								
Piles and Bracing								
Concrete Encased Steel	30%			LIFE	* *			
Steel	5%	4+	$165,000	LIFE	* *	5	$92,400	
Corrosion, Extent : Moderate, Area Affected : 30%								
Location : Above Mean Low Water								
Not Accessible	65%							
Fender								
Buffer								
Rubber	5%			2040	* *	4-5	$1,400	
Rubber	55%	Now	$56,000	2046	* *	4-5	$8,500	
Missing Part, Extent : Severe, Area Affected : 100%								
Location : Offshore Face Of Pier								
No Component	40%							
Wales and Chocks								
Timber	100%	Now	$448,800	2046	* *	4	$49,500	
Missing Part, Extent : Severe, Area Affected : 100%								
Location : Entire Timber Fender System Missing								
Piles								
Timber	100%	Now	$711,300	2046	* *	4	$22,900	
Missing Pile, Extent : Severe, Area Affected : 100%								
Location : Entire Timber Fender System 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.*

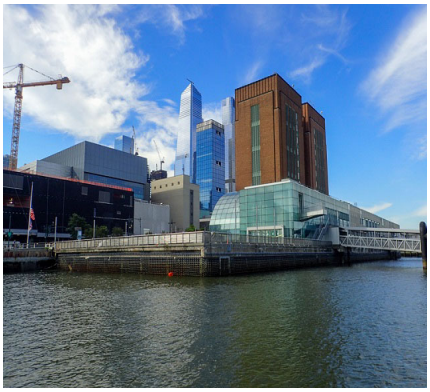
Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **26-Jun-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **665** **Lot** : **14**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Piers	$220,200	
Total	**$220,200**	
Importance Code A	$220,200	
Total	**$220,200**	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Piers	$1,800		$40,700	
Total	**$1,800**		**$40,700**	
Importance Code A	$1,800		$34,100	
Importance Code C			$6,600	
Total	**$1,800**		**$40,700**	



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

PIER 79 LINCOLN TUNNEL VENT

Asset # : 13485

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	10%			LIFE	* *	5	$9,000	
Not Accessible	90%							
Deck Surface								
Concrete	40%			2040	* *	5	$13,200	
Not Accessible	60%							
Pile Caps								
Concrete	15%			LIFE	* *	5	$500	
Cracking, Extent : Light, Area Affected : 15%								
Location : Primarily At Southwest Corner Of Pier								
Erosion, Extent : Light, Area Affected : 10%								
Location : Isolated Along Bottom Edge, West Face Of Pier								
Concrete	5%	Now	$73,400	LIFE	* *	5	$200	
Spalling, Extent : Severe, Area Affected : 20%								
Location : Bottom Of Pile Caps								
Concrete	10%	4+	$146,800	LIFE	* *	5	$300	
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Delaminating Bottom Face Of Pile Caps								
Not Accessible	70%							
Piles and Bracing								
Concrete Encased Steel	15%			LIFE	* *			
Steel	5%			LIFE	* *	5	$36,900	
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : South Side Of Pier, Splash Zone								
Explanation : H- Pile, Corrosion								
Not Accessible	80%							
Deck Elements								
Railing								
Steel	60%			2029				
No Component	40%							
Electrical								
Lighting Fixture								
Incandescent	54%	Now	$1,800	2025	$18,400			
Broken, Extent : Light, Area Affected : 10%								
Location : 13 Fixtures: 3 Broken On North Side, 4 Broken On South Side								
Incandescent	46%			2025	$15,700			

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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **24-Jan-2018**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **1107**	**Lot**	: **12**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Piers		$1,929,900
Total		**$1,929,900**
Importance Code A		$1,040,000
Importance Code B		$889,900
Total		**$1,929,900**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Piers	$28,000	$2,600		$1,500
Total	**$28,000**	**$2,600**		**$1,500**
Importance Code A	$10,300			
Importance Code B	$17,700	$2,600		$1,500
Total	**$28,000**	**$2,600**		**$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.*

DEPT. OF SMALL BUSINESS SERV. - 801

PIER 88 PASSENGER SHIP TERM.

Asset # : 13486

Piers	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	60%			LIFE	* *	5	$277,300	
Cracking, Extent : Light, Area Affected : 25%								
Location : Hairline Map Cracking And Scaling Top Of Exposed Deck								
Steel	1%			2033	* *	5	$20,700	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Bridge At Offshore Face								
Not Accessible	39%							
Pile Caps								
Concrete	40%			LIFE	* *	5	$6,700	
Spalling, Extent : Moderate, Area Affected : 5%								
Location : South Side Inshore Pile Cap								
No Component	15%							
Not Accessible	45%							
Piles and Bracing								
Steel	20%			LIFE	* *	5	$762,700	
No Component	15%							
Not Accessible	65%							
Fender								
Buffer								
Pneumatic Fenders	100%			2027	$748,700			
Wales and Chocks								
Rubber	5%	4+	$3,000	2042	* *			
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Two Broken Units On Northwest Corner								
Explanation : Broken								
No Component	95%							
Piles								
Steel	15%			2042	* *	3-5	$149,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Adjacent To Floating Fenders								
Explanation : Fender Support Racks								
Timber	5%			2038	* *	4	$3,000	
No Component	80%							
Deck Elements								
Coping/Curb								
Concrete	5%			LIFE	* *			
Timber	80%			LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Explanation : Wear, Aging								
Timber	5%	Now	$14,700	LIFE	* *			
Broken, Extent : Severe, Area Affected : 100%								
Location : South Side Of Pier Near Southwest Corner, 20 Feet Long								
No Component	10%							

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **PIER 90 PASSENGER SHIP TERM.**				
Address	: **W 50TH ST AND HUDSON RIVER**				
Borough	: **MANHATTAN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBSR041.000 / 13487**			**Yr Built/Renovated**	:
Area Sq Ft	: **131,250**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **24-Jan-2018**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **1109**	**Lot**	: **21**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Piers	$1,540,500	$311,500
Total	**$1,540,500**	**$311,500**
Importance Code A	$890,800	$311,500
Importance Code B	$446,700	
Importance Code C	$202,900	
Total	**$1,540,500**	**$311,500**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Piers	$32,900			$74,000
Total	**$32,900**			**$74,000**
Importance Code A				
Importance Code B	$32,900			$74,000
Importance Code C				
Total	**$32,900**			**$74,000**



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

PIER 90 PASSENGER SHIP TERM.

Asset # : 13487

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	55%			LIFE	* *	5	$134,500	
Cracking, Extent : Light, Area Affected : 25%								
Location : Along Pier Perimeter								
Surface Wearing/Scaling, Extent : Moderate, Area Affected : 80%								
Location : Along Pier Perimeter								
Concrete	5%			LIFE	* *	5	$12,200	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Offshore Dolphin Structure								
Not Accessible	40%							
Deck Surface								
Asphalt	65%	4+	$202,900	2038	* *	5	$47,100	
Surface Wearing/Scaling, Extent : Light, Area Affected : 10%								
Location : Isolated Gouges Throughout								
Not Accessible	35%							
Pile Caps								
Timber	25%	4+	$368,600	LIFE	* *	4	$257,800	
Rotting/Splitting, Extent : Light, Area Affected : 5%								
Location : Periodic Throughout								
No Component	30%							
Not Accessible	45%							
Piles and Bracing								
Steel	5%			LIFE	* *	5	$100,900	
Timber	15%	4+	$522,200	LIFE	* *	4-5	$88,200	
Rotting/Splitting, Extent : Moderate, Area Affected : 10%								
Location : Above Waterline And At Fasteners								
Not Accessible	80%							
Fender								
Facing								
Timber	30%	4+	$87,000	2044	* *	3	$26,300	
Other Observation, Extent : Severe, Area Affected : 60%								
Location : Along Concrete Bulkhead								
Explanation : Impact Damage, Missing Components, Deteriorated								
Timber	70%	0-2	$203,100	2038	* *	3	$61,400	
Broken, Extent : Severe, Area Affected : 100%								
Location : Along Concrete Bulkhead								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost 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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender								
Wales and Chocks								
Timber	15%	0-2	$32,900	2044	* *	4	$18,200	
Displaced Elements, Extent : Severe, Area Affected : 50%								
Location : Isolated Along Pier Perimeter								
Rotting/Splitting, Extent : Severe, Area Affected : 50%								
Location : Typical Along Pier Perimeter								
Timber	60%			2038	* *	4	$72,700	
Worn, Extent : Light, Area Affected : 100%								
Location : Throughout								
No Component	25%							
Piles								
Timber	15%	Now	$156,600	2038	* *	4	$8,400	
Broken, Extent : Severe, Area Affected : 25%								
Location : Offshore Face And Isolated North And South Faces								
Rotting/Splitting, Extent : Moderate, Area Affected : 25%								
Location : Top Of Piles And Periodic Throughout								
Worn, Extent : Moderate, Area Affected : 50%								
Location : Periodic Throughout								
Timber	30%			2038	* *	4	$16,800	
No Component	25%							
Not Accessible	30%							
Deck Elements								
Railing								
Steel	5%			2028				
Other Observation, Extent : Light, Area Affected : 100%								
Location : Offshore Face								
Explanation : Steel Bullrail								
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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **24-Jan-2018**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **1109**	**Lot**	: **30**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Piers	$2,066,000	$147,000
Total	**$2,066,000**	**$147,000**
Importance Code A	$1,125,600	$147,000
Importance Code B	$940,500	
Total	**$2,066,000**	**$147,000**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Piers				$4,400
Total				**$4,400**
Importance Code A				
Importance Code B				$4,400
Total				**$4,400**



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
PIER 92 PASSENGER SHIP TERM.
Asset # : 13488

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	50%	4+	$603,100	LIFE	* *	5	$86,600	
Cracking, Extent : Moderate, Area Affected : 60%								
Location : Around Perimeter Apron								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Around Perimeter Apron								
Surface Wearing/Scaling, Extent : Light, Area Affected : 80%								
Location : Throughout Interior Top Of Deck								
Not Accessible	50%							
Pile Caps								
Timber	50%	4+	$522,400	LIFE	* *	4	$365,400	
Rotting/Splitting, Extent : Severe, Area Affected : 10%								
Location : Beneath Pile Cluster Supports								
Not Accessible	50%							
Piles and Bracing								
Timber	20%			LIFE	* *	4-5	$83,300	
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Numerous Epoxy Jackets Installed								
Rotting/Splitting, Extent : Light, Area Affected : 10%								
Location : Above Waterline And At Fasteners								
Not Accessible	80%							
Fender								
Facing								
Timber	20%	4+	$130,900	2044	* *	3	$13,200	
Broken, Extent : Moderate, Area Affected : 75%								
Location : Along Inshore South Side At Bulkhead								
No Component	80%							
Wales and Chocks								
Timber	60%	2-4	$495,500	2044	* *	4	$54,700	
Broken, Extent : Severe, Area Affected : 25%								
Location : Typical Throughout								
Worn, Extent : Severe, Area Affected : 60%								
Location : Typical Throughout								
No Component	40%							
Piles								
Timber	40%	4+	$52,400	2038	* *	4	$16,800	
Rotting/Splitting, Extent : Moderate, Area Affected : 10%								
Location : Typical Throughout								
Timber	20%	Now	$261,800	2044	* *	4	$8,400	
Broken, Extent : Severe, Area Affected : 100%								
Location : Offshore And South Faces								
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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **29-Dec-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **1109**	**Lot**	: **5**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Piers	$1,434,200	$307,700
Total	**$1,434,200**	**$307,700**
Importance Code A	$210,500	$307,700
Importance Code B	$1,223,700	
Total	**$1,434,200**	**$307,700**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Piers	$404,000			$2,200
Total	**$404,000**			**$2,200**
Importance Code A	$395,300			
Importance Code B	$8,700			$2,200
Total	**$404,000**			**$2,200**



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

PIER 94 PIERS 92/94 LLC

Asset # : 13489

Piers	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	50%			LIFE	* *	5	$227,600	
Spalling, Extent : Light, Area Affected : 2%								
Location : Bollard Foundations								
Not Accessible	50%							
Pile Caps								
Concrete	20%			LIFE	* *	5	$3,300	
Timber	80%			LIFE	* *	4	$1,151,700	
Piles and Bracing								
Concrete	25%			LIFE	* *	5	$193,400	
Cracking, Extent : Moderate, Area Affected : 10%								
Location : Bottom And Edges Of Concrete Encasements								
Other Observation, Extent : Light, Area Affected : 100%								
Location : All Piles								
Explanation : Concrete Extensions And Encasements On Timber Piles								
Not Accessible	75%							
Fender								
Facing								
Timber	10%	Now	$132,400	2047	* *	3	$6,700	
Broken, Extent : Severe, Area Affected : 100%								
Location : At West End								
Missing Part, Extent : Severe, Area Affected : 100%								
Location : At West End								
No Component	90%							
Wales and Chocks								
Timber	90%	Now	$376,000	2047	* *	4	$83,000	
Broken, Extent : Severe, Area Affected : 100%								
Location : Across Entire Fender System								
Missing Part, Extent : Severe, Area Affected : 100%								
Location : Isolated Locations Across Entire Fender System								
Rotting/Splitting, Extent : Severe, Area Affected : 100%								
Location : Across Entire Fender System								
No Component	10%							
Piles								
Timber	90%	Now	$715,200	2047	* *	4	$38,400	
Broken, Extent : Severe, Area Affected : 100%								
Location : Across Entire Fender System								
Missing Part, Extent : Severe, Area Affected : 100%								
Location : Isolated Locations Across Entire Fender System								
No Component	10%							
Deck Elements								
Railing								
Fencing	85%			2033	* *	3		
Broken, Extent : Moderate, Area Affected : 2%								
Location : Isolated Areas Of Broken Chain Link Mesh								
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.*

DEPT. OF SMALL BUSINESS SERV. - 801

PIER 94 PIERS 92/94 LLC

Asset # : 13489

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Coping/Curb								
Concrete	5%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Northwest Corner Of Pier								
Explanation : Masonry Spill Protection Wall Around Fuel Tank								
Timber	12%			LIFE	* *			
Timber	3%	Now	$8,700	LIFE	* *			
Broken, Extent : Severe, Area Affected : 100%								
Location : Southwest Corner Of Pier								
No Component	80%							
Electrical								
Conduit								
Steel	100%			2030				
Broken, Extent : N/A, Area Affected : 2%								
Location : Connection Broken At 23 Feet And 141 Feet From Northeastern Corner Of Pier								
Lighting Fixture								
LED	75%			2030	$72,900			
LED	25%	Now	$9,700	2032	$24,300			
Broken, Extent : N/A, Area Affected : 100%								
Location : 2 On The South Side Of Pier And 3 On The North Side Of Pier								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **PIER C CITYWIDE FERRY SERVICE HOMEPORT**		
Address	: **EASTWAY AND FRONT AVENUE BROOKLYN NAVY YARD**		
Borough	: **BROOKLYN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DBSR045.190 / 15251**	**Yr Built/Renovated**	: **2017 /**
Area Sq Ft	: **48,400**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **12-Feb-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **2023** **Lot** : **1**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Piers	$148,800	$148,800
Total	**$148,800**	**$148,800**
Importance Code A	$148,800	$148,800
Total	**$148,800**	**$148,800**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Piers	$2,300		$30,700	
Total	**$2,300**		**$30,700**	
Importance Code A	$700			
Importance Code B	$1,200		$17,700	
Importance Code C	$500		$12,900	
Total	**$2,300**		**$30,700**	



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
PIER C CITYWIDE FERRY SERVICE HOMEPORT
Asset # : 15251

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Not Accessible	100%							
Deck Surface								
Concrete	78%			2045	* *	5	$25,800	
Concrete	2%	4+	$500	2045	* *	5	$300	
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Offshore Half Of Pier								
Explanation : Clogged Deck Drains								
Not Accessible	20%							
Pile Caps								
Concrete	20%			LIFE	* *	5	$1,300	
Not Accessible	80%							
Piles and Bracing								
Steel	20%			LIFE	* *	5	$297,600	
Missing Coating, Extent : Light, Area Affected : 2%								
Location : Isolated Locations								
Not Accessible	80%							
Fender								
Wales and Chocks								
Timber	40%			2045	* *	4	$35,500	
No Component	60%							
Piles								
Composite	50%			2058	* *			
Not Accessible	50%							
Deck Elements								
Railing								
Concrete	10%			2036	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 160 Feet Of Wall At Utility Bank, Northwest Side Of Pier								
Explanation : Other								
Steel	6%	4+	$1,200	2031	$6,000			
Loose Connections, Extent : Light, Area Affected : 2%								
Location : Loose Handrail Next To Building At Pier Entrance								
No Component	84%							
Coping/Curb								
Concrete	14%			LIFE	* *			
Timber	70%			LIFE	* *			
No Component	16%							
Electrical								
Conduit								
PVC	100%			2029				
Lighting Fixture								
LED	100%			2031				
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 24 Light Poles. 9 North Side, 15 South Side								
Explanation : Other								

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

DEPT. OF SMALL BUSINESS SERV. - 801
PIER C CITYWIDE FERRY SERVICE HOMEPORT
Asset # : 15251

Piers	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Electrical/ Mechanical								
Power Supply/Bollards								
Plastic	100%			2031				

Other Observation, Extent : N/A, Area Affected : 100%
Location : 33 Power Supply Bollards. 9 North Side, 24 South Side
Explanation : Other

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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 : **12-Jun-2020**
Landmark Status : **NONE**
Areas Surveyed :
Block : **8591** **Lot** : **980** **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Piers	$373,500	
Total	**$373,500**	
Importance Code A	$373,500	
Total	**$373,500**	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Piers	$4,700	$3,600		
Total	**$4,700**	**$3,600**		
Importance Code A				
Importance Code B	$1,600	$3,600		
Importance Code C	$3,200			
Total	**$4,700**	**$3,600**		



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

DEPT. OF SMALL BUSINESS SERV. - 801

PILE SUPPORTED PLATFORM UNDER NICKS LOBSTER BLDG

Asset # : 14148

Piers	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	25%			LIFE	* *	5	$1,900	
Cracking, Extent : Light, Area Affected : 25%								
Location : Deck Soffit								
Discolor & Bleeding, Extent : Light, Area Affected : 25%								
Location : Deck Soffit Efflorescence								
Not Accessible	75%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Approximately Half Of The Deck Soffit Is Covered With Shotcrete								
Explanation : Shotcrete								
Deck Surface								
Asphalt	20%	4+	$3,200	2046	* *	5	$400	
Cracking, Extent : Light, Area Affected : 10%								
Location : North End								
Surface Wearing/Scaling, Extent : Severe, Area Affected : 100%								
Location : North End								
No Component	45%							
Not Accessible	35%							
Pile Caps								
Concrete	75%	4+	$91,600	LIFE	* *	5	$200	
Erosion, Extent : Moderate, Area Affected : 20%								
Location : Corner Erosion								
Spalling, Extent : Moderate, Area Affected : 60%								
Location : Widespread								
Concrete	25%	Now	$30,500	LIFE	* *	5	$100	
Spalling, Extent : Severe, Area Affected : 25%								
Location : Bottom Of Three Full Bents And Isolated Areas								
Other Observation, Extent : Severe, Area Affected : 80%								
Location : Bottom Of Three Full Bents And Isolated Areas								
Explanation : Failed Repairs								
Piles and Bracing								
Concrete	55%	4+	$212,700	LIFE	* *	5	$7,000	
Other Observation, Extent : Moderate, Area Affected : 40%								
Location : Widespread								
Explanation : Failed Repairs								
Concrete	10%	Now	$38,700	LIFE	* *	5	$1,300	
Spalling, Extent : Severe, Area Affected : 75%								
Location : 4 Piles								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 4 Piles								
Explanation : Failed Repairs								
Not Accessible	35%							
Fender								

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

DEPT. OF SMALL BUSINESS SERV. - 801

PILE SUPPORTED PLATFORM UNDER NICKS LOBSTER BLDG

Asset # : 14148

Piers	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender								
Wales and Chocks								
Timber	83%			2040	* *	4	$10,800	
Timber	2%	Now	$1,600	2046	* *	4	$200	
	Broken, Extent : Severe, Area Affected : 100%							
	Location : 10 Foot Long Section Of Bottom Wale At South End							
No Component	15%							
Deck Elements								
Railing								
Fencing	65%			2032		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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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 : **09-Jun-2020**
Landmark Status : **NONE**
Areas Surveyed :
Block : **8591** **Lot** : **980** **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Piers	$906,900	$52,700
Total	**$906,900**	**$52,700**
Importance Code A	$836,200	$52,700
Importance Code B	$70,800	
Total	**$906,900**	**$52,700**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Piers	$24,000			$15,600
Total	**$24,000**			**$15,600**
Importance Code A	$24,000			
Importance Code B				$15,600
Total	**$24,000**			**$15,600**



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

DEPT. OF SMALL BUSINESS SERV. - 801

PILE SUPPORTED WHARF BET. NICKS LOBSTER, KINGS PLAZA

Asset # : 14147

Piers	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	90%			LIFE	* *	5	$31,000	
Cracking, Extent : Light, Area Affected : 10%								
Location : Deck Surface								
Spalling, Extent : Light, Area Affected : 5%								
Location : Deck Surface								
Concrete	2%	4+	$24,000	LIFE	* *	5	$700	
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Offshore Face Of Pier								
Not Accessible	8%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Topsoil From Inshore Embankment Spilling Over								
Explanation : Not Accessible								
Pile Caps								
Concrete	100%			LIFE	* *	5	$1,200	
Erosion, Extent : Light, Area Affected : 5%								
Location : Along Bottom Corners								
Piles and Bracing								
Concrete	72%	2-4	$514,600	LIFE	* *	5	$42,100	
Spalling, Extent : Severe, Area Affected : 50%								
Location : Exposed Concrete Above Encasements And Within Failed Fiberglass Jackets								
Other Observation, Extent : Severe, Area Affected : 75%								
Location : Widespread								
Explanation : Failed Repairs								
Concrete	18%	Now	$321,600	LIFE	* *	5	$10,500	
Broken, Extent : Severe, Area Affected : 100%								
Location : Isolated Piles With Opened And Missing Fiberglass Jackets								
Other Observation, Extent : Severe, Area Affected : 75%								
Location : Widespread								
Explanation : Failed Repairs								
Not Accessible	10%							
Fender								
Wales and Chocks								
Timber	80%			2034	* *	4	$31,300	
Timber	20%	Now	$70,800	2046	* *	4	$7,800	
Rotting/Splitting, Extent : Severe, Area Affected : 100%								
Location : Isolated Locations Totaling 265 Feet								
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.*

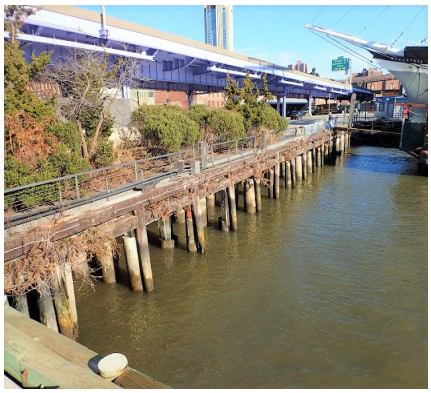
Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **5,400**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **07-Jan-2021**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **73**	**Lot**	: **2**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Piers		$248,600
Total		**$248,600**
Importance Code B		$248,600
Total		**$248,600**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Piers	$42,200		$5,500	
Total	**$42,200**		**$5,500**	
Importance Code A	$4,900			
Importance Code B	$37,300		$5,500	
Total	**$42,200**		**$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.*

DEPT. OF SMALL BUSINESS SERV. - 801
PLATFORM AT PIERS 15, 16 PLATFORM
Asset # : 2858

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Not Accessible	100%							
Deck Surface								
Asphalt Pavers	100%			2045	* *			
Pile Caps								
Timber	15%			LIFE	* *	4	$9,500	
Not Accessible	85%							
Piles and Bracing								
Concrete Encased Timber	10%			LIFE	* *	5	$3,400	
Spalling, Extent : Moderate, Area Affected : 20%								
Location : Five Concrete Encasements With Spalls, Cracks And Exposed Reinforcement								
Not Accessible	90%							
Fender								
Wales and Chocks								
Timber	5%	Now	$2,200	2047	* *	4	$500	
Broken, Extent : Severe, Area Affected : 100%								
Location : Near Middle Of Wharf								
Timber	95%			2041	* *	4	$9,300	
Worn, Extent : Moderate, Area Affected : 100%								
Location : Typical Across Entire Fender System								
Piles								
Timber	25%	Now	$35,100	2047	* *	4	$1,100	
Broken, Extent : Severe, Area Affected : 100%								
Location : Tidal Zone Or At Top Connection								
Timber	40%			2041	* *	4	$1,800	
Worn, Extent : Light, Area Affected : 10%								
Location : Tidal Zone								
Not Accessible	35%							
Deck Elements								
Railing								
Steel	100%			2030	$248,600			

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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **SOUNDVIEW FERRY PIER**				
Address	: **CLASON POINT PARK EAST RIVER**				
Borough	: **BRONX**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0061.000 / 15282**			**Yr Built/Renovated**	: **2018 /**
Area Sq Ft	: **4,000**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **10-Mar-2021**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **3435**	**Lot**	: **75**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Piers		$412,100
Total		**$412,100**
Importance Code B		$412,100
Total		**$412,100**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Piers	$4,400		$1,400	
Total	**$4,400**		**$1,400**	
Importance Code A	$3,200			
Importance Code B	$1,200			
Importance Code C			$1,400	
Total	**$4,400**		**$1,400**	



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

DEPT. OF SMALL BUSINESS SERV. - 801

SOUNDVIEW FERRY PIER

Asset # : 15282

Piers	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	40%			LIFE	* *	5	$6,000	
Not Accessible	60%							
Deck Surface								
Concrete	100%			2045	* *	5	$2,700	
Pile Caps								
Concrete	80%			LIFE	* *	5	$400	
Not Accessible	20%							
Piles and Bracing								
Concrete Encased Steel	65%			LIFE	* *			
Not Accessible	35%							
Deck Elements								
Railing								
Steel	95%			2031	$412,100			
Fencing	5%	Now	$1,200	2037	* *	3		
Loose Connections, Extent : Severe, Area Affected : 10%								
Location : Disconnected Security Fencing At Gangway Gate								
Electrical								
Conduit								
PVC	100%			2029				
Lighting Fixture								
LED	100%			2031				
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 4 Fixtures								
Explanation : Other								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Piers	$190,500	$178,800
Total	**$190,500**	**$178,800**
Importance Code A		$178,800
Importance Code B	$190,500	
Total	**$190,500**	**$178,800**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Piers		$100		$3,500
Total		**$100**		**$3,500**
Importance Code A				
Importance Code B		$100		$3,500
Total		**$100**		**$3,500**



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

SOUTH BROOKLYN MARINE TERMINAL 30 ST RECYCLING WHARF AND PIER

Asset # : 14797

Piers	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	85%			LIFE	* *	5	$26,300	
Cracking, Extent : Light, Area Affected : 2%								
Location : Isolated Throughout								
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : Beneath Shed								
Explanation : Cracking								
Not Accessible	15%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Along Edge Of Wharf								
Explanation : Beneath Concrete Block								
Pile Caps								
Concrete	20%			LIFE	* *	5	$200	
No Component	80%							
Piles and Bracing								
Steel	70%			LIFE	* *	5	$178,800	
Corrosion, Extent : Light, Area Affected : 10%								
Location : Above Water								
Missing Coating, Extent : Moderate, Area Affected : 20%								
Location : Above Water								
Not Accessible	30%							
Coping/Curb								
Concrete	85%			LIFE	* *			
Spalling, Extent : Moderate, Area Affected : 1%								
Location : 3 Feet long spall At Inshore End Of Finger Pier								
No Component	15%							
Fender								
Facing								
Composite	85%			2025	$190,500			
No Component	15%							
Piles								
Steel	1%			2036	* *	3-5	$7,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : At Ends Of Wharf And Pier								
Explanation : Donut Fender Piles								
No Component	99%							
Deck Elements								
Railing								
Steel	12%			2025				
Corrosion, Extent : Light, Area Affected : 2%								
Location : Isolated Locations								
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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **06-Mar-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **73** **Lot** : **29**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Piers	$106,100	
Total	**$106,100**	
Importance Code A	$106,100	
Total	**$106,100**	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Piers	$22,400			
Total	**$22,400**			
Importance Code A				
Importance Code C	$22,400			
Total	**$22,400**			



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

TIMBER RELIEVING PLATFORM IN FRONT OF ASSET 1743

Asset # : 14067

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Timber	100%			LIFE	* *	5	$16,800	
Surface Wearing/Scaling, Extent : Light, Area Affected : 25%								
Location : Surface Of Walkway								
Pile Caps								
Timber	100%			LIFE	* *	4	$31,400	
Piles and Bracing								
Timber	30%			LIFE	* *	4-5	$5,400	
Timber	30%	4+	$106,100	LIFE	* *	4-5	$5,400	
Rotting/Splitting, Extent : Moderate, Area Affected : 50%								
Location : Bracing Elements								
No Component	40%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : On Box Culvert At North End								
Explanation : Concrete Slab								
Fender								
Pile Cluster								
Timber	10%	4+	$22,400	2036	* *	4	$900	
Rotting/Splitting, Extent : Severe, Area Affected : 15%								
Location : In Tidal Zone								
No Component	85%							
Not Accessible	5%							
Deck Elements								
Railing								
Steel	100%			2029				
Corrosion, Extent : Light, Area Affected : 5%								
Location : On Handrail								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **26,000**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **27-Mar-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **991**	**Lot**	: **59**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Piers		$49,100
Total		**$49,100**
Importance Code B		$49,100
Total		**$49,100**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Piers	$5,900	$26,800	$40,800	$2,800
Total	**$5,900**	**$26,800**	**$40,800**	**$2,800**
Importance Code A	$2,700		$31,400	$2,700
Importance Code B	$1,100	$26,800		$100
Importance Code C	$2,100		$9,500	
Total	**$5,900**	**$26,800**	**$40,800**	**$2,800**



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

DEPT. OF SMALL BUSINESS SERV. - 801
U.N. SCHOOL PILE SUPPORTED PLATFORM
Asset # : 4145

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	40%			LIFE	* *	5	$19,400	
Not Accessible	60%							
Deck Surface								
Asphalt	66%			2040	* *	5	$18,900	
Cracking, Extent : Light, Area Affected : 2%								
Location : Isolated Locations								
Asphalt	2%	Now	$2,100	2046	* *	5	$300	
Settlement, Extent : Severe, Area Affected : 80%								
Location : North End At Compost Club Greenhouse								
Other Observation, Extent : Severe, Area Affected : 10%								
Location : 375 Feet From West End At Gate								
Explanation : Sinkhole								
Not Accessible	32%							
Firewalls								
Concrete	70%			LIFE	* *	5	$2,000	
Not Accessible	30%							
Pile Caps								
Concrete	100%			LIFE	* *	5	$1,700	
Cracking, Extent : Light, Area Affected : 30%								
Location : Map Cracking At Southeast Corner Of Pier								
Other Observation, Extent : Light, Area Affected : 5%								
Location : Mostly On East Side								
Explanation : Efflorescence								
Piles and Bracing								
Concrete Encased Timber	5%			LIFE	* *	5	$4,100	
Timber	40%			LIFE	* *	4-5	$46,600	
Marine Borer Infestation, Extent : Light, Area Affected : 10%								
Location : Isolated Piles								
Worn, Extent : Light, Area Affected : 10%								
Location : Within Tidal Zone								
Not Accessible	55%							
Fender								
Wales and Chocks								
Timber	100%			2040	* *	4	$68,000	
Piles								
Timber	40%			2040	* *	4	$12,600	
Worn, Extent : Light, Area Affected : 5%								
Location :								
Not Accessible	60%							
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
U.N. SCHOOL PILE SUPPORTED PLATFORM
Asset # : 4145

Piers	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Railing								
Fencing	98%			2032	$49,100	3	$400	
Fencing	2%	4+	$1,000	2036	* *	3		
Corrosion, Extent : Moderate, Area Affected : 75%								
Location : Gate 375 Feet From West End								
Coping/Curb								
Concrete	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Offshore Edge Of Pier								
Explanation : Concrete Parapet Wall								
Electrical								
Lighting Fixture								
Incandescent	92%			2025	$31,400			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 13 Fixtures Total								
Explanation : Disconnected From Conduit For Solar Power								
Incandescent	8%	Now	$2,700	2026	$2,700			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 1 Of 13 Fixtures Missing, 282 Feet From West End								
Explanation : Missing Fixture								

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

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DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **30-Jan-2019**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **2**	**Lot**	: **20**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Piers		$71,200
Total		**$71,200**
Importance Code A		$71,200
Total		**$71,200**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Piers	$2,700	$30,800		
Total	**$2,700**	**$30,800**		
Importance Code A				
Importance Code C	$2,700	$30,800		
Total	**$2,700**	**$30,800**		



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
WHARF AT STATEN ISLAND BALLPARK AT ST. GEORGE
Asset # : 13924

Piers	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	55%			LIFE	* *	5	$23,100	
Not Accessible	45%							
Deck Surface								
Panel/Paver: Concrete	30%			2050	* *			
Timber	68%			2039	* *	5	$61,700	
Timber	2%	4+	$2,700	2043	* *	5	$900	
Broken, Extent : Severe, Area Affected : 10%								
Location : Missing Section Of Deck Plank At Southeast End Of Asset								
Rotting/Splitting, Extent : Severe, Area Affected : 10%								
Location : Isolated Locations Throughout								
Pile Caps								
Concrete	100%			LIFE	* *	5	$1,500	
Cracking, Extent : Light, Area Affected : 10%								
Location : On All Pile Cap Faces.								
Piles and Bracing								
Concrete	100%			LIFE	* *	5	$71,200	
Cracking, Extent : Light, Area Affected : 10%								
Location : On Exposed Portions Of Piles								
Spalling, Extent : Light, Area Affected : 10%								
Location : On Exposed Portions Of Piles								
Deck Elements								
Railing								
Steel	100%			2028				

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **30-Jun-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **4346**	**Lot**	: **200**	**BIN**	:

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Piers	$9,400		$31,300	
Total	**$9,400**		**$31,300**	
Importance Code A	$9,400			
Importance Code B			$31,300	
Total	**$9,400**		**$31,300**	



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

DEPT. OF SMALL BUSINESS SERV. - 801
WILLIAMSBURG YACHT CLUB PIER
Asset # : 13493

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Steel	1%			2032	$700	5	$100	
Corrosion, Extent : Light, Area Affected : 20%								
Location : At Access And Stairs At Northeast Corner Of Pier Deck								
Timber	99%			LIFE	* *	5	$5,400	
Pile Caps								
Timber	5%	0-2	$3,700	LIFE	* *	4	$500	
Rotting/Splitting, Extent : Severe, Area Affected : 50%								
Location : Two Pile Caps At The Southeast								
Other Observation, Extent : Severe, Area Affected : 50%								
Location : Northern Side Of Notched Beam Connected To South Side Of Building								
Explanation : Crushing								
Timber	95%			LIFE	* *	4	$9,700	
Piles and Bracing								
Concrete	35%			LIFE	* *	5	$1,400	
Timber	5%	4+	$5,800	LIFE	* *	4-5	$300	
Rotting/Splitting, Extent : Moderate, Area Affected : 50%								
Location : Two 12 Inch By 12 Inch Posts At Southeast								
Timber	55%			LIFE	* *	4-5	$3,200	
Not Accessible	5%							
Deck Elements								
Railing								
Timber	50%			2025	$31,300			
Under Construction	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 : 01-Sep-2021

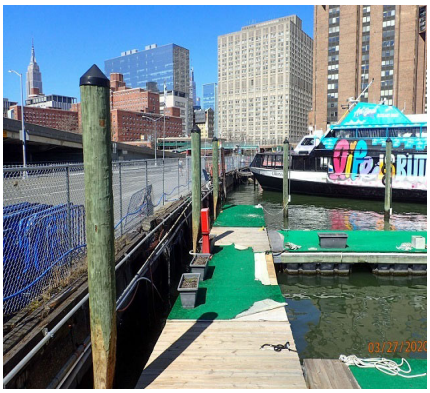
DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name : **23RD ST. MARINA DOCK BULKHEAD**
Address : **23RD ST. MARINA**
Borough : **MANHATTAN**
Program / Asset # : **DGSPR30.022 / 2583**
Linear Ft : **303**
Date of Survey : **27-Mar-2020**
Areas Surveyed :
Block : **991** **Lot** : **50**

Agency's Number : **N/A**
Yr Built/Renovated :
Project Type : **ECONOMIC DEVELOPMENT**
Landmark Status : **NONE**
BIN :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$52,100	
Total	**$52,100**	
Importance Code B	$52,100	
Total	**$52,100**	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$79,400	$800	$1,700	
Total	**$79,400**	**$800**	**$1,700**	
Importance Code B	$47,400	$800	$1,700	
Importance Code C	$32,100			
Total	**$79,400**	**$800**	**$1,700**	



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
23RD ST. MARINA DOCK BULKHEAD
Asset # : 2583

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete/Stone	100%			LIFE	* *			
Cracking, Extent : Light, Area Affected : 5%								
Location : Offshore Face								
Spalling, Extent : Light, Area Affected : 5%								
Location : Offshore Edge								
Coping/Curb								
Timber	55%	Now	$20,800	LIFE	* *	5	$100	
Missing Part, Extent : Severe, Area Affected : 100%								
Location : Isolated Segments								
Rotting/Splitting, Extent : Severe, Area Affected : 100%								
Location : Isolated Segments								
Timber	30%	2-4	$11,300	LIFE	* *	5		
Rotting/Splitting, Extent : Moderate, Area Affected : 50%								
Location : Isolated Locations Along Offshore Edge Of Bulkhead								
No Component	15%							
Piles and Bracing								
Not Accessible	100%							
Lowlevel Pile Caps								
Not Accessible	100%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	100%			2040	* *	5	$3,500	
Cracking, Extent : Moderate, Area Affected : 5%								
Location : Intermittent Transverse Cracks								
Fender								
Piles								
Timber	50%	Now	$31,500	2046	* *	4	$3,600	
Missing Pile, Extent : Severe, Area Affected : 65%								
Location : Intermittent Piles								
Rotting/Splitting, Extent : Severe, Area Affected : 35%								
Location : Above Mean Low Water								
Timber	25%	4+	$15,800	2046	* *	4	$1,800	
Rotting/Splitting, Extent : Moderate, Area Affected : 50%								
Location : Above Mean Low Water								
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
23RD ST. MARINA DOCK BULKHEAD
Asset # : 2583

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender								
Wales and Chocks								
Timber	25%	4+	$14,900	2046	* *	4	$4,100	
Rotting/Splitting, Extent : Moderate, Area Affected : 10%								
Location : Top Wale								
Timber	50%	Now	$37,200	2046	* *	4	$8,200	
Missing Part, Extent : Severe, Area Affected : 100%								
Location : At Center And North End								
Rotting/Splitting, Extent : Severe, Area Affected : 50%								
Location : Isolated Segments								
Timber	10%			2040	* *	4	$2,500	
No Component	15%							
Deck Elements								
Railing								
Fencing	100%			2032	$18,200	3	$200	
Electrical								
Lighting Fixture								
Incandescent	100%			2025				
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2 Fixtures Total								
Explanation : Count								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **17-Mar-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **991** **Lot** : **50**	**BIN**	:

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$2,600		$600	$600
Total	**$2,600**		**$600**	**$600**
Importance Code A	$2,600			
Importance Code B			$600	$600
Total	**$2,600**		**$600**	**$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.*

DEPT. OF SMALL BUSINESS SERV. - 801
23RD ST. MARINA PKG. GARAGE BULKHEAD
Asset # : 2584

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete/Stone	100%			LIFE	* *			
Cracking, Extent : Light, Area Affected : 5%								
Location : Throughout								
Piles and Bracing								
Not Accessible	100%							
Lowlevel Pile Caps								
Timber	5%	Now	$2,600	LIFE	* *			
Rotting/Splitting, Extent : Severe, Area Affected : 75%								
Location : At Ends Of Transverse Pile Caps								
Timber	5%			LIFE	* *			
Not Accessible	90%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	57%			2040	* *	5	$700	
Cracking, Extent : Light, Area Affected : 10%								
Location : Random								
Asphalt Pavers	18%			2040	* *	5	$200	
Settlement, Extent : Light, Area Affected : 5%								
Location : Northern Half Of Pavers								
Concrete	25%			2040	* *	5	$300	
Spalling, Extent : Moderate, Area Affected : 10%								
Location : At South End, 20 Feet From South End, And Northern 20 Feet								
Fender								
Piles								
Timber	50%			2034	* *	4	$1,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Fender Piles Are Below The Parking Garage Pier And Are Abandoned								
Explanation : Abandoned								
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.*

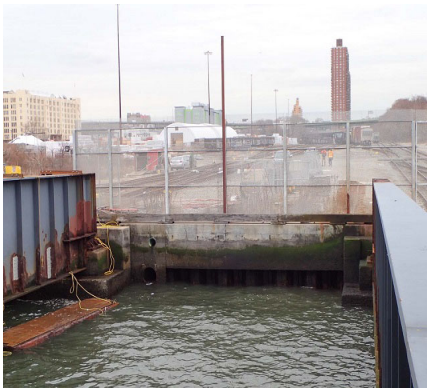
Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **164**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **05-Feb-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **5804**	**Lot**	: **2**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$97,200	
Total	**$97,200**	
Importance Code A	$97,200	
Total	**$97,200**	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$10,300	$100	$300	
Total	**$10,300**	**$100**	**$300**	
Importance Code A				
Importance Code B	$6,200	$100	$300	
Importance Code C	$4,100			
Total	**$10,300**	**$100**	**$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
65TH STREET RAIL YARD TRANSFER BRIDGE BULKHEAD
Asset # : 13484

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Timber	45%			LIFE	* *	5		
Rotting/Splitting, Extent : Moderate, Area Affected : 10%								
Location : At The Ends And Top Surfaces Of The Curb								
Timber	20%	Now	$4,100	LIFE	* *	5		
Rotting/Splitting, Extent : Severe, Area Affected : 50%								
Location : At Ends And Top Surfaces Of Curb								
No Component	35%							
Gravity Wall								
Concrete	40%			LIFE	* *	5	$300	
Spalling, Extent : Light, Area Affected : 2%								
Location : At South Bridge								
No Component	40%							
Not Accessible	20%							
Sheet Piles								
Steel	25%			LIFE	* *			
Corrosion, Extent : Light, Area Affected : 100%								
Location : Full Height								
Steel	15%	Now	$97,200	LIFE	* *			
Corrosion, Extent : Severe, Area Affected : 100%								
Location : Between South Bridge And DEP Property								
No Component	60%							
Pile Caps								
Concrete	35%			LIFE	* *	5	$200	
Erosion, Extent : Light, Area Affected : 50%								
Location : In Tidal Zone								
No Component	65%							
Backfill								
Fill								
Topsoil	2%	Now	$800	2071	* *			
Sinkhole, Extent : Severe, Area Affected : 75%								
Location : Two Sinkholes Adjacent To Utility Building At North End								
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
65TH STREET RAIL YARD TRANSFER BRIDGE BULKHEAD
Asset # : 13484

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Backfill								
Surface								
Asphalt	30%			2040	* *	5	$600	
Cracking, Extent : Light, Area Affected : 10%								
Location : North Ramp Entrance								
Settlement, Extent : Light, Area Affected : 30%								
Location : North Ramp Entrance								
Gravel	28%			2040	* *	2-5	$100	
Gravel	2%	Now	$300	2046	* *	2-5		
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : Two Sinkholes Adjacent To Utility Building At North End								
Gravel	20%	4+	$3,200	2046	* *	2-5	$100	
Settlement, Extent : Light, Area Affected : 50%								
Location : Between Ramps And Adjacent To North Utility Building Has Settled Up To 3 Inches								
Topsoil	20%			2029	$2,000	5	$200	
Deck Elements								
Railing								
Fencing	18%	4+	$1,800	2036	* *	3		
Corrosion, Extent : Moderate, Area Affected : 50%								
Location : Southern 25 Feet Of Asset								
Fencing	80%			2032	$7,900	3	$100	
Fencing	2%	0-2	$200	2036	* *	3		
Other Observation, Extent : Moderate, Area Affected : 75%								
Location : Base Of Fence Post Of Foundation At South Ramp								
Explanation : Undermining								

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

Print Date : 01-Sep-2021

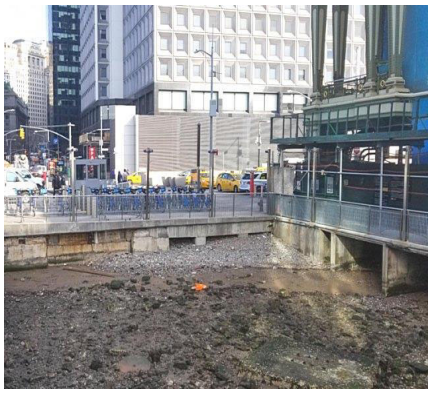
DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **BATTERY MARITIME BUILDING CONCRETE BULKHEAD**				
Address	: **10 SOUTH STREET**				
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	: **15-Mar-2019**		**Landmark Status**	: **NONE**	
Areas Surveyed	:				
Block	: **2**	**Lot** : **2**	**BIN**	:	

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads		$2,000		
Total		**$2,000**		
Importance Code A				
Importance Code B		$2,000		
Total		**$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
BATTERY MARITIME BUILDING CONCRETE BULKHEAD
Asset # : 2777

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Concrete	12%			LIFE	* *	5	$200	
Cracking, Extent : Light, Area Affected : 5%								
Location : Exposed Wall West Of Battery Maritime Building								
Not Accessible	88%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Concrete	95%			2039	* *	5	$4,000	
Cracking, Extent : Light, Area Affected : 5%								
Location : At Entrances								
Surface Wearing/Scaling, Extent : Light, Area Affected : 100%								
Location : At Entrances								
Stone	5%			2039	* *	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.*

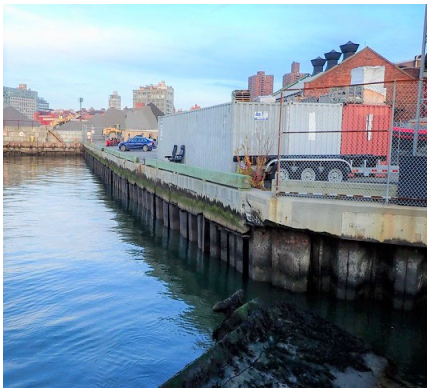
Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **05-Nov-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **2023**	**Lot**	: **1**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$278,400	
Total	**$278,400**	
Importance Code A	$278,400	
Total	**$278,400**	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$10,500			$2,300
Total	**$10,500**			**$2,300**
Importance Code A	$500			
Importance Code B	$7,500			$2,300
Importance Code C	$2,500			
Total	**$10,500**			**$2,300**



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

DEPT. OF SMALL BUSINESS SERV. - 801

BERTH 14A BULKHEAD

Asset # : 13525

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Timber	4%	Now	$2,200	LIFE	* *	5		
Displaced Elements, Extent : Severe, Area Affected : 60%								
Location : 10 Foot Long Section, 370 Feet From South End								
Loose Connections, Extent : Severe, Area Affected : 40%								
Location : 6 Foot Long Section, 271 Feet From South End								
Timber	96%			LIFE	* *	5	$500	
Sheet Piles								
Steel	35%	2-4	$207,400	LIFE	* *			
Displaced Elements, Extent : Severe, Area Affected : 100%								
Location : Sheet Piles Displaced Along Northern 288 Feet								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Northern 288 Feet								
Explanation : Top Of Sheets Not Embedded In Concrete Cap								
Steel	35%			LIFE	* *	10		
Not Accessible	30%							
Pile Caps								
Concrete	35%			LIFE	* *	5	$1,000	
Concrete	65%	2-4	$71,000	LIFE	* *	5	$900	
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Widespread Delams And Spalls Along Northern 288 Feet								
Backfill								
Fill								
Topsoil	2%	Now	$2,100	2072	* *			
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : At Corner 157 Feet From South End								
Not Accessible	98%							
Surface								
Asphalt	2%	Now	$900	2047	* *	5	$100	
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : 157 Feet From South End								
Asphalt	10%	4+	$4,500	2047	* *	5	$300	
Settlement, Extent : Light, Area Affected : 50%								
Location : From 157 To 210 Feet From South End								
Asphalt	88%			2041	* *	5	$4,500	
Deck Elements								
Railing								
Fencing	40%			2033	* *	3	$100	
No Component	60%							

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **436**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **19-Nov-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **2023** **Lot** : **1**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$444,300	
Total	**$444,300**	
Importance Code B	$444,300	
Total	**$444,300**	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads			$9,000	
Total			**$9,000**	
Importance Code A			$8,700	
Importance Code B			$200	
Total			**$9,000**	



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

BERTH 18 BULKHEAD

Asset # : 13540

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Pile Supported Wall								
Concrete	100%			2035	* *	5	$17,400	
Erosion, Extent : Light, Area Affected : 20%								
Location : Tidal Zone								
Spalling, Extent : Light, Area Affected : 5%								
Location : Isolated Areas Primarily Along Edge Of Deck								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Not Accessible	100%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Blocks	10%			2035	* *	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : From 45 Feet To 90 Feet North Of Southern Limit Of Asset								
Explanation : Surface Wearing								
Concrete	80%	4+	$139,200	2047	* *	5	$2,000	
Erosion, Extent : Moderate, Area Affected : 100%								
Location : Widespread Erosion And Scaling Affecting Entire Concrete Surface								
Not Accessible	10%							
Fender								
Piles								
Timber	100%	Now	$90,800	2047	* *	4	$10,400	1
Rotting/Splitting, Extent : Severe, Area Affected : 100%								
Location : Entire Fender System								
Wales and Chocks								
Timber	100%	Now	$214,300	2047	* *	4	$23,700	
Rotting/Splitting, Extent : Severe, Area Affected : 100%								
Location : Entire Fender System								

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

Print Date : 01-Sep-2021

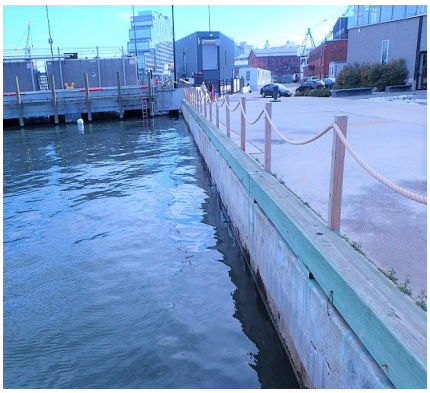
DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **19-Nov-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **2023** **Lot** : **1**	**BIN**	:

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$24,500			$400
Total	**$24,500**			**$400**
Importance Code B	$24,400			$400
Importance Code C	$100			
Total	**$24,500**			**$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

BERTH 1A BULKHEAD

Asset # : 13538

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Timber	100%			LIFE	* *	5	$100	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Full Length								
Sheet Piles								
Not Accessible	100%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Concrete	55%			2041	* *	5	$900	
Concrete	45%	4+	$24,400	2047	* *	5	$300	
Settlement, Extent : Moderate, Area Affected : 100%								
Location : Eastern 60 Feet With Up To 3 Inches Max Settlement								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **BERTH 20A AND 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	: **19-Nov-2020**		**Landmark Status**	: **NONE**	
Areas Surveyed	:				
Block	: **2023**	**Lot** : **1**	**BIN**	:	

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$132,100	$67,600
Total	**$132,100**	**$67,600**
Importance Code A		$67,600
Importance Code B	$132,100	
Total	**$132,100**	**$67,600**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$17,700		$1,400	$17,200
Total	**$17,700**		**$1,400**	**$17,200**
Importance Code A	$1,400			$15,700
Importance Code B			$1,400	$1,500
Importance Code C	$16,300			
Total	**$17,700**		**$1,400**	**$17,200**



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

BERTH 20A AND 20B BULKHEAD

Asset # : 13539

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Timber	25%	Now	$16,300	LIFE	* *	5	$100	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Western 196 Feet Of Asset								
Explanation : Missing								
No Component	75%							
Pile Supported Wall								
Concrete	90%			2041	* *	5	$31,400	
Spalling, Extent : Moderate, Area Affected : 3%								
Location : At 380 Feet, 675 Feet At Cleat And 710 Feet From South								
Other Observation, Extent : Light, Area Affected : 10%								
Location : Erosion In Tidal Zone And Cracking With Efflorescence								
Explanation : Erosion And Cracking								
Not Accessible	10%							
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Not Accessible	100%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	30%			2041	* *	5	$3,000	
Cracking, Extent : Light, Area Affected : 20%								
Location : Western 160 Feet Of Asset								
Topsoil	70%			2030	$36,500	5	$2,900	
Sinkhole, Extent : Moderate, Area Affected : 2%								
Location : 20 Feet From South								
Fender								
Piles								
Timber	30%	Now	$54,700	2047	* *	4	$6,300	
Broken, Extent : Severe, Area Affected : 100%								
Location : Eastern 90 Feet Of Asset At Transfer Dock And At Western 170 Feet Of Asset								
No Component	70%							
Wales and Chocks								
Timber	30%	Now	$77,400	2047	* *	4	$14,200	
Broken, Extent : Severe, Area Affected : 100%								
Location : Eastern 90 Feet Of Asset At Transfer Dock And At Western 170 Feet Of Asset								
No Component	70%							
Electrical								
Conduit								
Steel	90%	4+	$1,400	2030	$67,600			
Broken, Extent : Light, Area Affected : 100%								
Location : Broken Conduit Clips And Corrosion Along Length And Missing Cover Plates At Junction Boxes								
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
BERTH 20A AND 20B BULKHEAD
Asset # : 13539

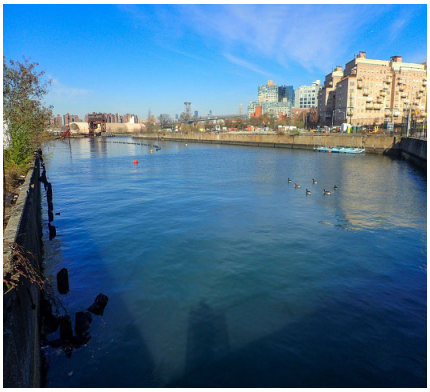
Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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 : **20-Nov-2020**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2023** **Lot** : **1** **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$3,046,400	$799,800
Total	**$3,046,400**	**$799,800**
Importance Code A	$2,386,400	
Importance Code B	$537,100	$799,800
Importance Code C	$122,800	
Total	**$3,046,400**	**$799,800**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$67,700		$1,000	$9,000
Total	**$67,700**		**$1,000**	**$9,000**
Importance Code A	$500			
Importance Code B	$53,000		$1,000	$9,000
Importance Code C	$14,200			
Total	**$67,700**		**$1,000**	**$9,000**



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
BERTH 20C BARGE BASIN BULKHEAD
Asset # : 13522

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Concrete	25%	Now	$102,400	LIFE	* *	5	$500	
Broken, Extent : Severe, Area Affected : 30%								
Location : Throughout Barge Basin								
Concrete	35%			LIFE	* *	5-10	$1,400	
Concrete	5%	4+	$20,500	LIFE	* *	5	$100	
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Along Entire Asset								
Timber	5%	Now	$13,400	LIFE	* *	5	$100	
Missing Part, Extent : Severe, Area Affected : 30%								
Location : North Side Of Barge Basin								
No Component	30%							
Pile Supported Wall								
Concrete	98%	4+	$2,386,400	2035	* *	5	$42,300	
Erosion, Extent : Moderate, Area Affected : 25%								
Location : Along Bottom Edge Of Wall With Exposed Reinforcement								
Exposed Reinforcement, Extent : Moderate, Area Affected : 25%								
Location : At Spalled And Eroded Areas								
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Isolated At Top Of Wall And Across Asset								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Scaling In Tidal Zone And Efflorescence In Splash Zone								
Explanation : Scaling And Efflorescence								
No Component	2%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : 40 Feet Length Along North Wall Of Basin, Starting 1994 Feet From Southwest								
Explanation : At Outfall								
Piles and Bracing								
Not Accessible	100%							
Backfill								
Fill								
Topsoil	1%	Now	$5,100	2072	* *			
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : At Northern End Of North Basin Wall								
Not Accessible	99%							
Surface								
Asphalt	59%			2041	* *	5	$14,500	
Surface Wearing/Scaling, Extent : Moderate, Area Affected : 100%								
Location : Entire Asphalt Surface								
Asphalt	1%	Now	$2,200	2047	* *	5	$100	
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : Northern End Of North Barge Basin Wall								
Asphalt Blocks	5%			2041	* *	5	$1,200	
Concrete	9%			2041	* *	5	$2,200	
Topsoil	20%			2030	$25,700	5	$2,000	
Not Accessible	6%							

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

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender								
Piles								
Timber	25%	Now	$112,400	2047	* *	4	$12,900	
Broken, Extent : Severe, Area Affected : 50%								
Location : South Wall Of Barge Basin								
No Component	60%							
Not Accessible	15%							
Wales and Chocks								
Timber	40%	Now	$424,700	2047	* *	4	$46,900	
Broken, Extent : Severe, Area Affected : 100%								
Location : South Wall Of Barge Basin								
No Component	60%							
Deck Elements								
Railing								
Steel	25%			2030	$571,300			
Steel	10%	Now	$45,700	2032	$228,500			
Buckling, Extent : Severe, Area Affected : 100%								
Location : Sections 450 To 474 Feet And 588 To 792 Feet From North End Of Asset								
No Component	65%							
Electrical								
Conduit								
Steel	5%	Now	$500	2032	$500			
Broken, Extent : Light, Area Affected : 100%								
Location : Section 922 To 1033 Feet From North End Of Asset								
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.*

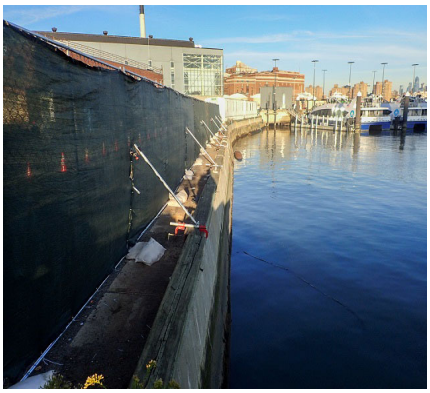
Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **BERTH 3A BULKHEAD**				
Address	: **FRONT AVE. BETWEEN PIERS C AND D BROOKLYN NAVY YARD**				
Borough	: **BROOKLYN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBSR045.150 / 13536**			**Yr Built/Renovated**	:
Linear Ft	: **314**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **20-Nov-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **2023**	**Lot**	: **1**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$68,900	
Total	**$68,900**	
Importance Code B	$68,900	
Total	**$68,900**	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$10,900			
Total	**$10,900**			
Importance Code A	$600			
Importance Code B	$6,300			
Importance Code C	$4,000			
Total	**$10,900**			



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

DEPT. OF SMALL BUSINESS SERV. - 801

BERTH 3A BULKHEAD

Asset # : 13536

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Timber	10%	0-2	$3,900	LIFE	* *	5		
Broken, Extent : Moderate, Area Affected : 75%								
Location : Several Lengths Broken Or Detached								
Timber	80%			LIFE	* *	5	$300	
No Component	10%							
Gravity Wall								
Concrete	45%			LIFE	* *	5-10	$1,100	
Exposed Reinforcement, Extent : Light, Area Affected : 2%								
Location : Partial Demolition Of Wall At North End Of Asset Due To Construction Of New Pier								
Not Accessible	55%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	20%	4+	$6,300	2047	* *	5	$400	
Cracking, Extent : Moderate, Area Affected : 20%								
Location : Entire Asphalt Surface								
Erosion, Extent : Moderate, Area Affected : 10%								
Location : 148 To 178 Feet From Southeast End								
Settlement, Extent : Light, Area Affected : 10%								
Location : Along Rail Tracks								
Concrete	55%	4+	$68,900	2047	* *	5	$1,000	
Cracking, Extent : Moderate, Area Affected : 75%								
Location : Various Locations Along Deck Surface								
Settlement, Extent : Light, Area Affected : 75%								
Location : Near Wall								
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.*

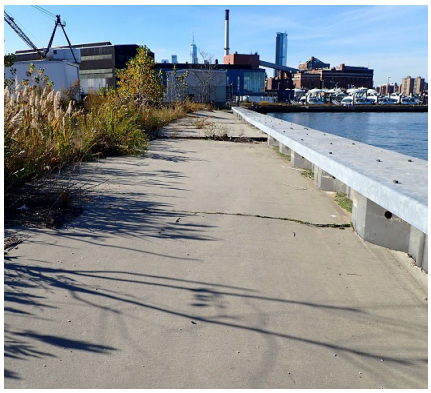
Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **BERTH 6 BULKHEAD**				
Address	: **BETWEEN DRY DOCKS 1 AND 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	: **27-Oct-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **2023**	**Lot**	: **1**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$235,200	
Total	**$235,200**	
Importance Code A	$124,800	
Importance Code B	$110,300	
Total	**$235,200**	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$84,200			$400
Total	**$84,200**			**$400**
Importance Code A				
Importance Code B	$76,700			$400
Importance Code C	$7,400			
Total	**$84,200**			**$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

BERTH 6 BULKHEAD

Asset # : 13534

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Steel	70%	Now	$7,400	LIFE	* *			
Other Observation, Extent : Severe, Area Affected : 5%								
Location : One Impact Damage At 75 Feet From The Southern End And One Impact Damage At 160 Feet From The Southern End								
Explanation : Impact Damage								
No Component	30%							
Pile Supported Wall								
Conc w/Stone Face	10%	4+	$124,800	LIFE	* *	5	$3,200	
Erosion, Extent : Moderate, Area Affected : 50%								
Location : Tidal Zone Of 120 Feet Long Section Adjacent To Dry Dock 1								
No Component	70%							
Not Accessible	20%							
Sheet Piles								
Steel	30%			LIFE	* *	10		
Corrosion, Extent : Light, Area Affected : 5%								
Location : Isolated In Tidal Zone								
Missing Coating, Extent : Light, Area Affected : 1%								
Location : At Knuckles								
No Component	30%							
Not Accessible	40%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Concrete	70%	Now	$110,300	2047	* *	5	$1,600	
Cracking, Extent : Severe, Area Affected : 100%								
Location : Entire Concrete Surface								
Settlement, Extent : Severe, Area Affected : 100%								
Location : Entire Area Has Significant Settlement With Maximum Settlement Of 26 Inches Occuring At 61 Feet From Southern End.								
Not Accessible	30%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Adjacent To Dry Dock 1								
Explanation : Building								
Fender								
Piles								
Timber	15%	Now	$12,300	2047	* *	4	$1,400	
Missing Part, Extent : Severe, Area Affected : 100%								
Location : Adjacent To Dry Dock 1								
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.*

DEPT. OF SMALL BUSINESS SERV. - 801

BERTH 6 BULKHEAD

Asset # : 13534

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender								
Wales and Chocks								
Steel	15%	4+	$35,300	2047	* *	3-5	$2,200	
Corrosion, Extent : Moderate, Area Affected : 20%								
Location : Steel Fender Rack								
Timber	15%	Now	$29,100	2047	* *	4	$3,200	
Missing Part, Extent : Severe, Area Affected : 70%								
Location : Adjacent To Dry Dock 1								
No Component	70%							

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

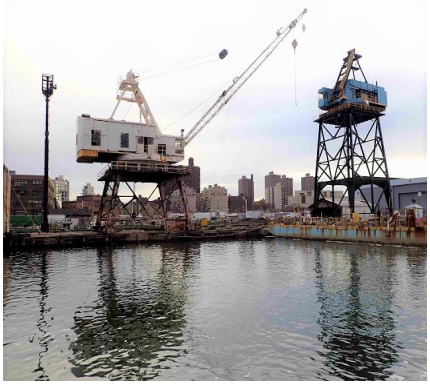
Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **17-Nov-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **2023**	**Lot**	: **1**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$414,100	
Total	**$414,100**	
Importance Code B	$362,500	
Importance Code C	$51,600	
Total	**$414,100**	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$104,100			$9,900
Total	**$104,100**			**$9,900**
Importance Code A	$29,200			$9,300
Importance Code B	$51,300			$600
Importance Code C	$23,600			
Total	**$104,100**			**$9,900**



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.*

DEPT. OF SMALL BUSINESS SERV. - 801

BERTHS 10 AND 10A PIER

Asset # : 13528

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Concrete	20%	0-2	$23,600	LIFE	* *	5	$100	
Broken, Extent : Severe, Area Affected : 100%								
Location : Utility Trench At The North Side Of Berth 10a								
Timber	80%	Now	$51,600	LIFE	* *	5	$200	
Missing Part, Extent : Severe, Area Affected : 100%								
Location : Along Entire Edge Of The Berth								
Pile Supported Wall								
Concrete	90%			2041	* *	5	$18,600	
Cracking, Extent : Light, Area Affected : 10%								
Location : Isolated Locations Along Concrete Wall								
Spalling, Extent : Light, Area Affected : 10%								
Location : Isolated Locations Along Concrete Wall								
Concrete	10%	4+	$29,200	2041	* *	5	$1,000	
Erosion, Extent : Moderate, Area Affected : 30%								
Location : Along The Offshore End Of The Berth								
Spalling, Extent : Moderate, Area Affected : 30%								
Location : At Mooring Hardware And Along The Offshore End Of The Berth								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Not Accessible	100%							
Backfill								
Fill								
Gravel	20%	Now	$10,000	2047	* *	5	$100	
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : Numerous Sinkholes Across Berth. Specifically From East At 120 Feet To 180 Feet, 225 Feet, 364 Feet, 406 Feet, 435 Feet, 450 Feet To 518 Feet.								
Not Accessible	80%							
Surface								
Asphalt	60%	0-2	$31,000	2047	* *	5	$1,800	
Cracking, Extent : Moderate, Area Affected : 75%								
Location : Cracking Observed Across Majority Of Asphalt Surface								
Settlement, Extent : Severe, Area Affected : 20%								
Location : Large Settlement Of The Asphalt Surface Across Berth								
Asphalt	20%	Now	$10,300	2047	* *	5	$600	
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : See List Of Locations In Fill Section								
Concrete	20%			2041	* *	5	$1,200	
Cracking, Extent : Moderate, Area Affected : 25%								
Location : Isolated Cracking Over Entire Concrete Surface								
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
BERTHS 10 AND 10A PIER
Asset # : 13528

Bulkheads	Current Repair			Future Replacement			Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost		Cycle (Yrs)	Estimated Cost	Priority
Fender									
Piles									
Timber	100%	Now	$107,800	2047		* *	4	$12,400	
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Fenders Missing Or Broken Along Entire Berth									
Explanation : Missing/ Broken									
Wales and Chocks									
Timber	100%	Now	$254,600	2047		* *	4	$28,100	
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Wales And Chocks Missing Or Broken Along Entire Berth									
Explanation : Missing/ Broken									

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **27-Oct-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **2023** **Lot** : **1**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$222,700	
Total	**$222,700**	
Importance Code A	$222,700	
Total	**$222,700**	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$80,100		$23,000	$57,800
Total	**$80,100**		**$23,000**	**$57,800**
Importance Code A	$35,900			$50,400
Importance Code B	$43,600		$23,000	$7,400
Importance Code C	$500			
Total	**$80,100**		**$23,000**	**$57,800**



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
BERTHS 11 AND 12 BULKHEAD AND BOATSHED
Asset # : 13527

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Timber	10%	Now	$111,100	LIFE	* *	4-5	$3,200	
Broken, Extent : Severe, Area Affected : 100%								
Location : Deck Soffit At Bottom Of Relieving Platform At Top Of Boatshed And Sinkholes 120 Feet, 235 Feet, And 575 Feet West Of Boatshed								
Not Accessible	90%							
Coping/Curb								
Concrete	35%			LIFE	* *	5-10	$600	
Cracking, Extent : Light, Area Affected : 5%								
Location : Isolated Locations								
Timber	40%			LIFE	* *	5	$400	
No Component	25%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : At Boatshed And At Travel Lift West								
Pile Supported Wall								
Concrete	75%			2041	* *	5	$29,600	
Concrete	5%	2-4	$27,900	2041	* *	5	$1,000	
Exposed Reinforcement, Extent : Severe, Area Affected : 20%								
Location : Erosion At Kickback, 788 Feet From East								
Other Observation, Extent : Severe, Area Affected : 5%								
Location : From 540 To 783 Feet From East End, Primarily Along Joint At Top Of Wall.								
Explanation : Mortar Loss								
Concrete	15%	4+	$83,700	2041	* *	5	$3,000	
Erosion, Extent : Moderate, Area Affected : 50%								
Location : In Tidal Zone From 605 Feet To 775 Feet From East								
Not Accessible	5%							
Pile Caps								
Concrete	15%	4+	$28,800	LIFE	* *	5	$400	
Erosion, Extent : Severe, Area Affected : 5%								
Location : Concrete Encased Timber Pile Caps With Exposed Timber At Eastern 150 Feet.								
Not Accessible	85%							
Backfill								
Fill								
Gravel	10%	Now	$9,500	2047	* *	5	$100	
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : At Boatshed And 120 Feet, 235 Feet And 575 Feet West Of Boatshed.								
Not Accessible	90%							
Surface								
Asphalt	70%			2041	* *	5	$7,900	
Asphalt	10%	Now	$9,900	2047	* *	5	$600	
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : At Boatshed And 120 Feet, 235 Feet And 575 Feet West Of Boatshed.								
Concrete	20%			2041	* *	5	$2,300	
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
BERTHS 11 AND 12 BULKHEAD AND BOATSHED
Asset # : 13527

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender								
Buffer								
Rubber	25%			2041	* *	4-5	$6,500	
Surface Wearing/Scaling, Extent : Light, Area Affected : 15%								
Location : Floating Steel Fender 400 Feet And 433 Feet And 860 Feet From East								
Rubber	5%	0-2	$3,600	2041	* *	4-5	$800	
Other Observation, Extent : Severe, Area Affected : 10%								
Location : In Tidal Zone Where Chain Contacts Floating Fender								
Explanation : Severely Corroded Retention Chain								
No Component	70%							
Piles								
Timber	50%			2041	* *	4	$11,900	
Timber	10%	Now	$20,600	2047	* *	4	$2,400	
Broken, Extent : Severe, Area Affected : 100%								
Location : Failed Along 85 Foot Face West Of Boatshed, And Four Failed Fender Piles At West End.								
No Component	40%							
Wales and Chocks								
Timber	60%			2041	* *	4	$32,200	
No Component	40%							
Electrical								
Lighting Fixture								
Sodium	100%	4+	$7,100	2026	$35,600			
Broken, Extent : N/A, Area Affected : 100%								
Location : Missing Hand Hole Cover Plate At Fixture 525 Feet From East.								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Coating Loss On 11 Light Poles.								
Explanation : Coating Loss On Light Pole.								

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

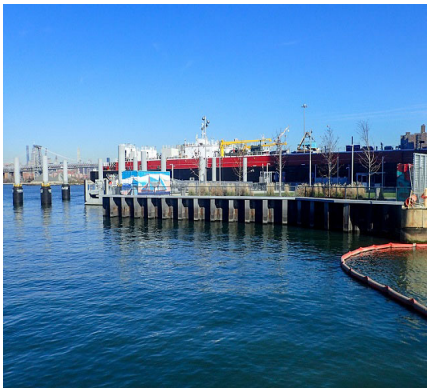
Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name : **BERTHS 7 AND 7A BULKHEAD**
Address : **BETWEEN DRY DOCKS 2 AND 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 : **20-Nov-2020**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2023** **Lot** : **1** **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$50,400	$397,100
Total	**$50,400**	**$397,100**
Importance Code A	$50,400	
Importance Code B		$397,100
Total	**$50,400**	**$397,100**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$2,800		$2,200	
Total	**$2,800**		**$2,200**	
Importance Code B			$2,200	
Importance Code C	$2,800			
Total	**$2,800**		**$2,200**	



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

BERTHS 7 AND 7A BULKHEAD

Asset # : 13532

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Steel	85%			LIFE	* *	10	$1,800	
Other Observation, Extent : Light, Area Affected : 2%								
Location : 276 Feet From Western End At Northeast Corner								
Explanation : Impact Damage								
Timber	13%			LIFE	* *	5	$100	
Timber	2%	Now	$1,000	LIFE	* *	5		
Displaced Elements, Extent : Severe, Area Affected : 100%								
Location : 363 Feet From Western End								
Sheet Piles								
Steel	15%			LIFE	* *	10		
Corrosion, Extent : Light, Area Affected : 5%								
Location : Isolated Locations In Tidal Zone								
Steel	10%	4+	$50,400	LIFE	* *			
Corrosion, Extent : Moderate, Area Affected : 100%								
Location : Above Mean Low Water								
Not Accessible	75%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Concrete	100%			2045	* *	5	$4,400	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Entire Surface								
Deck Elements								
Railing								
Steel	98%			2031	$397,100			
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Entire Railing								
No Component	2%							
Electrical								
Lighting Fixture								
LED	100%			2031				
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : 3 Fixtures								

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

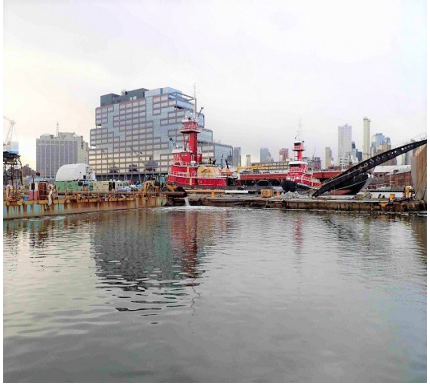
Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **BERTHS 9 AND 9A PERIMETER WALL PILE SUPPORTED WALL AROUND PIER**		
Address	: **BETWEEN DRY DOCKS 5 AND 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	: **17-Nov-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **2023** **Lot** : **1**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$752,500	
Total	**$752,500**	
Importance Code A	$348,100	
Importance Code B	$332,400	
Importance Code C	$72,000	
Total	**$752,500**	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$56,400		$8,700	
Total	**$56,400**		**$8,700**	
Importance Code A			$8,100	
Importance Code B	$56,300		$700	
Importance Code C				
Total	**$56,400**		**$8,700**	



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

BERTHS 9 AND 9A PERIMETER WALL PILE SUPPORTED WALL AROUND PIER

Asset # : 13529

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Concrete	10%			LIFE	* *	5-10	$100	
Concrete	40%	Now	$72,000	LIFE	* *	5	$200	
Broken, Extent : Severe, Area Affected : 100%								
Location : Along Southern Side Of Berth								
No Component	50%							
Pile Supported Wall								
Concrete	85%			2035	* *	5	$16,100	
Cracking, Extent : Light, Area Affected : 10%								
Location : Along Entire Wall								
Spalling, Extent : Light, Area Affected : 10%								
Location : Along Entire Wall								
Concrete	5%	4+	$26,800	2041	* *	5	$500	
Erosion, Extent : Moderate, Area Affected : 30%								
Location : In Tidal Zone								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : 300 Feet From Dry Dock 6								
Concrete	10%	Now	$321,300	2041	* *	5	$900	
Displaced Elements, Extent : Severe, Area Affected : 100%								
Location : Wall Displaced Max 12 Inches Outboard At 185 Feet From Dry Dock 6								
Excess Deflection, Extent : Severe, Area Affected : 100%								
Location : 185 Feet To 235 Feet From Dry Dock 6								
Exposed Reinforcement, Extent : Severe, Area Affected : 10%								
Location : 185 Feet From Dry Dock 6								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Not Accessible	100%							
Backfill								
Fill								
Gravel	30%	Now	$13,700	2047	* *	5	$100	
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : 0 To 35 Feet, 74 To 87 Feet, 95 To 125 Feet, 185 To 270 Feet, 300 To 340 Feet, 350 To 405 Feet, 408 To 435 Feet And 450 To 475 Feet From Dry Dock 6								
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

BERTHS 9 AND 9A PERIMETER WALL PILE SUPPORTED WALL AROUND PIER

Asset # : 13529

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Backfill								
Surface								
Asphalt	70%	Now	$33,200	2047	* *	5	$1,900	
Settlement, Extent : Moderate, Area Affected : 100%								
Location : Across Entire Surface								
Sinkhole, Extent : Severe, Area Affected : 30%								
Location : Sinkhole Locations Listed In Fill Observation.								
Concrete	25%			2035	* *	5	$1,400	
Erosion, Extent : Moderate, Area Affected : 30%								
Location : Surface Erosion Isolated Along Surface								
Concrete	5%	Now	$9,500	2047	* *	5	$100	
Settlement, Extent : Severe, Area Affected : 100%								
Location : 185 Feet To 205 Feet From Dry Dock 6								
Fender								
Piles								
Timber	100%	Now	$98,900	2047	* *	4	$11,400	1
Missing Part, Extent : Severe, Area Affected : 100%								
Location : Entire Asset								
Wales and Chocks								
Timber	100%	Now	$233,500	2047	* *	4	$25,800	
Missing Part, Extent : Severe, Area Affected : 100%								
Location : Entire Asset								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **BROOKLYN WHOLESALE MEAT MARKET REVETMENT**				
Address	: **1ST AVE BET. 54TH AND 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	: **18-Feb-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **819**	**Lot**	: **1**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$106,300	
Total	**$106,300**	
Importance Code C	$106,300	
Total	**$106,300**	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$83,600		$7,500	$100
Total	**$83,600**		**$7,500**	**$100**
Importance Code B	$39,000		$7,500	$100
Importance Code C	$44,600			
Total	**$83,600**		**$7,500**	**$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
BROOKLYN WHOLESALE MEAT MARKET REVETMENT
Asset # : 1739

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Concrete	75%			LIFE	* *	5	$900	
Cracking, Extent : Moderate, Area Affected : 10%								
Location : Isolated Along Curb Length								
Discolor & Bleeding, Extent : Light, Area Affected : 10%								
Location : Isolated Rust Staining Along Curb Length								
Spalling, Extent : Light, Area Affected : 10%								
Location : Isolated Along Curb Length								
Concrete	15%	Now	$44,600	LIFE	* *	5	$200	
Broken, Extent : Severe, Area Affected : 100%								
Location : Vehicle Damage At North End Of Asset								
No Component	10%							
Revetment								
Stone	90%			LIFE	* *	5	$7,000	
Stone	10%	Now	$106,300	LIFE	* *	5	$800	
Missing Part, Extent : Moderate, Area Affected : 100%								
Location : At The Southern End Of The Asset And Mid Asset Length								
Backfill								
Fill								
Topsoil	10%	Now	$31,100	2071	* *			
Other Observation, Extent : Severe, Area Affected : 50%								
Location : Mid Point Of Asset Beneath Parking Lot								
Explanation : Undermining								
Not Accessible	90%							
Surface								
Asphalt	100%			2040	* *	5	$14,900	
Cracking, Extent : Light, Area Affected : 50%								
Location : At North End Of Asset								
Deck Elements								
Railing								
Fencing	50%			2032	$39,200	3	$300	
Fencing	10%	4+	$7,800	2036	* *	3	$100	
Corrosion, Extent : Moderate, Area Affected : 100%								
Location : North End Of Asset								
Loose Connections, Extent : Moderate, Area Affected : 75%								
Location : Fabric Not Connected To Fence Posts At North End Of Asset								
Missing Part, Extent : Severe, Area Affected : 100%								
Location : North End Of Asset.								
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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **BULKHEAD**				
Address	: **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	: **28-Feb-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **73**	**Lot**	: **17**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads		$809,900
Total		**$809,900**
Importance Code B		$809,900
Total		**$809,900**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$111,000		$5,000	
Total	**$111,000**		**$5,000**	
Importance Code A				
Importance Code B	$111,000		$5,000	
Importance Code C				
Total	**$111,000**		**$5,000**	



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

DEPT. OF SMALL BUSINESS SERV. - 801

BULKHEAD

Asset # : 1743

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Concrete	100%			LIFE	* *	5	$900	
Cracking, Extent : Light, Area Affected : 5%								
Location : Isolated Locations Along Entire Length								
Gravity Wall								
Concrete	95%			LIFE	* *	5	$3,700	
Not Accessible	5%							
Revetment								
Stone	55%			LIFE	* *	5	$3,200	
No Component	45%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	2%			2040	* *	5	$200	
Asphalt Pavers	90%			2040	* *	5	$9,800	
Asphalt Pavers	6%	Now	$19,600	2040	* *	5	$300	
Settlement, Extent : Light, Area Affected : 60%								
Location : Northern 100 Feet								
Topsoil	2%	Now	$1,100	2031	$1,100	5		
Sinkhole, Extent : Severe, Area Affected : 10%								
Location : Fenced Off Planters At Expansion Joints At 360 Feet And 480 Feet From South Corner								
Fender								
Piles								
Timber	25%	0-2	$49,800	2046	* *	4	$5,700	
Rotting/Splitting, Extent : Severe, Area Affected : 15%								
Location : In Tidal Zone								
Worn, Extent : Severe, Area Affected : 15%								
Location : 17 Each 6-pile Clusters In Front Of Bulkhead.								
No Component	70%							
Not Accessible	5%							
Deck Elements								
Railing								
Steel	30%	4+	$15,200	2029	$303,700			
Missing Coating, Extent : Moderate, Area Affected : 10%								
Location : North End								
Steel	50%	0-2	$25,300	2029	$506,200			
Corrosion, Extent : Moderate, Area Affected : 60%								
Location : Southern 500 Feet								
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.*

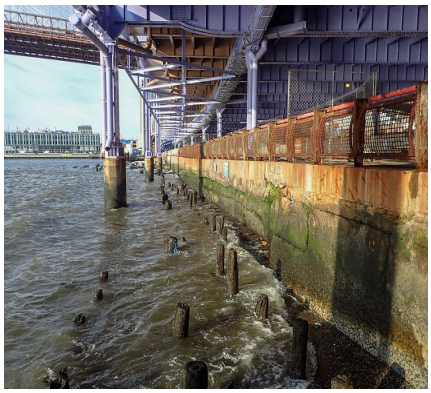
Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **BULKHEAD**				
Address	: **ROBERT F. WAGNER PLACE TO MARKET SLIP**				
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	: **28-Feb-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **240**	**Lot**	: **6**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$1,841,000	$671,200
Total	**$1,841,000**	**$671,200**
Importance Code A	$1,744,900	
Importance Code B	$96,100	$671,200
Total	**$1,841,000**	**$671,200**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$50,100		$1,200	
Total	**$50,100**		**$1,200**	
Importance Code A				
Importance Code B	$44,800		$1,200	
Importance Code C	$5,300			
Total	**$50,100**		**$1,200**	



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

DEPT. OF SMALL BUSINESS SERV. - 801

BULKHEAD

Asset # : 1744

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Concrete	44%			LIFE	* *	5	$600	
Cracking, Extent : Light, Area Affected : 5%								
Location : Intermittent Along Entire Asset								
Concrete	1%	Now	$5,300	LIFE	* *	5		
Spalling, Extent : Severe, Area Affected : 50%								
Location : South End								
Under Construction	55%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Northern 765 Feet Of Asset								
Explanation : Construction								
Gravity Wall								
Concrete	25%	4+	$314,300	LIFE	* *	5	$1,400	
Cracking, Extent : Moderate, Area Affected : 2%								
Location : Tidal Zone								
Erosion, Extent : Moderate, Area Affected : 2%								
Location : Tidal Zone								
No Component	35%							
Under Construction	40%							
Pile Supported Wall								
Concrete	6%	4+	$95,400	2040	* *	5	$1,700	
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Offshore Face								
Explanation : Erosion And Cracking								
Concrete	14%	0-2	$1,335,300	2046	* *	5	$3,900	
Erosion, Extent : Severe, Area Affected : 50%								
Location : Offshore Face								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Evident By Paver Displacement								
Explanation : Possible Settlement								
No Component	65%							
Under Construction	15%							
Piles and Bracing								
No Component	65%							
Not Accessible	35%							
Pile Caps								
No Component	65%							
Not Accessible	35%							
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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Backfill								
Surface								
Asphalt Pavers	30%	4+	$96,100	2040	* *	5	$2,400	
Settlement, Extent : Moderate, Area Affected : 5%								
Location : Southern 200 Feet And From 303 To 493 Feet From South End								
Asphalt Pavers	15%			2040	* *	5	$2,400	
Under Construction	55%							
Deck Elements								
Railing								
Steel	15%			2029	$223,700			
Steel	30%	2-4	$44,800	2029	$447,500			
Corrosion, Extent : Moderate, Area Affected : 50%								
Location : Fro 60 Feet To 280 Feet From South End And Isolated Locations								
Under Construction	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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **20-Mar-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **1371**	**Lot**	: **38**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$147,100	$607,200
Total	**$147,100**	**$607,200**
Importance Code A	$147,100	
Importance Code B		$607,200
Total	**$147,100**	**$607,200**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$64,000			
Total	**$64,000**			
Importance Code A	$38,700			
Importance Code B	$25,300			
Total	**$64,000**			



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

BULKHEAD

Asset # : 1749

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete/Stone	3%	Now	$85,700	LIFE	* *			
Cracking, Extent : Moderate, Area Affected : 10%								
Location : Isolated Locations Above The Waterline								
Missing Part, Extent : Severe, Area Affected : 50%								
Location : Isolated Locations Above The Waterline								
Concrete/Stone	2%			LIFE	* *			
No Component	95%							
Gravity Wall								
Conc w/Stone Face	30%			LIFE	* *	5	$33,700	
Cracking, Extent : Moderate, Area Affected : 10%								
Location : Isolated Locations Above Waterline								
Erosion, Extent : Light, Area Affected : 10%								
Location : Isolated Locations Above Waterline								
Conc w/Stone Face	5%	Now	$38,700	LIFE	* *	5	$5,600	
Missing Part, Extent : Severe, Area Affected : 50%								
Location : Missing Stone Facing At 400 Feet From North And Other Isolated Locations								
No Component	35%							
Not Accessible	30%							
Piles and Bracing								
No Component	95%							
Not Accessible	5%							
Sheet Piles								
Steel	15%	4+	$61,500	LIFE	* *			
Corrosion, Extent : Moderate, Area Affected : 10%								
Location : In Splash Zone								
No Component	70%							
Not Accessible	15%							
Lowlevel Pile Caps								
No Component	95%							
Not Accessible	5%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Not Accessible	100%							
Deck Elements								
Railing								
Fencing	20%			2032	$14,900	3	$100	
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

BULKHEAD

Asset # : 1749

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Parapet								
Concrete	25%	4+	$25,300	2032	$253,000			
Cracking, Extent : Moderate, Area Affected : 20%								
Location : Isolated Locations At Offshore Face								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Isolated Locations At Offshore Face								
Concrete	35%			2032	$354,200			
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.*

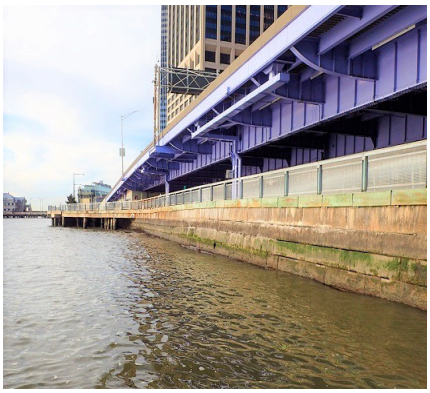
Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **BULKHEAD**				
Address	: **SS WALL ST TO SS HELIPORT PIER EAST RIVER**				
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	: **08-Jan-2021**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **36**	**Lot**	: **12**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads		$736,500
Total		**$736,500**
Importance Code B		$736,500
Total		**$736,500**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$48,700		$2,700	$7,300
Total	**$48,700**		**$2,700**	**$7,300**
Importance Code A	$48,700			
Importance Code B			$2,700	$7,300
Total	**$48,700**		**$2,700**	**$7,300**



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

DEPT. OF SMALL BUSINESS SERV. - 801

BULKHEAD

Asset # : 1765

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Concrete	60%			LIFE	* *	5-10	$6,200	
Stone	16%			LIFE	* *	5	$34,600	
Other Observation, Extent : Light, Area Affected : 15%								
Location : Isolated Over Entire Wall, Primarily Within The Tidal Zone								
Explanation : Grout Loss								
Stone	4%	4+	$28,300	LIFE	* *	5	$4,300	
Missing Block Seal, Extent : Light, Area Affected : 100%								
Location : Isolated Areas								
Not Accessible	20%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	95%			2041	* *	5	$13,800	
Concrete	5%			2041	* *	5	$700	
Cracking, Extent : Light, Area Affected : 5%								
Location : At Base Of Pier 11								
Fender								
Buffer								
Timber	40%			2030	$196,900	5	$5,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Immediately Below Top Of Bulkhead, Covering Railing Hardware								
Explanation : Timber Buffer								
No Component	60%							
Deck Elements								
Railing								
Steel	40%			2030	$539,500			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Southern 700 Feet Belongs To Pile Supported Platform Asset								
Explanation : Southern Railing Portion								
No Component	60%							

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **21-Jan-2021**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **1353**	**Lot**	: **50**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$269,800	
Total	**$269,800**	
Importance Code A	$269,800	
Total	**$269,800**	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$39,100			$1,700
Total	**$39,100**			**$1,700**
Importance Code A	$39,100			
Importance Code B				$1,700
Total	**$39,100**			**$1,700**



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

BULKHEAD

Asset # : 4092

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Pile Supported Wall								
Conc w/Stone Face	40%	Now	$187,700	LIFE	* *	5	$9,500	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Bottom Half Of Wall For 100 Feet Total								
Explanation : Missing Granite Fascia Panels								
Conc w/Stone Face	35%	4+	$82,100	LIFE	* *	5	$8,300	
Spalling, Extent : Moderate, Area Affected : 25%								
Location : At The East End Of The Walls And Ceiling Of The Outfall Structure								
Not Accessible	25%							
Piles and Bracing								
Not Accessible	100%							
Sheet Piles								
Steel	10%	4+	$39,100	LIFE	* *			
Corrosion, Extent : Severe, Area Affected : 25%								
Location : In The Tidal Zone								
Not Accessible	90%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	100%			2041	* *	5	$3,400	
Cracking, Extent : Light, Area Affected : 10%								
Location : Minor Cracking Of Asphalt Surface On Fdr Drive								
Deck Elements								
Parapet								
Concrete	100%			2033	* *			
Discolor & Bleeding, Extent : Light, Area Affected : 75%								
Location : Efflorescence At Cracking								

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

Print Date : 01-Sep-2021

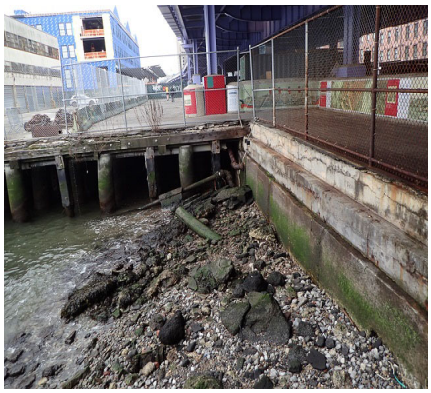
DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **1,050**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **06-Mar-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **36**	**Lot**	: **30**	**BIN**	:

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads		$2,700		
Total		**$2,700**		
Importance Code A				
Importance Code B		$2,700		
Total		**$2,700**		



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
BULKHEAD ALONG SOUTH STREET
Asset # : 1742

Bulkheads	Current Repair			Future Replacement			Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
Gravity Wall									
Conc w/Stone Face	5%			LIFE	* *		5	$4,700	
Displaced Elements, Extent : Severe, Area Affected : 2%									
Location : Two Missing Stones 75 Feet North Of Pier 15									
Concrete	5%			LIFE	* *		5	$200	
Cracking, Extent : Light, Area Affected : 5%									
Location : At Pier 15									
Not Accessible	90%								
Backfill									
Fill									
Not Accessible	100%								
Surface									
Asphalt Pavers	45%			2044	* *		5	$5,400	
Under Construction	55%								
Deck Elements									
Railing									
No Component	45%								
Under Construction	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.*

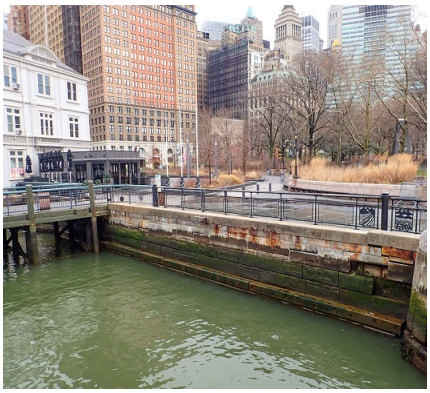
Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **19-Mar-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **3**	**Lot**	: **1**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads		$125,900
Total		**$125,900**
Importance Code B		$125,900
Total		**$125,900**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$43,000		$500	
Total	**$43,000**		**$500**	
Importance Code A	$37,600			
Importance Code B			$500	
Importance Code C	$5,400			
Total	**$43,000**		**$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
BULKHEAD BATTERY PARK
Asset # : 168

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Concrete	30%	4+	$5,400	LIFE	* *	5		
Cracking, Extent : Light, Area Affected : 5%								
Location : North Of Pile Supported Walkway								
Discolor & Bleeding, Extent : Light, Area Affected : 15%								
Location : North Of Pile Supported Walkway								
Concrete	70%			LIFE	* *	5	$100	
Pile Supported Wall								
Conc w/Stone Face	80%			LIFE	* *	5	$7,600	
Conc w/Stone Face	20%	4+	$37,600	LIFE	* *	5	$1,900	
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Tidal Zone								
Explanation : Grout Loss								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Not Accessible	100%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	50%			2040	* *	5	$700	
Concrete	20%			2040	* *	5	$300	
Cracking, Extent : Light, Area Affected : 2%								
Location : Adjacent To Pile Supported Walkway								
Spalling, Extent : Light, Area Affected : 2%								
Location : Adjacent To Pile Supported Walkway								
Stone	30%			2040	* *	10		
Fender								
Wales and Chocks								
Composite	100%			2044	* *			
Deck Elements								
Railing								
Steel	100%			2029	$125,900			

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.*

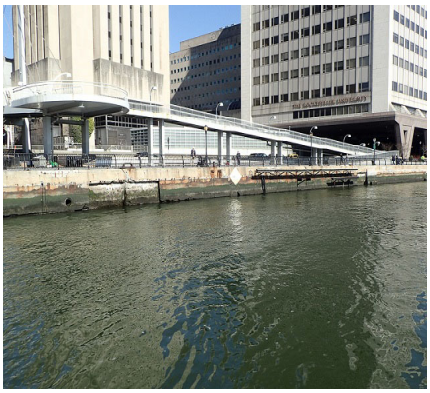
Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **18-Mar-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **1482** **Lot** : **60**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$600,100	$2,383,800
Total	**$600,100**	**$2,383,800**
Importance Code A	$600,100	$109,300
Importance Code B		$2,274,500
Total	**$600,100**	**$2,383,800**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$64,100		$11,700	
Total	**$64,100**		**$11,700**	
Importance Code A	$51,400			
Importance Code B	$12,700		$11,700	
Total	**$64,100**		**$11,700**	



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
BULKHEAD E. 63 TO E. 71 ST. E.R.
Asset # : 1750

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete/Stone	5%	Now	$246,500	LIFE	* *			
Erosion, Extent : Severe, Area Affected : 25%								
Location : At South End								
Missing Part, Extent : Severe, Area Affected : 20%								
Location : Missing Facing Stones At South End								
Concrete/Stone	5%			LIFE	* *			
Cracking, Extent : Light, Area Affected : 25%								
Location : At South End								
Erosion, Extent : Light, Area Affected : 25%								
Location : At South End								
No Component	85%							
Not Accessible	5%							
Gravity Wall								
Conc w/Stone Face	5%	4+	$267,000	LIFE	* *	5	$9,700	
Broken, Extent : Moderate, Area Affected : 10%								
Location : Broken Stone Facing At South End And Isolated At Some Outfalls								
Stone	60%			LIFE	* *	5	$109,300	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Full Length Of Asset								
Explanation : Grout Loss								
No Component	15%							
Not Accessible	20%							
Piles and Bracing								
No Component	85%							
Not Accessible	15%							
Lowlevel Pile Caps								
Timber	2%	Now	$21,100	LIFE	* *			
Rotting/Splitting, Extent : Severe, Area Affected : 50%								
Location : South End								
No Component	85%							
Not Accessible	13%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Blocks	5%	4+	$12,700	2040	* *	5	$600	
Settlement, Extent : Moderate, Area Affected : 100%								
Location : At Planters North Of 68th Street								
Asphalt Blocks	95%			2040	* *	5	$23,300	
Deck Elements								
Railing								
Steel	100%			2029	$2,274,500			
Missing Coating, Extent : Light, Area Affected : 15%								
Location : Full Length								
Electrical								

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

DEPT. OF SMALL BUSINESS SERV. - 801
BULKHEAD E. 63 TO E. 71 ST. E.R.
Asset # : 1750

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Electrical								
Lighting Fixture								
Incandescent	65%			2025	$56,300			
Incandescent	35%	Now	$30,300	2026	$30,300			
Broken, Extent : Light, Area Affected : 100%								
Location : 11 Of 33 Lights								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **18-Mar-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **1490** **Lot** : **60**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$158,900	$1,206,600
Total	**$158,900**	**$1,206,600**
Importance Code A	$158,900	$61,500
Importance Code B		$1,145,100
Total	**$158,900**	**$1,206,600**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$50,400		$30,100	$2,900
Total	**$50,400**		**$30,100**	**$2,900**
Importance Code A	$2,900		$26,000	$2,900
Importance Code B	$47,500		$4,100	
Total	**$50,400**		**$30,100**	**$2,900**



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.*

DEPT. OF SMALL BUSINESS SERV. - 801
BULKHEAD E. 78TH TO E. 81ST ST.
Asset # : 2879

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Conc w/Stone Face	5%	4+	$105,900	LIFE	* *	5	$3,800	
Cracking, Extent : Moderate, Area Affected : 10%								
Location : Along Top Face Of Wall								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Along Top Face Of Wall								
Conc w/Stone Face	5%	Now	$53,000	LIFE	* *	5	$3,800	
Missing Part, Extent : Severe, Area Affected : 15%								
Location : Stone Face Around Outfall At 79th Street And At South End Of Pedestrian Ramp								
Conc w/Stone Face	70%			LIFE	* *	5	$53,800	
Cracking, Extent : Light, Area Affected : 20%								
Location : Isolated Locations								
Not Accessible	20%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	85%			2040	* *	5	$8,300	
Settlement, Extent : Light, Area Affected : 5%								
Location : Isolated Locations								
Not Accessible	15%							
Deck Elements								
Railing								
Steel	55%			2029	$496,300			
Missing Coating, Extent : Light, Area Affected : 15%								
Location : Isolated Locations								
Steel	45%	4+	$40,600	2029	$406,100			
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : At North And South Ends Of The Asset								
Explanation : Coating Loss								
Parapet								
Concrete	20%	4+	$6,900	2032	$138,700			
Spalling, Extent : Moderate, Area Affected : 20%								
Location : From 79th To 81st Street								
Concrete	15%			2032	$104,000			
No Component	65%							
Electrical								
Lighting Fixture								
Incandescent	90%			2025	$26,000			
Incandescent	10%	Now	$2,900	2026	$2,900			
Broken, Extent : Light, Area Affected : 100%								
Location : 1 Of 11 Lights								

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

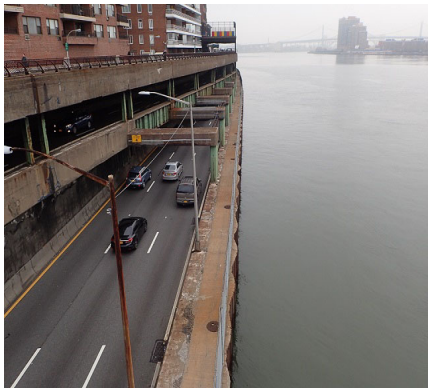
Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **18-Mar-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **1589**	**Lot**	: **1**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$313,300	
Total	**$313,300**	
Importance Code A	$313,300	
Total	**$313,300**	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$100		$4,500	$100
Total	**$100**		**$4,500**	**$100**
Importance Code B	$100		$4,500	$100
Total	**$100**		**$4,500**	**$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. 81ST TO E. 84TH ST.
Asset # : 2878

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Sheet Piles								
Steel	60%	4+	$313,300	LIFE	* *			
Corrosion, Extent : Moderate, Area Affected : 30%								
Location : Above Water Line								
Other Observation, Extent : Light, Area Affected : 2%								
Location : Isolated Locations In The Tidal Zone								
Explanation : Holes At Sheet Pile Splice Locations								
Not Accessible	40%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Concrete	100%			2040	* *	5	$9,100	
Cracking, Extent : Light, Area Affected : 5%								
Location : Full Length Of Asset								
Spalling, Extent : Light, Area Affected : 5%								
Location : Full Length Of Asset								
Deck Elements								
Railing								
Fencing	100%			2032	$47,600	3	$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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **BULKHEAD GRAVITY WALL/RELIEVING PLATFORM**		
Address	: **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	: **28-Feb-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **241** **Lot** : **10**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads		$942,600
Total		**$942,600**
Importance Code B		$942,600
Total		**$942,600**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads			$4,900	
Total			**$4,900**	
Importance Code A				
Importance Code B			$4,900	
Importance Code C				
Total			**$4,900**	



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

DEPT. OF SMALL BUSINESS SERV. - 801
BULKHEAD GRAVITY WALL/RELIEVING PLATFORM
Asset # : 1745

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete	2%			LIFE	* *	5	$100	
No Component	90%							
Not Accessible	8%							
Coping/Curb								
Concrete	60%			LIFE	* *	5	$800	
Cracking, Extent : Light, Area Affected : 2%								
Location : Intermittent Along Entire Asset								
Under Construction	40%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Southern 600 Feet								
Explanation : Construction								
Gravity Wall								
Stone	30%			LIFE	* *	5	$37,800	
No Component	10%							
Not Accessible	20%							
Under Construction	40%							
Piles and Bracing								
Steel	5%			LIFE	* *	5	$11,500	
Corrosion, Extent : Light, Area Affected : 5%								
Location : Splash Zone								
No Component	90%							
Not Accessible	5%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	58%			2040	* *	5	$9,800	
Stone	2%			2040	* *	10		
Other Observation, Extent : Light, Area Affected : 2%								
Location : Recessed Platform 275 Feet From North End								
Explanation : Wear								
Under Construction	40%							
Deck Elements								
Railing								
Steel	60%			2029	$942,600			
Corrosion, Extent : Light, Area Affected : 5%								
Location : Northern 885 Feet								
Other Observation, Extent : Light, Area Affected : 50%								
Location : On Timber Top Rail								
Explanation : Weathering								
Under Construction	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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **BULKHEAD PIER 42**				
Address	: **MONTGOMERY TO JACKSON STS.**				
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	: **05-Jan-2021**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **241**	**Lot**	: **13**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$496,600	$63,200
Total	**$496,600**	**$63,200**
Importance Code A	$496,600	$63,200
Total	**$496,600**	**$63,200**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$73,100		$300	$4,300
Total	**$73,100**		**$300**	**$4,300**
Importance Code A	$36,100			
Importance Code B	$37,000		$300	$4,300
Total	**$73,100**		**$300**	**$4,300**



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

DEPT. OF SMALL BUSINESS SERV. - 801

BULKHEAD PIER 42

Asset # : 2949

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Concrete	5%	4+	$142,400	LIFE	* *	5	$200	
Displaced Elements, Extent : Severe, Area Affected : 10%								
Location : Top Course Of Concrete Blocks 50 Feet East Of Pier 42								
Spalling, Extent : Severe, Area Affected : 75%								
Location : East End Of Asset At Outfall								
Stone	30%	4+	$354,200	LIFE	* *	5	$27,100	
Missing Block Seal, Extent : Severe, Area Affected : 100%								
Location : Intermittent Along Entire Asset								
Stone	40%			LIFE	* *	5	$72,200	
Not Accessible	25%							
Backfill								
Fill								
Topsoil	10%	Now	$25,300	2072	* *			
Sinkhole, Extent : Severe, Area Affected : 40%								
Location : Several Areas Between Pier 42 And Coned Structure								
Not Accessible	90%							
Surface								
Asphalt	5%			2035	* *	5	$600	
Asphalt	5%	Now	$5,300	2047	* *	5	$300	
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : Large Sinkhole On East Side Of Pier 42								
Concrete	70%			2041	* *	5	$8,500	
Cracking, Extent : Light, Area Affected : 5%								
Location : Pier 42 Elevated Surface								
Topsoil	10%	Now	$6,300	2032	$6,300	5	$200	
Sinkhole, Extent : Moderate, Area Affected : 20%								
Location : Between Pier 42 And Coned Structure								
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.*

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	:	**09-Jun-2020**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**8591** **Lot** : **980**	**BIN**	:	

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$3,168,000	
Total	**$3,168,000**	
Importance Code A	$3,168,000	
Total	**$3,168,000**	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads		$1,600		
Total		**$1,600**		
Importance Code A				
Importance Code B		$1,600		
Total		**$1,600**		



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

DEPT. OF SMALL BUSINESS SERV. - 801

BULKHEAD @ PILE SUPPORTED WHARF BET. NICKS LOBSTER/ KINGS PLAZA

Asset # : 16

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Piles and Bracing								
Concrete	85%	2-4	$1,602,800	LIFE	* *	5	$3,500	
Spalling, Extent : Severe, Area Affected : 50%								
Location : Exposed Concrete Above Encasements Or Within Failed Fiberglass Jackets								
Other Observation, Extent : Severe, Area Affected : 75%								
Location : Widespread								
Explanation : Failed Repairs								
Concrete	5%	Now	$235,700	LIFE	* *	5	$200	
Broken, Extent : Severe, Area Affected : 100%								
Location : Isolated Batter Piles With Opened Or Missing Fiberglass Jackets								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Widespread								
Explanation : Failed Repairs								
Not Accessible	10%							
Sheet Piles								
Concrete	20%	0-2	$367,300	LIFE	* *			
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : Corner Spalling In Tidal Zone								
Other Observation, Extent : Severe, Area Affected : 50%								
Location : In Tidal Zone								
Explanation : Erosion								
Concrete	5%	Now	$229,500	LIFE	* *			
Other Observation, Extent : Severe, Area Affected : 80%								
Location : Isolated Locations With Exposed Fill								
Explanation : Open Joints								
Concrete	65%	4+	$596,800	LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 15%								
Location : Tidal Zone								
Explanation : Erosion								
Not Accessible	10%							
Pile Caps								
Concrete	100%	4+	$135,900	LIFE	* *	5	$2,100	
Spalling, Extent : Moderate, Area Affected : 30%								
Location : Along Bottom Edge								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Topsoil	100%			2029	$41,700	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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **BULKHEAD @PIER 36**				
Address	: **BET CLINTON AND 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	: **20-Mar-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **241**	**Lot**	: **13**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$132,300	
Total	**$132,300**	
Importance Code A	$132,300	
Total	**$132,300**	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads			$7,800	
Total			**$7,800**	
Importance Code A				
Importance Code B			$7,800	
Importance Code C				
Total			**$7,800**	



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

BULKHEAD @PIER 36

Asset # : 2948

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete	26%	4+	$132,300	LIFE	* *	5	$1,300	
Other Observation, Extent : Moderate, Area Affected : 40%								
Location : West Side And East Return								
Explanation : Undermining								
Concrete	18%			LIFE	* *	5	$900	
No Component	56%							
Gravity Wall								
Concrete	15%			LIFE	* *	5	$800	
Stone	15%			LIFE	* *	5	$17,300	
Missing Block Seal, Extent : Moderate, Area Affected : 2%								
Location : Tidal Zone								
No Component	66%							
Not Accessible	4%							
Piles and Bracing								
Concrete	12%			LIFE	* *	5	$1,000	
Steel	12%			LIFE	* *	5	$25,200	
No Component	56%							
Not Accessible	20%							
Revetment								
Stone	33%			LIFE	* *	5	$2,700	
No Component	67%							
Sheet Piles								
Steel	20%			LIFE	* *			
Corrosion, Extent : Light, Area Affected : 100%								
Location : Throughout Splash And Tidal Zones								
No Component	80%							
Pile Caps								
No Component	75%							
Not Accessible	25%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	20%			2040	* *	5	$3,100	
Concrete	80%			2040	* *	5	$12,400	

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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	:	**11-Jun-2020**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**8591** **Lot** : **980**	**BIN**	:	

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads		$7,800	$2,500	$300
Total		**$7,800**	**$2,500**	**$300**
Importance Code A				
Importance Code B		$7,800	$2,500	$300
Total		**$7,800**	**$2,500**	**$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

BULKHEAD AND RELIEVING PLATFORM UNDER NICKS LOBSTER BUILDING

Asset # : 19

Bulkheads	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years) Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural							
Relieving Platform Top							
Concrete	15%		LIFE	* *	5	$200	
No Component	35%						
Not Accessible	50%						
Piles and Bracing							
Not Accessible	100%						
Sheet Piles							
Timber	25%		LIFE	* *	4	$1,700	
No Component	65%						
Not Accessible	10%						
Pile Caps							
Not Accessible	100%						
Backfill							
Surface							
Concrete	20%		2040	* *	5	$800	
Not Accessible	80%						
Fender							
Facing							
Timber	45%		2040	* *	3	$6,400	
	Rotting/Splitting, Extent : Light, Area Affected : 10%						
	Location : Bottom 3 Feet Mostly At North End						
No Component	55%						
Piles							
Timber	6%		2034	* *	4	$500	
	Rotting/Splitting, Extent : Moderate, Area Affected : 50%						
	Location : Tidal Zone						
No Component	90%						
Not Accessible	4%						
Wales and Chocks							
Timber	80%		2040	* *	4	$23,400	
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.*

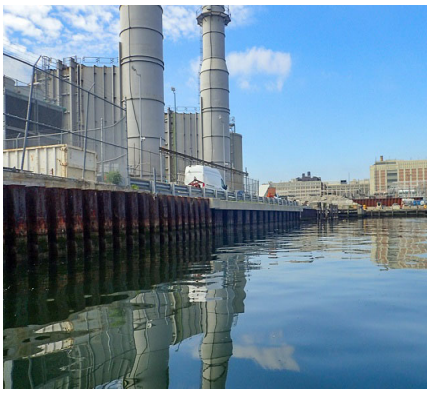
Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **BULKHEAD AT 23RD ST. GOWANUS BAY**				
Address	: **23RD ST TO 24TH ST**				
Borough	: **BROOKLYN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0015.033 / 2977**			**Yr Built/Renovated**	:
Linear Ft	: **300**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **19-Jun-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **644**	**Lot**	: **1**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$98,800	
Total	**$98,800**	
Importance Code A	$98,800	
Total	**$98,800**	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads		$100	$1,500	
Total		**$100**	**$1,500**	
Importance Code A				
Importance Code B		$100	$1,500	
Total		**$100**	**$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.*

DEPT. OF SMALL BUSINESS SERV. - 801
BULKHEAD AT 23RD ST. GOWANUS BAY
Asset # : 2977

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Piles and Bracing								
Steel	5%			LIFE	* *	5	$2,300	
Corrosion, Extent : Light, Area Affected : 20%								
Location : Above Mean Low Water Elevation, Southern 150 Feet								
No Component	60%							
Not Accessible	35%							
Sheet Piles								
Steel	25%	4+	$98,800	LIFE	* *			
Corrosion, Extent : Moderate, Area Affected : 30%								
Location : Above Mean Low Water Elevation								
Missing Coating, Extent : Severe, Area Affected : 35%								
Location : Above Mean Low Water Elevation								
Steel	25%			LIFE	* *			
Not Accessible	50%							
Wales								
Steel	50%			LIFE	* *	5	$3,500	
Corrosion, Extent : Light, Area Affected : 5%								
Location : Southern 150 Feet								
No Component	50%							
Pile Caps								
Concrete	50%			LIFE	* *	5	$500	
Steel	50%			2032	$3,000	5	$1,200	
Corrosion, Extent : Light, Area Affected : 50%								
Location : Southern 150 Feet								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	75%			2040	* *	5	$2,600	
Asphalt Pavers	10%			2040	* *	5	$300	
Settlement, Extent : Light, Area Affected : 5%								
Location : Strip Of Pavers Between Pile Cap And Asphalt Deck Surface								
Topsoil	15%			2029	$2,700	5	$200	
Settlement, Extent : Light, Area Affected : 5%								
Location : Southern 40 Feet								
Fender								
Pile Cluster								
Timber	45%			2032		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.*

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DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **BULKHEAD AT PIER 35**				
Address	: **RUTGERS SLIP TO ES PIER 35 EAST RIVER**				
Borough	: **MANHATTAN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DGSP025.048 / 1747**			**Yr Built/Renovated**	:
Linear Ft	: **240**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **05-Jan-2021**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **241**	**Lot**	: **13**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads		$152,300
Total		**$152,300**
Importance Code B		$152,300
Total		**$152,300**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$9,600		$200	$800
Total	**$9,600**		**$200**	**$800**
Importance Code A	$9,600			
Importance Code B			$200	$800
Total	**$9,600**		**$200**	**$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

BULKHEAD AT PIER 35

Asset # : 1747

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete	40%			LIFE	* *	5-10	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Precast Drainage Platform At East End								
Explanation : Other								
No Component	60%							
Piles and Bracing								
Steel	25%			LIFE	* *	5	$18,500	
Corrosion, Extent : Light, Area Affected : 20%								
Location : Top 3 Feet								
Not Accessible	75%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	60%			2041	* *	5	$1,600	
Topsoil	40%			2030	$5,700	5	$500	
Deck Elements								
Railing								
Steel	60%			2030	$152,300			
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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **BULKHEAD INSHORE OF PIER 4 BROOKLYN ARMY TERMINAL**				
Address	: **FOOT OF 58TH STREET**				
Borough	: **BROOKLYN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0055.005 / 15284**			**Yr Built/Renovated**	:
Linear Ft	: **505**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **11-Mar-2021**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **5778**	**Lot**	: **1**	**BIN**	:

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$8,800			$2,200
Total	**$8,800**			**$2,200**
Importance Code A	$8,800			
Importance Code B				$2,200
Total	**$8,800**			**$2,200**



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
BULKHEAD INSHORE OF PIER 4 BROOKLYN ARMY TERMINAL
Asset # : 15284

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Sheet Piles								
Steel	85%			LIFE	* *	10		
Corrosion, Extent : Light, Area Affected : 10%								
Location : At Exposed Sheets								
Missing Coating, Extent : Light, Area Affected : 10%								
Location : Epoxy Coating								
Not Accessible	15%							
Pile Caps								
Concrete	95%			LIFE	* *	5	$2,900	
Concrete	5%	4+	$7,400	LIFE	* *	5	$100	
Exposed Reinforcement, Extent : Light, Area Affected : 100%								
Location : Intermittently Along Bottom Of Pile Cap								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	75%			2041	* *	5	$4,300	
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.*

Print Date : 01-Sep-2021

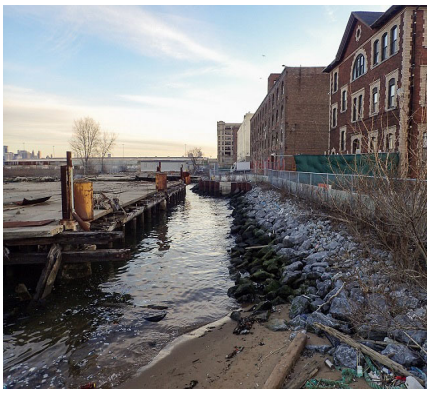
DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **BUSH TERMINAL BULKHEAD BETWEEN PIERS 5 AND 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	: **330**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **20-Feb-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **715**	**Lot**	: **1**	**BIN**	:

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$13,400	$100	$900	$800
Total	**$13,400**	**$100**	**$900**	**$800**
Importance Code B	$13,400	$100	$900	$800
Importance Code C				
Total	**$13,400**	**$100**	**$900**	**$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
BUSH TERMINAL BULKHEAD BETWEEN PIERS 5 AND 6
Asset # : 23

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	100%			LIFE	* *	5	$2,000	
Sheet Piles								
Steel	20%			LIFE	* *			
Corrosion, Extent : Moderate, Area Affected : 30%								
Location : Tidal Zone								
No Component	80%							
Backfill								
Fill								
Gravel	8%			2044	* *	5	$100	
Recent Repair Evident, Extent : N/A, Area Affected : 50%								
Location : Filled-in Sinkhole 60 Feet From North End								
Topsoil	12%	Now	$9,400	2071	* *			
Sinkhole, Extent : Severe, Area Affected : 80%								
Location : At Northern End, Up To 40 Feet Long By 12 Feet Wide By 6 Feet Deep								
Not Accessible	80%							
Surface								
Asphalt	50%			2040	* *	5	$1,900	
Asphalt	12%	Now	$4,000	2046	* *	5	$200	
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : At Northern End								
Cobblestone	30%			2051	* *	5	$1,500	
Gravel	8%			2044	* *	2-5	$100	
Recent Repair Evident, Extent : N/A, Area Affected : 50%								
Location : Filled-in Sinkhole 60 Feet From North End								
Deck Elements								
Railing								
Fencing	100%			2032	$19,800	3	$200	

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **BUSH TERMINAL BULKHEAD BETWEEN PIERS 6 AND 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	: **20-Feb-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **715** **Lot** : **1**	**BIN**	:

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads			$1,300	
Total			**$1,300**	
Importance Code A				
Importance Code B			$1,300	
Total			**$1,300**	



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

DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL BULKHEAD BETWEEN PIERS 6 AND 7
Asset # : 22

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Piles and Bracing								
Steel	40%			LIFE	* *	5	$13,600	
Corrosion, Extent : Light, Area Affected : 75%								
Location : Splash Zone								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Flange On South Center Pile								
Explanation : Impact Damage								
No Component	40%							
Not Accessible	20%							
Sheet Piles								
Steel	60%			LIFE	* *			
Corrosion, Extent : Moderate, Area Affected : 25%								
Location : Tidal Zone								
Not Accessible	40%							
Wales								
Steel	40%			LIFE	* *	5	$2,100	
Corrosion, Extent : Moderate, Area Affected : 25%								
Location : Entire Length Of Wale								
No Component	60%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	40%			2040	* *	5	$1,000	
Sinkhole, Extent : Light, Area Affected : 2%								
Location : One Small, Isolated Sinkhole Adjacent To North Side Of Concrete Deck								
Concrete	60%			2040	* *	5	$1,500	
Deck Elements								
Railing								
Fencing	100%			2032	$13,200	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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **BUSH TERMINAL PARK 1 OF 2 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	: **20-Feb-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **725**	**Lot**	: **1**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$1,392,000	$372,400
Total	**$1,392,000**	**$372,400**
Importance Code A	$1,311,900	
Importance Code B		$372,400
Importance Code C	$80,100	
Total	**$1,392,000**	**$372,400**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$48,400		$1,600	
Total	**$48,400**		**$1,600**	
Importance Code A				
Importance Code B	$48,400		$1,600	
Importance Code C				
Total	**$48,400**		**$1,600**	



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

DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL PARK 1 OF 2 BULKHEAD
Asset # : 24

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Concrete	13%			LIFE	* *	5	$200	
Concrete	18%	Now	$338,900	LIFE	* *	5	$300	
Broken, Extent : Severe, Area Affected : 40%								
Location : 65 Foot Section Of Wall Centered 203 Feet From North End								
Concrete	62%	0-2	$972,900	LIFE	* *	5	$900	
Tilting, Extent : Severe, Area Affected : 100%								
Location : Wall Is Rotating Up To 5 Inches From 44 - 170 Feet From North End And 235 - 327 Feet From North End								
No Component	7%							
Revetment								
Stone	72%			LIFE	* *	5	$1,500	
Stone	28%	Now	$80,100	LIFE	* *	5	$600	
Missing Part, Extent : Moderate, Area Affected : 50%								
Location : Insufficient Stone From 100 - 150 Feet From North End								
Backfill								
Fill								
Topsoil	5%	Now	$4,200	2071	* *			
Sinkhole, Extent : Severe, Area Affected : 60%								
Location : Open Sinkhole 108 Feet From North End Measuring 15 Feet Long By 6 Feet Wide By 5 Feet Deep. Area Is Fenced Off.								
Not Accessible	95%							
Surface								
Asphalt	80%			2040	* *	5	$3,200	
Asphalt	5%	Now	$1,800	2046	* *	5	$100	
Sinkhole, Extent : Severe, Area Affected : 60%								
Location : Open Sinkhole 108 Feet From North End Measuring 15 Feet Long By 6 Feet Wide By 5 Feet Deep. Area Is Fenced Off.								
Asphalt	10%	0-2	$3,500	2046	* *	5	$200	
Settlement, Extent : Severe, Area Affected : 60%								
Location : Settlement On North And South Sides Of Sinkhole Totaling 36 Feet In Length								
Asphalt	5%	2-4	$1,800	2046	* *	5	$100	
Cracking, Extent : Severe, Area Affected : 2%								
Location : Cracks Emanating From Settled Concrete Adjacent To Sinkhole								
Deck Elements								
Railing								
Steel	100%	4+	$37,200	2029	$372,400			
Corrosion, Extent : Moderate, Area Affected : 50%								
Location : Primarily On Bottom Half Of Railing								

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

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DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **BUSH TERMINAL PARK 2 OF 2 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	: **18-Feb-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **725** **Lot** : **1**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$51,700	$471,600
Total	**$51,700**	**$471,600**
Importance Code B	$51,700	$471,600
Total	**$51,700**	**$471,600**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$41,300	$500	$15,200	$100
Total	**$41,300**	**$500**	**$15,200**	**$100**
Importance Code B	$13,000	$500	$15,200	$100
Importance Code C	$28,300			
Total	**$41,300**	**$500**	**$15,200**	**$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 PARK 2 OF 2 REVETMENT
Asset # : 2571

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Concrete	8%			LIFE	* *	5	$300	
No Component	92%							
Revetment								
Stone	90%			LIFE	* *	5	$23,400	
Stone	2%	4+	$28,300	LIFE	* *	5	$500	
Missing Part, Extent : Moderate, Area Affected : 100%								
Location : Northern 310 Feet Requires Additional Stone								
No Component	8%							
Backfill								
Fill								
Topsoil	5%	Now	$51,700	2071	* *			
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : At Sinkhole/erosion Locations								
Not Accessible	95%							
Surface								
Asphalt	45%			2040	* *	5	$22,300	
Asphalt	5%	Now	$13,000	2040	* *	5	$1,200	
Erosion, Extent : Moderate, Area Affected : 10%								
Location : Along South Perimeter Of Asphalt Path From 3,305 To 3,620 Feet From North End Of Asset								
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : 30 Feet To 165 Feet From North End Of Asset								
Sand	10%			2044	* *	2-5	$1,300	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : At Natural Shoreline 2,080 To 2,440 Feet From North End								
Topsoil	40%			2030	$103,600	5	$8,100	
Deck Elements								
Railing								
Steel	8%			2029	$368,000			
Corrosion, Extent : Light, Area Affected : 2%								
Location : At Base Of Rail Posts								
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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **CLIFTON STATION REVETMENT**				
Address	: **VANDERBILT AVENUE TO GREENFIELD AVENUE**				
Borough	: **STATEN ISLAND**			**Agency's Number**	: **N/A**
Program / Asset #	: **DGS0047.040 / 15246**			**Yr Built/Renovated**	:
Linear Ft	: **920**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **10-Feb-2021**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **2820**	**Lot**	: **105**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$354,000	
Total	**$354,000**	
Importance Code B	$54,700	
Importance Code C	$299,200	
Total	**$354,000**	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$51,800			$3,900
Total	**$51,800**			**$3,900**
Importance Code B	$22,900			$3,900
Importance Code C	$28,900			
Total	**$51,800**			**$3,900**



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.*

DEPT. OF SMALL BUSINESS SERV. - 801
CLIFTON STATION REVETMENT
Asset # : 15246

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Asphalt Remnants	60%	Now	$28,900	LIFE	* *	5	$500	
Erosion, Extent : Moderate, Area Affected : 40%								
Location : Southern 570 Feet								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Southern 570 Feet								
Explanation : Concrete, Brick, And Asphalt Debris								
Stone	40%	Now	$299,200	LIFE	* *	5	$2,200	1
Missing Part, Extent : Severe, Area Affected : 100%								
Location : Northern 350 Feet								
Backfill								
Fill								
Topsoil	25%	Now	$54,700	2072	* *			
Erosion, Extent : Moderate, Area Affected : 10%								
Location : Intermittent Areas Across Asset								
Not Accessible	75%							
Surface								
Asphalt	75%			2041	* *	5	$7,900	
Surface Wearing/Scaling, Extent : Moderate, Area Affected : 100%								
Location : Entire Asphalt Surface								
Asphalt	25%	Now	$22,900	2047	* *	5	$1,300	
Erosion, Extent : Severe, Area Affected : 40%								
Location : Intermittent Areas Across Asset								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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 : **22-Dec-2020** **Landmark Status** : **NONE**
Areas Surveyed :
Block : **2106** **Lot** : **997** **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$70,000	$217,800
Total	**$70,000**	**$217,800**
Importance Code A	$70,000	
Importance Code B		$217,800
Total	**$70,000**	**$217,800**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$36,100			$1,600
Total	**$36,100**			**$1,600**
Importance Code A	$24,100			
Importance Code B	$11,500			$1,600
Importance Code C	$500			
Total	**$36,100**			**$1,600**



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

DEPT. OF SMALL BUSINESS SERV. - 801

CONCRETE RETAINING WALL W/TIMBER CRIBBING FOUNDATION. BULKHEAD

Asset # : 13815

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Stone	100%			LIFE	* *	5	$1,000	
Other Observation, Extent : Light, Area Affected : 10%								
Location : At Top Of Wall								
Explanation : Partial Loss Of Mortar Bedding And Joint Seal								
Gravity Wall								
Conc w/Stone Face	95%			LIFE	* *	5	$48,300	
Cracking, Extent : Light, Area Affected : 5%								
Location : Upper 10 Feet Of Wall Above Concrete Encasement Repair At Waterline								
Efflorescence, Extent : Light, Area Affected : 5%								
Location : Upper 10 Feet Of Wall								
Spalling, Extent : Light, Area Affected : 2%								
Location : Isolated At Joints								
Conc w/Stone Face	5%	4+	$70,000	LIFE	* *	5	$1,300	
Cracking, Extent : Moderate, Area Affected : 100%								
Location : Upper 10 Feet Of Wall At Southern 60 Feet Of Asset Above Concrete Encasement Repair At Waterline								
Spalling, Extent : Moderate, Area Affected : 50%								
Location : At All Construction Joints And Three Segments At Southernmost End Above Outfall								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	100%			2041	* *	5	$3,200	
Cracking, Extent : Light, Area Affected : 3%								
Location : Along Entire Length								
Settlement, Extent : Light, Area Affected : 2%								
Location : Isolated Along Entire Length								
Deck Elements								
Parapet								
Concrete	95%			2030	$217,800			
Erosion, Extent : Light, Area Affected : 100%								
Location : Full Length Of Asset								
Other Observation, Extent : Light, Area Affected : 5%								
Location : Along Top Coping								
Explanation : Deteriorated Mortar Bedding								
Concrete	5%	4+	$11,500	2037	* *			
Erosion, Extent : Moderate, Area Affected : 100%								
Location : 20 Feet To 30 Feet From South; 95, 128, 137, 210, 217, And 251 Feet From South								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	:	**22-Dec-2020**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**2106** **Lot** : **997**	**BIN**	:	

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$1,330,100	$73,800
Total	**$1,330,100**	**$73,800**
Importance Code A	$1,235,000	$73,800
Importance Code B	$95,100	
Total	**$1,330,100**	**$73,800**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$49,300			$6,000
Total	**$49,300**			**$6,000**
Importance Code A	$9,900			
Importance Code B	$11,700			$6,000
Importance Code C	$27,700			
Total	**$49,300**			**$6,000**



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

CONCRETE RETAINING WALL W/TIMBER CRIBBING FOUNDATION. BULKHEAD

Asset # : 13817

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Stone	10%	4+	$25,900	LIFE	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 30%								
Location : Isolated Locations For Entire Length								
Explanation : Loose Or Missing Mortar Bedding								
Stone	90%			LIFE	* *	5	$3,600	
Gravity Wall								
Conc w/Stone Face	67%	4+	$973,500	LIFE	* *	5	$70,600	
Cracking, Extent : Light, Area Affected : 5%								
Location : Bulkhead Face Above Mean High Water On Concrete Encasement Repair								
Erosion, Extent : Light, Area Affected : 20%								
Location : In Tidal Zone								
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
Location : At Spall 520 Feet From North								
Missing Block Seal, Extent : Light, Area Affected : 30%								
Location : Bulkhead Face In Tidal Zone At South End Of Asset								
Spalling, Extent : Light, Area Affected : 25%								
Location : From 600 Feet To 995 Feet From North, Above Mean High Water Line								
Conc w/Stone Face	3%	2-4	$261,500	LIFE	* *	5	$3,200	
Erosion, Extent : Light, Area Affected : 20%								
Location : In Tidal Zone								
Not Plumb, Extent : Moderate, Area Affected : 100%								
Location : Wall Section Leaning Between Construction Joints 995 Feet To 1030 Feet From North End								
Stone	10%			LIFE	* *	5	$19,800	
Not Accessible	20%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	90%			2041	* *	5	$12,000	
Cracking, Extent : Light, Area Affected : 5%								
Location : Full Length								
Asphalt	10%	2-4	$11,700	2047	* *	5	$700	
Settlement, Extent : Moderate, Area Affected : 60%								
Location : Section 995 Feet To 1142 Feet From North								
Deck Elements								
Parapet								
Concrete	100%	4+	$95,100	2033	* *			
Spalling, Extent : Light, Area Affected : 25%								
Location : 172 Feet, 255 Feet, 443 Feet, And 625 Feet From North								
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Full Length								
Explanation : Mortar Loss								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **CRIBBING BULKHEAD**				
Address	: **EAST 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	: **23-Nov-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **2150**	**Lot**	: **997**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$1,697,500	
Total	**$1,697,500**	
Importance Code A	$1,697,500	
Total	**$1,697,500**	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$50,400			
Total	**$50,400**			
Importance Code A				
Importance Code B	$50,400			
Total	**$50,400**			



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

CRIBBING BULKHEAD

Asset # : 13807

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Timber Crib w/Stone	100%	Now	$1,697,500	LIFE	* *	4	$9,200	1
Broken, Extent : Severe, Area Affected : 50%								
Location : Isolated Members								
Missing Part, Extent : Severe, Area Affected : 15%								
Location : Collapsed At Eastern 47 Feet								
Rotting/Splitting, Extent : Severe, Area Affected : 10%								
Location : Horizontal Timbers And Timber Piles								
Tilting, Extent : Severe, Area Affected : 100%								
Location : Full Length								
Other Observation, Extent : Severe, Area Affected : 1%								
Location : West End Of Asset								
Explanation : Deterioration Of Concrete And Steel At Outfall								
Backfill								
Fill								
Stone	20%	Now	$18,900	LIFE	* *	5	$100	
Erosion, Extent : Moderate, Area Affected : 50%								
Location : Isolated Locations At Top Of Wall								
Not Accessible	80%							
Surface								
Concrete	10%	Now	$12,600	2047	* *	5	$200	
Broken, Extent : Severe, Area Affected : 100%								
Location : Eastern 30 Feet And Between 85 And 110 Feet From East								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Full Length Up To 3 Feet Deep								
Explanation : Undermining								
Not Accessible	90%							
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : Heavy Vegetation								
Deck Elements								
Railing								
Fencing	100%	4+	$18,900	2037	* *	3	$100	
Broken, Extent : Moderate, Area Affected : 50%								
Location : Isolated Areas Along Entire Asset								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **26-Jun-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **36**	**Lot**	: **25**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads		$188,900
Total		**$188,900**
Importance Code B		$188,900
Total		**$188,900**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads		$700	$3,300	
Total		**$700**	**$3,300**	
Importance Code A				
Importance Code B		$700	$3,300	
Importance Code C				
Total		**$700**	**$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.*

DEPT. OF SMALL BUSINESS SERV. - 801
EAST RIVER ESPLANADE BULKHEAD
Asset # : 2581

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Concrete	20%			LIFE	* *	5	$200	
No Component	80%							
Gravity Wall								
Stone	25%			LIFE	* *	5	$18,900	
Missing Block Seal, Extent : Light, Area Affected : 25% Location : Tidal Zone								
Not Accessible	75%							
Sheet Piles								
Steel	2%			LIFE	* *			
No Component	95%							
Not Accessible	3%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	5%			2040	* *	5	$500	
Asphalt Pavers	60%			2040	* *	5	$6,100	
Settlement, Extent : Light, Area Affected : 10% Location : Isolated Locations								
Topsoil	35%			2029	$18,600	5	$1,500	
Deck Elements								
Railing								
Steel	20%			2029	$188,900			
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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	:	**19-Mar-2020**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**2** **Lot** : **23**	**BIN**	:	

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads			$1,900	
Total			**$1,900**	
Importance Code A				
Importance Code B			$1,900	
Total			**$1,900**	



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

DEPT. OF SMALL BUSINESS SERV. - 801
EAST RIVER ESPLANADE BULKHEAD
Asset # : 2859

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Conc w/Stone Face	40%			LIFE	* *	5	$16,800	
Concrete	4%			LIFE	* *	5	$100	
Not Accessible	56%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	70%			2040	* *	5	$3,700	
Not Accessible	30%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Southern 140 Feet Being Used As Staging Area For Battery Maritime Building Construction								
Explanation : Not Accessible								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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 : **07-Feb-2019** **Landmark Status** : **NONE**
Areas Surveyed :
Block : **487** **Lot** : **100** **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$277,100	
Total	**$277,100**	
Importance Code A	$277,100	
Total	**$277,100**	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$29,700	$400	$100	
Total	**$29,700**	**$400**	**$100**	
Importance Code B	$29,700	$400	$100	
Total	**$29,700**	**$400**	**$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

FORMER PIER 7 - MILLERS LAUNCH STEEL SHEET PILE BULKHEAD

Asset # : 4261

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Sheet Piles								
Steel	85%	4+	$277,100	LIFE	* *			
Corrosion, Extent : Moderate, Area Affected : 70%								
Location : Above Mudline								
No Component	15%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : At North Foot Of Pier								
Explanation : No Component								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Concrete	15%	4+	$29,600	2045	* *	5	$400	
Broken, Extent : Moderate, Area Affected : 100%								
Location : At North End								
Gravel	85%			2039	* *	2-5	$1,300	
Erosion, Extent : Moderate, Area Affected : 100%								
Location : Along Upper Edge Of Bulkhead								

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

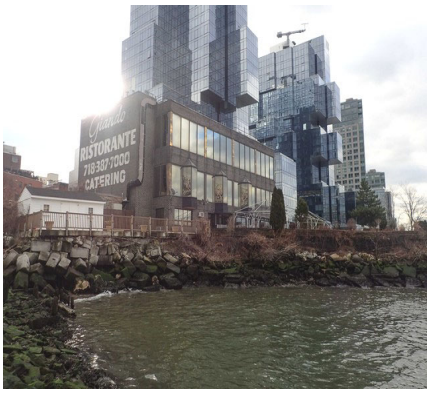
Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **GIANDO RESTAURANT SEAWALL AND REVETMENT**				
Address	: **412 KENT AVE. BETWEEN BROADWAY AND S 8TH ST.**				
Borough	: **BROOKLYN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBSR046.000 / 13506**			**Yr Built/Renovated**	:
Linear Ft	: **290**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **03-Feb-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **2128**	**Lot**	: **15**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$626,100	
Total	**$626,100**	
Importance Code A	$387,800	
Importance Code B	$108,600	
Importance Code C	$129,700	
Total	**$626,100**	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$39,000	$100	$10,500	$600
Total	**$39,000**	**$100**	**$10,500**	**$600**
Importance Code A				
Importance Code B	$39,000	$100	$10,500	$600
Importance Code C				
Total	**$39,000**	**$100**	**$10,500**	**$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.*

DEPT. OF SMALL BUSINESS SERV. - 801
GIANDO RESTAURANT SEAWALL AND REVETMENT
Asset # : 13506

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Concrete	15%	2-4	$387,800	LIFE	* *	5	$200	
Tilting, Extent : Severe, Area Affected : 100%								
Location : 20 Feet Of Masonry Wall Rotating Up To 4 Inches At Midway Point Of Asset								
Concrete	30%			LIFE	* *	5	$400	
Displaced Elements, Extent : Light, Area Affected : 100%								
Location : Southern Half								
No Component	55%							
Revetment								
Stone	55%	2-4	$129,700	LIFE	* *	5	$1,000	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Steep Slope, Exposed Fill, And Displaced Elements Throughout Northern Half								
Explanation : Non-engineered Riprap								
Stone	30%			LIFE	* *	5	$500	
No Component	15%							
Backfill								
Fill								
Stone	25%	4+	$21,800	LIFE	* *	5	$100	
Settlement, Extent : Light, Area Affected : 25%								
Location : Large Stone And Concrete Blocks Supporting Deck Slab At North End Of Asset								
Topsoil	25%	0-2	$17,200	2071	* *			
Erosion, Extent : Moderate, Area Affected : 25%								
Location : Undermining Up To 2 Feet Deep Beneath Concrete Deck Slab 80 To 160 Feet From North End								
Not Accessible	50%							
Surface								
Concrete	40%			2040	* *	5	$1,300	
Cracking, Extent : Light, Area Affected : 15%								
Location : Isolated Hairline Cracks								
Concrete	30%	4+	$34,700	2046	* *	5	$500	
Settlement, Extent : Light, Area Affected : 35%								
Location : Northern Deck Slab Bearing On Exposed Revetment Stone								
Concrete	15%	2-4	$17,400	2046	* *	5	$200	
Settlement, Extent : Moderate, Area Affected : 50%								
Location : Isolated Areas 80 To 160 Feet From North End Due To Fill Loss And Undermining								
Topsoil	15%			2029	$2,600	5	$200	
Fender								
Facing								
Timber	15%	4+	$56,500	2046	* *	3	$1,700	
Rotting/Splitting, Extent : Severe, Area Affected : 10%								
Location : Bottom 4 Feet Of Timber Panels								
No Component	85%							
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
GIANDO RESTAURANT SEAWALL AND REVETMENT
Asset # : 13506

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Railing								
Plastic	20%			2025	$9,800			
Worn, Extent : Moderate, Area Affected : 100%								
Location : North End								
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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **25-Jun-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **968** **Lot** : **50**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$481,600	$483,700
Total	**$481,600**	**$483,700**
Importance Code A	$481,600	
Importance Code B		$483,700
Total	**$481,600**	**$483,700**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$18,800	$200	$800	$400
Total	**$18,800**	**$200**	**$800**	**$400**
Importance Code A	$12,500			
Importance Code B		$200	$800	$400
Importance Code C	$6,300			
Total	**$18,800**	**$200**	**$800**	**$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
GLICK PARK RELIEVING PLATFORM
Asset # : 4087

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Concrete	90%			LIFE	* *	5	$400	
Displaced Elements, Extent : Light, Area Affected : 10%								
Location : 100 Feet From North End								
Timber	10%	Now	$6,300	LIFE	* *	5		
Rotting/Splitting, Extent : Severe, Area Affected : 50%								
Location : At South End								
Pile Supported Wall								
Conc w/Stone Face	60%	Now	$481,600	LIFE	* *	5	$24,400	
Erosion, Extent : Severe, Area Affected : 30%								
Location : Bottom Of Masonry Panels, Entire Length Of Asset								
Conc w/Stone Face	40%			LIFE	* *	5	$16,300	
Piles and Bracing								
Not Accessible	100%							
Lowlevel Pile Caps								
Timber	5%	Now	$12,500	LIFE	* *			
Rotting/Splitting, Extent : Severe, Area Affected : 90%								
Location : Along Bulkhead Face								
Not Accessible	95%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Brick Pavers	80%			2047	* *	5	$4,600	
Cobblestone	10%			2051	* *	5	$800	
Concrete	10%			2040	* *	5	$600	
Cracking, Extent : Light, Area Affected : 50%								
Location : At South End								
Erosion, Extent : Light, Area Affected : 50%								
Location : At South End								
Fender								
Buffer								
Rubber	10%			2040	* *	4-5	$1,500	
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : Hardware								
Explanation : Corrosion								
No Component	90%							
Deck Elements								
Railing								
Fencing	10%			2032	$3,000	3		
Corrosion, Extent : Light, Area Affected : 10%								
Location : Fence At South End								
Steel	90%			2029	$483,700			
Parapet								
Concrete	10%			2032	$41,300			
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
GLICK PARK RELIEVING PLATFORM
Asset # : 4087

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Electrical								
Lighting Fixture								
Incandescent	100%			2025				
Other Observation, Extent : Light, Area Affected : 100%								
Location : 12 Fixtures								
Explanation : Count								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **17-Jan-2018**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **1703**	**Lot**	: **128**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$161,400	$275,100
Total	**$161,400**	**$275,100**
Importance Code A	$161,400	
Importance Code B		$275,100
Total	**$161,400**	**$275,100**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$1,500			
Total	**$1,500**			
Importance Code A				
Importance Code B	$1,500			
Total	**$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.*

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY RETAINING WALL / BULKHEAD
Asset # : 13832

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Conc w/Stone Face	75%			LIFE	* *	5	$17,600	
Cracking, Extent : Light, Area Affected : 20%								
Location : Outboard Face Above Mean High Water								
Erosion, Extent : Moderate, Area Affected : 5%								
Location : Adjacent To Culvert								
Missing Block Seal, Extent : Moderate, Area Affected : 30%								
Location : Between Stone Facing In Tidal Zone								
Conc w/Stone Face	25%	2-4	$161,400	LIFE	* *	5	$5,900	
Spalling, Extent : Moderate, Area Affected : 30%								
Location : Top Edge Of Concrete, In Some Locations Undermining Railing								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Concrete Above Stone Face								
Explanation : Chemical Deterioration Of Concrete								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	98%			2038	* *	5	$2,900	
Settlement, Extent : Light, Area Affected : 5%								
Location : Near Tree Planter								
Topsoil	2%			2027	$300	5		
Deck Elements								
Railing								
Steel	100%			2027	$275,100			
Missing Coating, Extent : Light, Area Affected : 5%								
Location : Throughout								
Electrical								
Lighting Fixture								
Incandescent	100%			2024				
Other Observation, Extent : Light, Area Affected : 100%								
Location : 4 Light Poles								
Explanation : Lighting								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **17-Jan-2018**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **1702** **Lot** : **22**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$167,700	$285,600
Total	**$167,700**	**$285,600**
Importance Code A	$167,700	
Importance Code B		$285,600
Total	**$167,700**	**$285,600**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$7,600			
Total	**$7,600**			
Importance Code A				
Importance Code B	$7,600			
Total	**$7,600**			



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.*

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY RETAINING WALL / BULKHEAD
Asset # : 13833

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Conc w/Stone Face	75%			LIFE	* *	5	$18,200	
Cracking, Extent : Moderate, Area Affected : 30%								
Location : Outboard Face Above Mean High Water Elevation								
Efflorescence, Extent : Moderate, Area Affected : 30%								
Location : Concrete Above Stone Facing								
Missing Block Seal, Extent : Moderate, Area Affected : 50%								
Location : Between Stone Facing In Tidal Zone								
Conc w/Stone Face	25%	2-4	$167,700	LIFE	* *	5	$6,100	
Spalling, Extent : Moderate, Area Affected : 50%								
Location : Throughout Concrete Above Stone Face And At Top Surface Of Wall Below Railing								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout Concrete Above Stone Face And At Top Surface Of Wall Below Railing								
Explanation : Chemical Deterioration Of Concrete								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	94%			2038	* *	5	$2,900	
Asphalt Pavers	4%	4+	$6,100	2042	* *	5	$100	
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Near North End Of Asset Adjacent To Planter								
Explanation : Uplift Of Pavers								
Topsoil	2%			2027	$300	5		
Deck Elements								
Railing								
Steel	100%			2027	$285,600			
Missing Coating, Extent : Light, Area Affected : 5%								
Location : Throughout								
Electrical								
Lighting Fixture								
Incandescent	100%			2024				
Other Observation, Extent : Light, Area Affected : 100%								
Location : 4 Light Poles								
Explanation : Lighting								

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

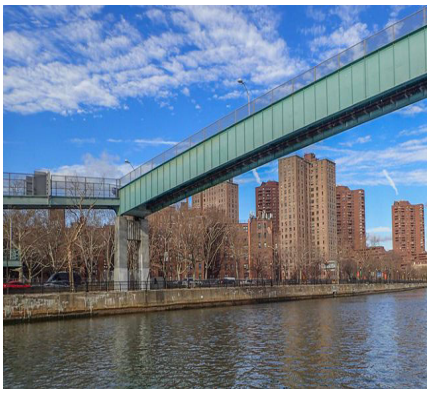
Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **550**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **18-Dec-2017**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **1696**	**Lot**	: **51**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$1,024,500	$581,900
Total	**$1,024,500**	**$581,900**
Importance Code A	$1,024,500	
Importance Code B		$581,900
Total	**$1,024,500**	**$581,900**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$9,100			
Total	**$9,100**			
Importance Code A				
Importance Code B	$9,100			
Total	**$9,100**			



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
GRAVITY RETAINING WALL / BULKHEAD
Asset # : 13838

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Conc w/Stone Face	70%			LIFE	* *	5	$34,700	
Cracking, Extent : Light, Area Affected : 50%								
Location : Map Crack With Efflorescence In Upper Outboard Concrete Face								
Missing Block Seal, Extent : Light, Area Affected : 30%								
Location : Typical Outboard Face In Tidal Zone								
Conc w/Stone Face	30%	2-4	$1,024,500	LIFE	* *	5	$14,900	
Spalling, Extent : Moderate, Area Affected : 50%								
Location : Throughout Concrete Above Stone Face And At Top Surface Of Wall Below Railing								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Concrete Face Above Stone Wall								
Explanation : Chemical Deterioration Of Concrete								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	90%			2038	* *	5	$5,700	
Asphalt Pavers	5%	4+	$6,200	2038	* *	5	$200	
Settlement, Extent : Light, Area Affected : 100%								
Location : 2 Feet Wide Offset 2 Feet From Outboard Edge Wall								
Explanation : Missing								
Other Observation, Extent : Light, Area Affected : 10%								
Location : Throughout								
Explanation : Cracking								
Topsoil	5%			2028	$1,600	5	$100	
Deck Elements								
Railing								
Steel	100%			2027	$581,900			
Missing Coating, Extent : Light, Area Affected : 10%								
Location : Throughout								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **18-Dec-2017**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **1695**	**Lot**	: **51**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$305,500	$260,200
Total	**$305,500**	**$260,200**
Importance Code A	$305,500	
Importance Code B		$260,200
Total	**$305,500**	**$260,200**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$15,300			
Total	**$15,300**			
Importance Code A				
Importance Code B	$15,300			
Total	**$15,300**			



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
GRAVITY RETAINING WALL / BULKHEAD
Asset # : 13839

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Conc w/Stone Face	20%	2-4	$305,500	LIFE	* *	5	$4,400	
Missing Part, Extent : Moderate, Area Affected : 5%								
Location : Missing Stones Around Outfall At 102nd Street								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout Concrete Above Stone Face And At Top Surface Of Wall Below Railing								
Explanation : Chemical Deterioration Of Concrete								
Conc w/Stone Face	80%			LIFE	* *	5	$17,700	
Cracking, Extent : Moderate, Area Affected : 50%								
Location : Throughout In Concrete Above Stone Face With Efflorescence								
Missing Block Seal, Extent : Light, Area Affected : 50%								
Location : Throughout Stone Face								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	95%			2038	* *	5	$2,700	
Asphalt Pavers	5%	4+	$14,000	2044	* *	5	$100	
Settlement, Extent : Light, Area Affected : 100%								
Location : At Former Planter And Throughout 2 Feet Offset From Wall								
Deck Elements								
Railing								
Steel	100%			2027	$260,200			
Missing Coating, Extent : Light, Area Affected : 10%								
Location : Throughout								

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

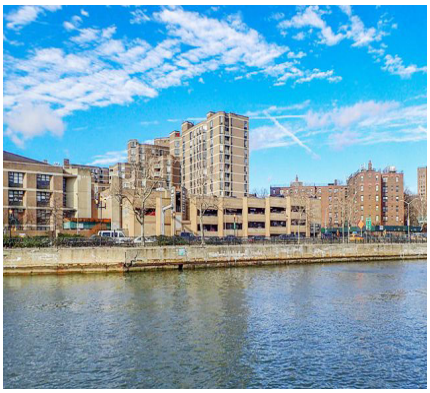
Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **20-Dec-2017**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **1694**	**Lot**	: **51**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads		$52,900
Total		**$52,900**
Importance Code B		$52,900
Total		**$52,900**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$37,000			
Total	**$37,000**			
Importance Code A	$31,000			
Importance Code B	$5,900			
Total	**$37,000**			



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
GRAVITY RETAINING WALL / BULKHEAD
Asset # : 13840

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Conc w/Stone Face	95%			LIFE	* *	5	$4,300	
Cracking, Extent : Light, Area Affected : 50%								
Location : Throughout Concrete Above Stone Facing With Efflorescence								
Conc w/Stone Face	5%	2-4	$31,000	LIFE	* *	5	$200	
Cracking, Extent : Severe, Area Affected : 100%								
Location : At South End Of Asset								
Other Observation, Extent : Moderate, Area Affected : 40%								
Location : Isolated At Top Of Concrete And Undermining Railing Bases								
Explanation : Chemical Deterioration Of Concrete								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	90%			2038	* *	5	$500	
Asphalt Pavers	10%	4+	$5,700	2044	* *	5		
Settlement, Extent : Moderate, Area Affected : 100%								
Location : At Former Planter And 25 Feet North Of South Limit Of Asset Inshore Of DEP Outfall								
Deck Elements								
Railing								
Steel	100%			2027	$52,900			
Corrosion, Extent : Light, Area Affected : 50%								
Location : Throughout								
Missing Coating, Extent : Light, Area Affected : 100%								
Location : Throughout								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **355**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **20-Dec-2017**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **1693**	**Lot**	: **30**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$551,100	$375,600
Total	**$551,100**	**$375,600**
Importance Code A	$551,100	
Importance Code B		$375,600
Total	**$551,100**	**$375,600**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$8,000			
Total	**$8,000**			
Importance Code A				
Importance Code B	$8,000			
Total	**$8,000**			



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
GRAVITY RETAINING WALL / BULKHEAD
Asset # : 13842

Bulkheads	Current Repair			Future Replacement			Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
Gravity Wall									
Conc w/Stone Face	75%			LIFE	* *		5	$24,000	
Cracking, Extent : Moderate, Area Affected : 25%									
Location : Map Cracking With Efflorescence In Outboard Concrete Face									
Missing Block Seal, Extent : Light, Area Affected : 30%									
Location : Tidal Zone									
Conc w/Stone Face	25%	2-4	$551,100	LIFE	* *		5	$8,000	
Other Observation, Extent : Moderate, Area Affected : 75%									
Location : Concrete Face Above Stone									
Explanation : Chemical Deterioration Of Concrete									
Backfill									
Fill									
Not Accessible	100%								
Surface									
Asphalt Pavers	5%	4+	$6,000	2038	* *		5	$100	
Other Observation, Extent : Moderate, Area Affected : 10%									
Location : North End Of Asset									
Explanation : Upheaval									
Asphalt Pavers	95%			2038	* *		5	$3,800	
Deck Elements									
Railing									
Steel	100%			2027		$375,600			
Corrosion, Extent : Light, Area Affected : 50%									
Location : Throughout									
Missing Coating, Extent : Light, Area Affected : 10%									
Location : Throughout At Baseplates									

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

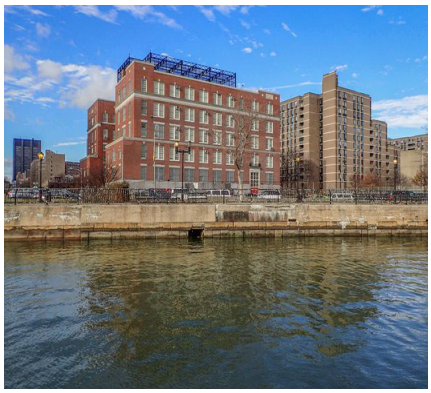
Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **19-Dec-2017**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **1693**	**Lot**	: **30**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$206,600	$55,000
Total	**$206,600**	**$55,000**
Importance Code A	$206,600	
Importance Code B		$55,000
Total	**$206,600**	**$55,000**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$300			
Total	**$300**			
Importance Code A				
Importance Code B	$300			
Total	**$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
GRAVITY RETAINING WALL / BULKHEAD
Asset # : 13843

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Conc w/Stone Face	20%			LIFE	* *	5	$900	
Cracking, Extent : Light, Area Affected : 20%								
Location : Concrete Outboard Face With Efflorescence								
Missing Block Seal, Extent : Severe, Area Affected : 30%								
Location : Between Stones In Tidal Zone								
Conc w/Stone Face	80%	4+	$206,600	LIFE	* *	5	$3,700	
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Throughout Top Of Concrete Face								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	100%			2038	* *	5	$600	
Settlement, Extent : Light, Area Affected : 5%								
Location : Offset 3 Feet From Outboard Bulkhead Face								
Other Observation, Extent : Light, Area Affected : 50%								
Location : Throughout Full Lenght Of Asset								
Explanation : Longitudinal Cracking								
Deck Elements								
Railing								
Steel	100%			2027	$55,000			
Corrosion, Extent : Light, Area Affected : 50%								
Location : Throughout Railing								
Missing Coating, Extent : Light, Area Affected : 10%								
Location : Throughout								

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

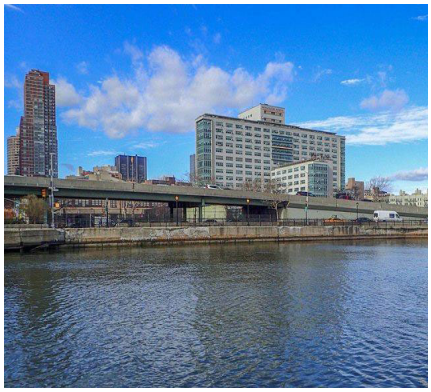
Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **GRAVITY RETAINING WALL / BULKHEAD**				
Address	: **MIDWAY BET. E 97TH AND 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	: **29-Dec-2017**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **1690**	**Lot**	: **10**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$67,100	$190,400
Total	**$67,100**	**$190,400**
Importance Code A	$67,100	
Importance Code B		$190,400
Total	**$67,100**	**$190,400**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$1,000			
Total	**$1,000**			
Importance Code A				
Importance Code B	$1,000			
Total	**$1,000**			



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
GRAVITY RETAINING WALL / BULKHEAD
Asset # : 13846

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Conc w/Stone Face	30%	4+	$67,100	LIFE	* *	5	$4,900	
Spalling, Extent : Moderate, Area Affected : 30%								
Location : Throughout Top Of Wall And Undermining Some Of The Railing Bases								
Conc w/Stone Face	70%			LIFE	* *	5	$11,400	
Cracking, Extent : Moderate, Area Affected : 25%								
Location : Throughout Concrete Face With Efflorescence								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	100%			2038	* *	5	$2,100	
Settlement, Extent : Light, Area Affected : 10%								
Location : Offset 3 Feet From Outboard Face Along Full Length At The North End Of The Asset Adjacent To The FDR On Ramp								
Deck Elements								
Railing								
Steel	100%			2027	$190,400			
Missing Coating, Extent : Light, Area Affected : 5%								
Location : Throughout								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **29-Dec-2017**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **1573**	**Lot**	: **52**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$186,300	$438,800
Total	**$186,300**	**$438,800**
Importance Code A	$186,300	
Importance Code B		$438,800
Total	**$186,300**	**$438,800**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads				
Total				
Importance Code A				
Importance Code B				
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
GRAVITY RETAINING WALL / BULKHEAD
Asset # : 13848

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Conc w/Stone Face	75%			LIFE	* *	5	$13,500	
Cracking, Extent : Light, Area Affected : 15%								
Location : Outboard Face With Efflorescence								
Missing Block Seal, Extent : Severe, Area Affected : 50%								
Location : Between Stone Facing In Tidal Zone								
Conc w/Stone Face	25%	0-2	$186,300	LIFE	* *	5	$4,500	
Displaced Elements, Extent : Severe, Area Affected : 25%								
Location : Stones Around Dep Outfall								
Spalling, Extent : Moderate, Area Affected : 50%								
Location : Along Top Of Wall In Concrete Surface								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	100%			2032	$227,200	5	$2,300	
Settlement, Extent : Light, Area Affected : 5%								
Location : Offset 3 Feet From Outboard Face For Full Length Of Asset And 25 Foot Long Section Of Heaving Pavers 150 Feet From North End Of Asset.								
Other Observation, Extent : Light, Area Affected : 5%								
Location : Intermittent								
Explanation : Longitudinal Cracking								
Deck Elements								
Railing								
Steel	100%			2027	$211,600			
Missing Coating, Extent : Light, Area Affected : 2%								
Location : Throughout								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **GRAVITY RETAINING WALL BULKHEAD**				
Address	: **HIGHBRIDGE PK @DYKMAN AND 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	: **25-Nov-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **2150**	**Lot**	: **997**	**BIN**	:

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$600		$100	$500
Total	**$600**		**$100**	**$500**
Importance Code A	$600			
Importance Code B			$100	$500
Total	**$600**		**$100**	**$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
GRAVITY RETAINING WALL BULKHEAD
Asset # : 13810

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Concrete	100%			LIFE	* *	5-10	$1,100	
Cracking, Extent : Moderate, Area Affected : 5%								
Location : 20 Feet From South End								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	60%			2041	* *	5	$1,000	
Cracking, Extent : Light, Area Affected : 2%								
Location : Various Locations								
Topsoil	40%			2030	$3,300	5	$300	
Deck Elements								
Parapet								
Concrete	85%			2033	* *			
Cracking, Extent : Light, Area Affected : 5%								
Location : At Base Of Parapet Wall 20 Feet And 148 Feet From South End Of Asset								
Spalling, Extent : Light, Area Affected : 5%								
Location : Mid Length Of Asset And At 10 Feet From The South End Of The Asset								
Other Observation, Extent : Light, Area Affected : 10%								
Location : Isolated Locations Of Offshore Face And 83 Feet From South End								
Explanation : Grout Loss								
No Component	15%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : At Entrance To Boat House								
Explanation : No Component								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **21-Dec-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **2149**	**Lot**	: **997**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$116,400	$162,200
Total	**$116,400**	**$162,200**
Importance Code A	$116,400	
Importance Code B		$162,200
Total	**$116,400**	**$162,200**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$15,200		$800	
Total	**$15,200**		**$800**	
Importance Code A				
Importance Code B	$14,800		$800	
Importance Code C	$400			
Total	**$15,200**		**$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
GRAVITY RETAINING WALL BULKHEAD
Asset # : 13813

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Stone	100%			LIFE	* *	5	$700	
Other Observation, Extent : Light, Area Affected : 10%								
Location : For The Full Length Of The Asset								
Explanation : Partial Loss Of Mortar Bedding And Joint Seal								
Gravity Wall								
Stone	100%	4+	$116,400	LIFE	* *	5	$17,800	
Missing Part, Extent : Severe, Area Affected : 5%								
Location : Located At 8 Feet, 110 Feet, And 180 Feet From The South								
Missing Block Seal, Extent : Severe, Area Affected : 25%								
Location : In Tidal Zone At The Southern 125 Feet								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	25%	4+	$5,200	2047	* *	5	$300	
Cracking, Extent : Moderate, Area Affected : 25%								
Location : Northern 50 Feet Of Asset								
Settlement, Extent : Light, Area Affected : 10%								
Location : At Start Of Asset At 184th Street								
Asphalt	70%			2035	* *	5	$1,700	
Cracking, Extent : Light, Area Affected : 10%								
Location : Isolated Locations Accross Full Length Of Asset								
Asphalt	5%	Now	$1,000	2047	* *	5	$100	
Sinkhole, Extent : Moderate, Area Affected : 50%								
Location : At 90 Feet, 100 Feet, And 155 Feet From The South								
Deck Elements								
Parapet								
Concrete	95%			2030	$162,200			
Cracking, Extent : Light, Area Affected : 5%								
Location : Full Length Of Asset								
Erosion, Extent : Light, Area Affected : 100%								
Location : Erosion/ Scaling On Offshore Face								
Other Observation, Extent : Light, Area Affected : 5%								
Location : Atop Coping For Full Length Of Asset								
Explanation : Deteriorated Mortar Bedding								
Concrete	5%	4+	$8,500	2037	* *			
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
Location : In Arches Of Parapet At Spall Locations								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : In Arches Of Parapet								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name : **GRAVITY RETAINING WALL BULKHEAD**
Address : **E 120TH ST PED BRIDGE TO 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 : **22-Jan-2021** **Landmark Status** : **NONE**
Areas Surveyed :
Block : **1808** **Lot** : **28** **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$656,600	$908,000
Total	**$656,600**	**$908,000**
Importance Code A	$528,100	$51,100
Importance Code B	$128,500	$856,900
Total	**$656,600**	**$908,000**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$39,300			$15,100
Total	**$39,300**			**$15,100**
Importance Code A	$16,300			$11,600
Importance Code B	$23,000			$3,500
Total	**$39,300**			**$15,100**



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
GRAVITY RETAINING WALL BULKHEAD
Asset # : 13823

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Conc w/Stone Face	35%	2-4	$352,100	LIFE	* *	5	$25,500	
Cracking, Extent : Moderate, Area Affected : 15%								
Location : Widespread								
Missing Block Seal, Extent : Severe, Area Affected : 40%								
Location : Across Tidal Zone								
Spalling, Extent : Severe, Area Affected : 60%								
Location : Concrete Above Mean High Water								
Conc w/Stone Face	35%	Now	$176,000	LIFE	* *	5	$25,500	
Spalling, Extent : Severe, Area Affected : 100%								
Location : Widespread Spalling Along Top 2 Feet Of Wall								
Not Accessible	30%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	75%			2041	* *	5	$6,900	
Asphalt Pavers	25%	Now	$23,000	2047	* *	5	$1,200	
Settlement, Extent : Light, Area Affected : 50%								
Location : Offshore 3 Feet, Primarily At Areas With Severe Spalling								
Deck Elements								
Railing								
Steel	50%	4+	$42,800	2030	$428,500			
Other Observation, Extent : Light, Area Affected : 10%								
Location : Primarily At Base Of Railing Posts								
Explanation : Coating Loss								
Steel	50%	Now	$85,700	2030	$428,500			
Loose Connections, Extent : Severe, Area Affected : 100%								
Location : Exposed Post Foundations Due To Spalling Totaling 390 Feet								
Electrical								
Lighting Fixture								
Sodium	30%			2026	$11,600			
Sodium	70%	Now	$16,300	2027	$27,100			
Broken, Extent : N/A, Area Affected : 100%								
Location : 8 Out Of 12 Light Fixtures								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **16-Jan-2018**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **1816**	**Lot**	: **23**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$530,900	$301,500
Total	**$530,900**	**$301,500**
Importance Code A	$530,900	
Importance Code B		$301,500
Total	**$530,900**	**$301,500**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$1,600			
Total	**$1,600**			
Importance Code A				
Importance Code B	$1,600			
Total	**$1,600**			



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

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY RETAINING WALL BULKHEAD
Asset # : 13824

Bulkheads	Current Repair			Future Replacement			Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost		Cycle (Yrs)	Estimated Cost	Priority
Structural									
Gravity Wall									
Conc w/Stone Face	25%	0-2	$530,900	LIFE		* *	5	$6,400	
Erosion, Extent : Moderate, Area Affected : 1%									
Location : Outfall At 230 Feet From South									
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Concrete Above Stone Face									
Explanation : Chemical Deterioration Of Concrete									
Conc w/Stone Face	50%			LIFE		* *	5	$12,800	
Missing Block Seal, Extent : Light, Area Affected : 5%									
Location : Isolated Stone Areas In Tidal Zone									
Not Accessible	25%								
Backfill									
Fill									
Not Accessible	100%								
Surface									
Asphalt Pavers	100%			2038		* *	5	$3,300	
Settlement, Extent : Light, Area Affected : 2%									
Location : Isolated Throughout Adjacent To Seawall									
Deck Elements									
Railing									
Steel	100%			2028	$301,500				
Missing Coating, Extent : Light, Area Affected : 2%									
Location : Primarily At Baseplates									
Electrical									
Lighting Fixture									
Incandescent	100%			2024					
Other Observation, Extent : Light, Area Affected : 100%									
Location : 4 Light Poles									
Explanation : Lighting									

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **GRAVITY RETAINING WALL BULKHEAD**				
Address	: **FROM E 116TH ST SO FOR 118 FT HARLEM RIVER,SUB 1OF BLK AND 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	: **10-Jan-2018**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **1713**	**Lot**	: **38**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$176,500	$116,400
Total	**$176,500**	**$116,400**
Importance Code A	$176,500	
Importance Code B		$116,400
Total	**$176,500**	**$116,400**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$7,700			
Total	**$7,700**			
Importance Code A				
Importance Code B	$7,700			
Total	**$7,700**			



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
GRAVITY RETAINING WALL BULKHEAD
Asset # : 13828

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Concrete	30%	4+	$176,500	LIFE	* *	5	$100	
Cracking, Extent : Moderate, Area Affected : 100%								
Location : Throughout Concrete								
Spalling, Extent : Moderate, Area Affected : 50%								
Location : Throughout Concrete								
Other Observation, Extent : Severe, Area Affected : 50%								
Location : Throughout Concrete								
Explanation : Efflorescence								
Stone	60%			LIFE	* *	5	$5,600	
Missing Block Seal, Extent : Moderate, Area Affected : 75%								
Location : In Tidal Zone								
Not Accessible	10%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	95%			2038	* *	5	$1,200	
Settlement, Extent : Light, Area Affected : 5%								
Location : Isolated Throughout								
Asphalt Pavers	5%	4+	$1,300	2038	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 25 Feet From South End								
Explanation : Missing And Loose Pavers								
Deck Elements								
Railing								
Steel	100%	4+	$5,800	2027	$116,400			
Corrosion, Extent : Light, Area Affected : 5%								
Location : Primarily At Baseplates								
Missing Coating, Extent : Moderate, Area Affected : 5%								
Location : Primarily At Baseplates								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **1,715**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **10-Dec-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **2106**	**Lot**	: **997**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$976,400	$297,400
Total	**$976,400**	**$297,400**
Importance Code A	$739,400	$115,900
Importance Code B	$237,000	$181,400
Total	**$976,400**	**$297,400**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$101,700		$400	$6,900
Total	**$101,700**		**$400**	**$6,900**
Importance Code A	$14,500			
Importance Code B	$46,600		$400	$6,900
Importance Code C	$40,600			
Total	**$101,700**		**$400**	**$6,900**



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.*

DEPT. OF SMALL BUSINESS SERV. - 801

GRAVITY RETAINING WALL W/TIMBER CRIBBING FOUNDATION

Asset # : 13819

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Concrete	50%			LIFE	* *	5-10	$1,600	
Concrete	3%	4+	$19,500	LIFE	* *	5		
Displaced Elements, Extent : Moderate, Area Affected : 100%								
Location : Upheaval From Tree Roots From 490 To 525 Feet From The South								
Stone	45%			LIFE	* *	5	$2,600	
Stone	2%	4+	$19,000	LIFE	* *	5	$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Upheaval Due To Tree Roots From 460 Feet To 490 Feet								
Explanation : Displaced Element								
Gravity Wall								
Conc w/Stone Face	65%			LIFE	* *	5	$200,900	
Cracking, Extent : Light, Area Affected : 5%								
Location : On The Concrete Encasement Installed In The Tidal Zone								
Conc w/Stone Face	10%	4+	$638,900	LIFE	* *	5	$15,500	
Exposed Reinforcement, Extent : Light, Area Affected : 1%								
Location : 425 Feet, 550 Feet, And 820 Feet From South								
Missing Part, Extent : Severe, Area Affected : 1%								
Location : Two Missing Blocks 1,210 Feet From South								
Not Plumb, Extent : Moderate, Area Affected : 15%								
Location : Slight Offshore Rotation 957 Feet To 1,220 Feet From South								
Stone	10%			LIFE	* *	5	$29,100	
Missing Block Seal, Extent : Moderate, Area Affected : 33%								
Location : Within Tidal Zone								
Not Accessible	15%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	20%	4+	$10,300	2041	* *	5	$2,000	
Cracking, Extent : Light, Area Affected : 2%								
Location : Isolated Between 957 Feet And 1,220 Feet From South								
Settlement, Extent : Moderate, Area Affected : 5%								
Location : Root Upheaval At 490 Feet From North								
Asphalt	50%			2041	* *	5	$9,800	
Concrete	20%			2041	* *	5	$3,900	
Surface Wearing/Scaling, Extent : Light, Area Affected : 2%								
Location : Northern 310 Feet								
Topsoil	10%			2030	$10,200	5	$800	
Settlement, Extent : Light, Area Affected : 10%								
Location : Between 1560 Feet To 1620 Feet From North								
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

GRAVITY RETAINING WALL W/TIMBER CRIBBING FOUNDATION

Asset # : 13819

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Railing								
Steel	10%	Now	$36,300	2030	$181,400			
Broken, Extent : Severe, Area Affected : 50%								
Location : Sections Of Railing Broken And Missing								
Loose Connections, Extent : Severe, Area Affected : 100%								
Location : At Base Of Railing								
No Component	90%							
Parapet								
Concrete	75%			2033	* *			
Concrete	5%	2-4	$27,900	2033	* *			
Displaced Elements, Extent : Moderate, Area Affected : 100%								
Location : Upheaval 135 Feet From South								
Concrete	15%	4+	$209,100	2037	* *			
Not Plumb, Extent : Light, Area Affected : 100%								
Location : Leaning Offshore From 957 Feet To 1,220 Feet								
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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **GRAVITY RETAINING WALL W/TIMBER PILES AND 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	: **10-Dec-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **2106**	**Lot**	: **997**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$496,800	$58,700
Total	**$496,800**	**$58,700**
Importance Code A	$384,100	$58,700
Importance Code B	$112,700	
Total	**$496,800**	**$58,700**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$17,500			$5,400
Total	**$17,500**			**$5,400**
Importance Code B	$4,900			$5,400
Importance Code C	$12,600			
Total	**$17,500**			**$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

GRAVITY RETAINING WALL W/TIMBER PILES AND CRIBBING FOUNDATION

Asset # : 13818

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Concrete	3%			LIFE	* *	5-10	$100	
Stone	92%			LIFE	* *	5	$3,100	
Other Observation, Extent : Light, Area Affected : 10%								
Location : For Full Length Of Asset								
Explanation : Loose Or Missing Mortar Bedding								
Stone	5%	2-4	$11,000	LIFE	* *	5	$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 52 Feet From South								
Explanation : Tree Upheaval Resulting In Displaced Elements								
Gravity Wall								
Stone	70%	4+	$384,100	LIFE	* *	5	$58,700	
Displaced Elements, Extent : Severe, Area Affected : 15%								
Location : Three Significant Areas Of Block Displacement Where Trees Are Growing Through Wall								
Missing Block Seal, Extent : Severe, Area Affected : 20%								
Location : In Tidal Zone								
Not Accessible	30%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	95%			2041	* *	5	$10,700	
Cracking, Extent : Light, Area Affected : 20%								
Location : Northern 200 Feet Of Asset								
Asphalt	5%	Now	$4,900	2047	* *	5	$300	
Sinkhole, Extent : Severe, Area Affected : 50%								
Location : Along Parapet From 397 Feet To 401 Feet And From 694 Feet To 699 Feet From South								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 52 Feet From South End Of Asset								
Explanation : Tree Upheaval Resulting In Displacement And Cracking								
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

GRAVITY RETAINING WALL W/TIMBER PILES AND CRIBBING FOUNDATION

Asset # : 13818

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Parapet								
Concrete	90%	4+	$72,400	2033	* *			
Cracking, Extent : Moderate, Area Affected : 25%								
Location : Southern 14 Feet Of Asset								
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
Location : In Arches Of Parapet								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Full Length Of Asset								
Explanation : Loose Or Missing Mortar								
Concrete	10%	2-4	$40,200	2033	* *			
Displaced Elements, Extent : Severe, Area Affected : 100%								
Location : Breaks, Cracks, And Displacement Due To Tree Upheaval Between 52 Feet And 104 Feet From South								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : At 20 Feet And From 302 Feet To 366 Feet From South								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name : **GRAVITY WALL WEST HARLEM PIERS PARK**
Address : **ST CLAIRE PL TO W 133RD ST 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 : **03-Dec-2020**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2004** **Lot** : **1** **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$145,700	$1,110,900
Total	**$145,700**	**$1,110,900**
Importance Code A	$57,800	$57,800
Importance Code B		$1,053,000
Importance Code C	$87,900	
Total	**$145,700**	**$1,110,900**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$3,700		$800	$4,400
Total	**$3,700**		**$800**	**$4,400**
Importance Code A	$1,300			
Importance Code B	$2,300		$800	$4,400
Total	**$3,700**		**$800**	**$4,400**



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
GRAVITY WALL WEST HARLEM PIERS PARK
Asset # : 13477

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Facing								
Concrete	25%	4+	$87,900	LIFE	* *			
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Concrete Encasement Repair With Vinyl Sheet Formwork								
Other Observation, Extent : Severe, Area Affected : 25%								
Location : Tidal Zone In Areas With Vinyl Sheeting								
Explanation : Voids In Repair With Broken Formwork								
Timber	60%			LIFE	* *	10		
No Component	5%							
Not Accessible	10%							
Gravity Wall								
Conc w/Stone Face	58%			LIFE	* *	5	$115,600	
Erosion, Extent : Light, Area Affected : 5%								
Location : At Top Of Wall								
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Full Length Of Asset								
Explanation : Concrete Encasement Repair								
Concrete	30%			LIFE	* *	5-10	$2,700	
Erosion, Extent : Light, Area Affected : 5%								
Location : At Top Of Wall								
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Full Length Of Asset								
Explanation : Concrete Encasement Repair								
No Component	2%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : 20 Foot Wide Outfall Starting 36 Feet North Of 125th Street								
Explanation : Outfall								
Not Accessible	10%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Throughout Entire Asset								
Explanation : Concrete Encasement Repair								
Sheet Piles								
Steel	5%			LIFE	* *	10		
Corrosion, Extent : Moderate, Area Affected : 100%								
Location : South End Of Asset At The Tops Of The Sheet Piles								
No Component	95%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	10%			2041	* *	5	$1,300	
Concrete	60%			2041	* *	5	$7,600	
Topsoil	30%			2030	$19,800	5	$1,600	
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
GRAVITY WALL WEST HARLEM PIERS PARK
Asset # : 13477

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Railing								
Steel	2%	4+	$2,300	2030	$23,400			
Loose Connections, Extent : Light, Area Affected : 2%								
Location : Southern 10 Feet Of Asset								
Steel	88%			2030	$1,029,600			
No Component	10%							

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **20-Feb-2019**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **2**	**Lot**	: **601**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$149,700	
Total	**$149,700**	
Importance Code A	$149,700	
Total	**$149,700**	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$26,200		$11,100	
Total	**$26,200**		**$11,100**	
Importance Code A				
Importance Code B	$26,200		$11,100	
Total	**$26,200**		**$11,100**	



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
GRAVITY WALL (STACKED STONE)
Asset # : 13926

Bulkheads	Current Repair			Future Replacement			Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost		Cycle (Yrs)	Estimated Cost	Priority
Structural									
Gravity Wall									
Stone	15%	Now	$149,700	LIFE		* *	5	$5,700	
Displaced Elements, Extent : Moderate, Area Affected : 50%									
Location : Western End Of Asset									
Stone	85%			LIFE		* *	5	$32,400	
Backfill									
Fill									
Sand	15%	Now	$10,100	2050		* *	5	$100	
Loss of Backfill, Extent : Moderate, Area Affected : 25%									
Location : Behind Displaced Wall									
Not Accessible	85%								
Surface									
Topsoil	60%	Now	$16,100	2030	$16,100		5	$600	
Erosion, Extent : Moderate, Area Affected : 25%									
Location : From Top Of Gravity Wall To Sidewalk									
Topsoil	40%			2025	$10,700		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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	:	**GRAVITY WALL BET FULTON FERRY LANDING AND PIER 1**			
Address	:	**EAST RIVER FURMAN ST. AND 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	:	**04-Feb-2019**		**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	:	**199**	**Lot** : **1**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$74,900	$74,100
Total	**$74,900**	**$74,100**
Importance Code A	$74,900	
Importance Code B		$74,100
Total	**$74,900**	**$74,100**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads		$400		
Total		**$400**		
Importance Code A				
Importance Code B		$400		
Total		**$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
GRAVITY WALL BET FULTON FERRY LANDING AND PIER 1
Asset # : 13958

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Concrete	60%	4+	$74,900	LIFE	* *	5	$200	
Cracking, Extent : Moderate, Area Affected : 20%								
Location : Tidal Zone And Splash Zone								
Erosion, Extent : Severe, Area Affected : 70%								
Location : Tidal Zone								
Concrete	40%			LIFE	* *	5	$100	
Cracking, Extent : Light, Area Affected : 25%								
Location : Throughout Top Of Wall								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	100%			2039	* *	5	$800	
Deck Elements								
Railing								
Steel	100%			2028	$74,100			

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.*

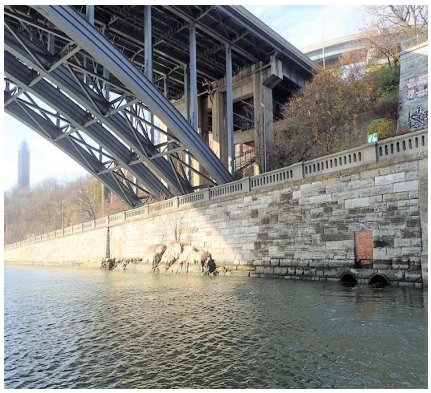
Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name : **GRAVITY WALL WITH MASONARY 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 : **22-Dec-2020**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2106** **Lot** : **997** **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$318,200	
Total	**$318,200**	
Importance Code A	$318,200	
Total	**$318,200**	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$2,800			$1,600
Total	**$2,800**			**$1,600**
Importance Code A				
Importance Code B	$2,300			$1,600
Importance Code C	$500			
Total	**$2,800**			**$1,600**



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

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY WALL WITH MASONARY FACE BULKHEAD
Asset # : 13816

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Stone	100%			LIFE	* *	5	$1,000	
Other Observation, Extent : Light, Area Affected : 10%								
Location : At Top Of Wall								
Explanation : Partial Loss Of Mortar Bedding And Joint Seal								
Gravity Wall								
Stone	100%	4+	$318,200	LIFE	* *	5	$24,300	
Erosion, Extent : Light, Area Affected : 5%								
Location : Mid Asset At Concrete Patch								
Missing Part, Extent : Moderate, Area Affected : 10%								
Location : Mid Asset At Outfall Location								
Missing Block Seal, Extent : Moderate, Area Affected : 20%								
Location : In Tidal Zone								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	100%			2041	* *	5	$3,300	
Cracking, Extent : Light, Area Affected : 5%								
Location : Isolated For Full Length Of Asset								
Settlement, Extent : Light, Area Affected : 3%								
Location : Northern 100 Feet								
Deck Elements								
Parapet								
Concrete	90%			2033	* *			
Concrete	10%	4+	$2,300	2033	* *			
Cracking, Extent : Moderate, Area Affected : 10%								
Location : In Arches Of Parapet								
Other Observation, Extent : Light, Area Affected : 5%								
Location : Atop Coping								
Explanation : Deteriorated Mortar Bedding								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **420**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **05-Jan-2021**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **5778**	**Lot**	: **1**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$974,600	
Total	**$974,600**	
Importance Code A	$974,600	
Total	**$974,600**	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$32,900			$400
Total	**$32,900**			**$400**
Importance Code A				
Importance Code B	$32,400			$400
Importance Code C	$500			
Total	**$32,900**			**$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
HARBOR CHARLIE BULKHEAD UNDER BUILDING
Asset # : 13478

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Concrete	55%	Now	$617,900	LIFE	* *	5	$900	
Progressing Scour, Extent : Severe, Area Affected : 50%								
Location : Beneath Building Up To 15 Feet Deep								
Other Observation, Extent : Severe, Area Affected : 50%								
Location : Beneath Building. At This Time, Does Not Threaten Stability Of The Pile Supported Building								
Explanation : Failure And Fill Loss								
No Component	45%							
Revetment								
Stone	20%			LIFE	* *	5	$1,000	
No Component	80%							
Sheet Piles								
Steel	43%	4+	$356,800	LIFE	* *			
Corrosion, Extent : Moderate, Area Affected : 25%								
Location : Splash And Tidal Zones								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 110 Feet Long Section West Of Wharf								
Explanation : Installed Out Of Plumb								
No Component	52%							
Not Accessible	5%							
Backfill								
Fill								
Sand	25%	Now	$26,200	2062	* *	5	$100	
Loss of Backfill, Extent : Severe, Area Affected : 100%								
Location : Beneath Building Up To 130 Feet Long And 15 Feet Deep								
Not Accessible	75%							
Surface								
Asphalt	15%			2041	* *	5	$700	
Topsoil	25%	2-4	$6,300	2032	$6,300	5	$200	
Settlement, Extent : Severe, Area Affected : 90%								
Location : Behind Sheet Pile Wall West Of Wharf								
Other Observation, Extent : Severe, Area Affected : 10%								
Location : West Of Driveway, West Of Building And North Of Fuel Pumps								
Explanation : Sinkhole								
Not Accessible	60%							

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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 : **23-Nov-2020**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2183** **Lot** : **997** **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$777,400	
Total	**$777,400**	
Importance Code A	$777,400	
Total	**$777,400**	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$70,100			
Total	**$70,100**			
Importance Code A				
Importance Code B	$70,100			
Total	**$70,100**			



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
HIGH-LEVEL DECK (WHARF) BULKHEAD
Asset # : 13805

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Concrete	70%	4+	$471,800	LIFE	* *	5	$1,100	
Cracking, Extent : Light, Area Affected : 5%								
Location : Over Entire Wall								
Erosion, Extent : Moderate, Area Affected : 100%								
Location : In Tidal Zone And At Top Of Wall								
Timber Crib w/Stone	15%	Now	$305,500	LIFE	* *	4	$1,700	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 315 Feet To 385 Feet From East								
Explanation : Collapse								
No Component	15%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : At Intake Structure								
Explanation : N/A								
Backfill								
Fill								
Topsoil	15%	Now	$13,500	2072	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 315 Feet To 385 Feet From East								
Explanation : Structure Failed								
No Component	15%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : At Intake Location								
Explanation : No Backfill								
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

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Backfill								
Surface								
Asphalt	50%	4+	$18,900	2047	* *	5	$1,100	
Cracking, Extent : Moderate, Area Affected : 20%								
Location : Eastern 190 Feet Of Asset								
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : Eastern 190 Feet Of Asset								
Explanation : Vegetation Growth								
Concrete	10%	4+	$15,100	2047	* *	5	$200	
Cracking, Extent : Moderate, Area Affected : 30%								
Location : Above Department Of Environmental Protection Outfall Between 285 Feet And 315 Feet From East								
Settlement, Extent : Moderate, Area Affected : 50%								
Location : Above Department Of Environmental Protection Outfall Between 285 Feet And 315 Feet From East								
Concrete	15%	Now	$22,600	2047	* *	5	$300	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 285 Feet And 315 Feet From East								
Explanation : Complete Failure								
No Component	15%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : At Intake Location								
Explanation : No Surface								
Not Accessible	10%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : East Of Intake Location								
Explanation : Vegetation								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name : **HUNTS POINT LANDING PARK REVETMENT AND RAMP**
Address : **2 FARRAGUT STREET EAST RIVER**
Borough : **BRONX**
Agency's Number : **N/A**
Program / Asset # : **DBS0060.000 / 15257**
Yr Built/Renovated : **2013 /**
Linear Ft : **680**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **22-Feb-2021**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2781** **Lot** : **500** **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$67,200	$187,000
Total	**$67,200**	**$187,000**
Importance Code A	$67,200	
Importance Code B		$187,000
Total	**$67,200**	**$187,000**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$31,200		$200	$1,600
Total	**$31,200**		**$200**	**$1,600**
Importance Code A	$29,100			
Importance Code B	$100		$200	$1,600
Importance Code C	$2,000			
Total	**$31,200**		**$200**	**$1,600**



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

DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT LANDING PARK REVETMENT AND RAMP
Asset # : 15257

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Stone	50%			LIFE	* *	5	$57,600	
No Component	50%							
Revetment								
Stone	50%			LIFE	* *	5	$4,100	
No Component	50%							
Sheet Piles								
Steel	15%	4+	$67,200	LIFE	* *			
Corrosion, Extent : Moderate, Area Affected : 50%								
Location : Splash Zone								
No Component	85%							
Pile Caps								
Concrete	15%			LIFE	* *	5	$600	
No Component	85%							
Backfill								
Fill								
No Component	20%							
Not Accessible	80%							
Surface								
Concrete	35%			2041	* *	5	$2,700	
Cracking, Extent : Moderate, Area Affected : 2%								
Location : One Cracked Deck Slab At Northeast Side Of Park								
Sand	35%			2041	* *	2-5	$700	
Topsoil	10%			2030	$4,100	5	$300	
No Component	20%							
Fender								
Piles								
Steel	90%			2041	* *	10		
Corrosion, Extent : Light, Area Affected : 40%								
Location : Tidal And Splash Zones								
Not Accessible	10%							
Deck Elements								
Railing								
Steel	26%			2030	$187,000			
No Component	74%							

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **1,610**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **14-Jan-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **2770** **Lot** : **1**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$327,300	$67,100
Total	**$327,300**	**$67,100**
Importance Code B		$67,100
Importance Code C	$327,300	
Total	**$327,300**	**$67,100**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$30,000			
Total	**$30,000**			
Importance Code B	$25,700			
Importance Code C	$4,300			
Total	**$30,000**			



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
HUNTS POINT PENINSULA FRUIT AUCTION BLDG., BAZINI NUTS
Asset # : 4233

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	45%			LIFE	* *	5	$8,700	
Other Observation, Extent : Light, Area Affected : 50%								
Location : North Of The DEP Pumping Station								
Explanation : Non-engineered Revetment								
Stone	25%	Now	$327,300	LIFE	* *	5	$2,400	
Missing Part, Extent : Severe, Area Affected : 100%								
Location : 50 Feet Of Missing Stone On South Side Of DEP Pumping Station And Intermittent Areas To North								
Under Construction	30%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Southern 500 Feet								
Explanation : Other								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Topsoil	25%	4+	$24,000	2032	$24,000	5	$900	
Erosion, Extent : Moderate, Area Affected : 60%								
Location : 50 Feet At Missing Stone On South Side Of DEP Pumping Station And Intermittent Areas To North								
Topsoil	45%			2027	$43,200	5	$3,400	
Under Construction	30%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Southern 500 Feet								
Explanation : Other								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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 : **1,210**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **14-Jan-2021**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2781** **Lot** : **500** **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads		$1,024,100
Total		**$1,024,100**
Importance Code B		$1,024,100
Total		**$1,024,100**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$31,100		$800	$4,500
Total	**$31,100**		**$800**	**$4,500**
Importance Code A	$3,700			
Importance Code B	$20,200		$800	$4,500
Importance Code C	$7,200			
Total	**$31,100**		**$800**	**$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
HUNTS POINT PENINSULA, BUDWEISER SITE
Asset # : 4235

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Concrete	75%			LIFE	* *	5-10	$7,300	
No Component	25%							
Revetment								
Stone	100%			LIFE	* *	5	$14,500	
Backfill								
Fill								
Topsoil	2%	Now	$5,800	2072	* *			
Sinkhole, Extent : Light, Area Affected : 25%								
Location : 1165 To 1185 Feet From South End								
Not Accessible	98%							
Surface								
Asphalt	60%			2041	* *	5	$8,300	
Asphalt Pavers	5%			2041	* *	5	$700	
Asphalt Pavers	1%	Now	$13,700	2047	* *	5	$100	
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : 1165 To 1175 Feet From South End								
Gravel	4%			2041	* *	2-5	$200	
Topsoil	29%			2030	$20,900	5	$1,600	
Topsoil	1%	Now	$700	2032	$700	5		
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : 1175 To 1185 Feet From South End								
Deck Elements								
Railing								
Steel	80%			2030	$1,024,100			
No Component	20%							
Electrical								
Lighting Fixture								
Incandescent	100%			2026				

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

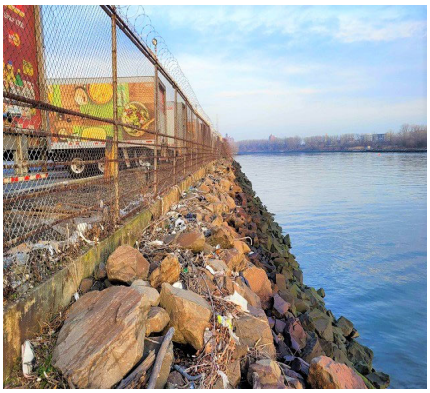
Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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 : **14-Jan-2021**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2781** **Lot** : **500** **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$422,500	$49,400
Total	**$422,500**	**$49,400**
Importance Code A	$366,700	
Importance Code B		$49,400
Importance Code C	$55,700	
Total	**$422,500**	**$49,400**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$63,600	$100		$7,700
Total	**$63,600**	**$100**		**$7,700**
Importance Code A	$3,900			
Importance Code B	$52,000	$100		$7,700
Importance Code C	$7,800			
Total	**$63,600**	**$100**		**$7,700**



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
HUNTS POINT PENINSULA, KRASDALE FOODS INC. (KFI)
Asset # : 4234

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Concrete	70%			LIFE	* *	5-10	$7,800	
Concrete	10%	Now	$366,700	LIFE	* *	5	$600	
Displaced Elements, Extent : Severe, Area Affected : 75%								
Location : Northern 160 Feet								
Progressing Scour, Extent : Moderate, Area Affected : 20%								
Location : Undermining From 1205 To 1225 Feet From South End								
No Component	20%							
Revetment								
Stone	5%	0-2	$55,700	LIFE	* *	5	$400	
Missing Part, Extent : Moderate, Area Affected : 50%								
Location : Intermittent Along Entire Length, Most Notably In Northern 160 Feet								
Stone	95%			LIFE	* *	5	$15,600	
Backfill								
Fill								
Topsoil	5%	Now	$16,300	2072	* *			
Erosion, Extent : Light, Area Affected : 10%								
Location : 20 Feet At Start Of Gravity Wall, 330 Feet From South End								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Beneath Gravity Wall, 1205 To 1225 Feet From South End								
Explanation : Undermining								
Not Accessible	95%							
Surface								
Asphalt	98%			2041	* *	5	$15,300	
Asphalt	2%	Now	$2,700	2047	* *	5	$200	
Settlement, Extent : Severe, Area Affected : 50%								
Location : 20 Feet At Start Of Gravity Wall, 330 Feet From South End								
Deck Elements								
Railing								
Fencing	60%			2030	$49,400	3	$300	
Corrosion, Extent : Light, Area Affected : 75%								
Location : Primarily On Fencing Atop Gravity Wall								
Fencing	40%	Now	$32,900	2037	* *	3	$200	
Impact Damage, Extent : Severe, Area Affected : 100%								
Location : Multiple Areas From 330 To 970 Feet From South End, Totaling 550 Feet								

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

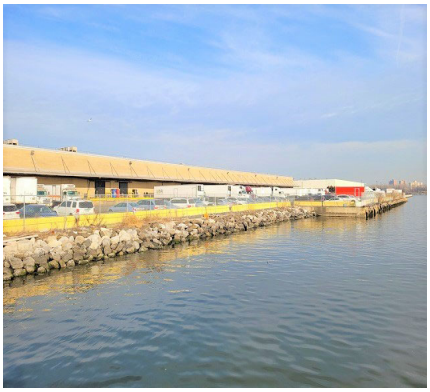
Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	:	**14-Jan-2021**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**2781** **Lot** : **500**	**BIN**	:	

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$436,300	
Total	**$436,300**	
Importance Code A	$106,300	
Importance Code B	$330,000	
Total	**$436,300**	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$4,900	$100		$4,500
Total	**$4,900**	**$100**		**$4,500**
Importance Code A				
Importance Code B	$2,800	$100		$4,500
Importance Code C	$2,100			
Total	**$4,900**	**$100**		**$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
HUNTS POINT PENINSULA, SULTANA DISTRIBUTION SERVICES
Asset # : 4236

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Timber	50%			LIFE	* *	5	$400	
No Component	50%							
Pile Supported Wall								
Concrete	60%	4+	$106,300	2041	* *	5	$9,400	
Other Observation, Extent : Light, Area Affected : 5%								
Location : At Corner 300 Feet From South End								
Explanation : Erosion With Exposed Reinforcement								
No Component	40%							
Piles and Bracing								
No Component	40%							
Not Accessible	60%							
Revetment								
Stone	40%			LIFE	* *	5	$3,800	
No Component	60%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	100%			2041	* *	5	$9,000	
Fender								
Piles								
Timber	60%	Now	$98,200	2047	* *	4	$11,300	
Missing Pile, Extent : Severe, Area Affected : 10%								
Location : From 300 To 330 Feet And 660 To 740 Feet From South End								
Rotting/Splitting, Extent : Severe, Area Affected : 100%								
Location : All Remaining Fender Elements								
No Component	40%							
Wales and Chocks								
Timber	60%	Now	$231,800	2047	* *	4	$25,600	
Rotting/Splitting, Extent : Severe, Area Affected : 100%								
Location : Entire Length Of Fender System								
No Component	40%							
Deck Elements								
Railing								
Fencing	94%			2033	* *	3	$300	
Fencing	6%	Now	$2,800	2037	* *	3		
Impact Damage, Extent : Moderate, Area Affected : 100%								
Location : 423 To 443 Feet And 760 To 786 Feet From South End								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **12-Jan-2021**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **2770**	**Lot**	: **1**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$1,538,700	$109,000
Total	**$1,538,700**	**$109,000**
Importance Code B	$50,300	$109,000
Importance Code C	$1,488,500	
Total	**$1,538,700**	**$109,000**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$26,100		$4,400	
Total	**$26,100**		**$4,400**	
Importance Code B	$26,100		$4,400	
Importance Code C				
Total	**$26,100**		**$4,400**	



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
HUNTS POINT/STEEL SHEET PILE BULKHEAD AND REVETMENT
Asset # : 4232

Bulkheads		Current Repair			Future Replacement			Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost		Cycle (Yrs)	Estimated Cost	Priority
Structural									
Revetment									
Stone	70%	4+	$1,488,500	LIFE		* *	5	$11,000	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : North And South Of The Sheet Pile Wall									
Explanation : Non-engineered Revetment									
No Component	30%								
Sheet Piles									
Steel	25%			LIFE		* *	10		
No Component	70%								
Not Accessible	5%								
Backfill									
Fill									
Not Accessible	100%								
Surface									
Asphalt	10%	Now	$26,100	2047		* *	5	$1,500	
Erosion, Extent : Severe, Area Affected : 100%									
Location : Entire Asphalt Area Behind Sheet Pile Wall									
Gravel	20%	Now	$50,300	2047		* *	2-5	$1,000	
Settlement, Extent : Light, Area Affected : 5%									
Location : Isolated Locations Behind Sheet Pile Wall									
Topsoil	70%			2030	$109,000		5	$8,600	
Erosion, Extent : Moderate, Area Affected : 30%									
Location : Above Revetment									

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

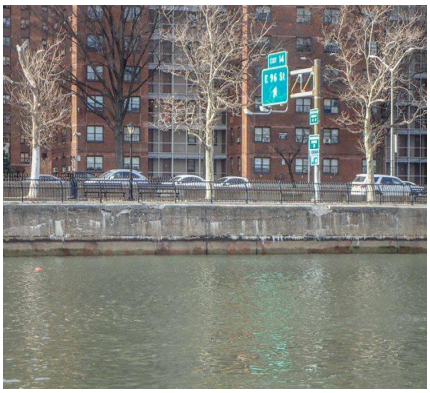
Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	:	**LOW-LEVEL RELIEVING PLATFORM / TIMBER PILE SUPPORTED BULKHEAD**			
Address	:	**MIDWAY E 94TH AND 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	:	**29-Dec-2017**		**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	:	**1573**	**Lot** : **52**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$57,300	$264,500
Total	**$57,300**	**$264,500**
Importance Code A	$57,300	
Importance Code B		$264,500
Total	**$57,300**	**$264,500**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$1,400			
Total	**$1,400**			
Importance Code B	$1,400			
Total	**$1,400**			



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

DEPT. OF SMALL BUSINESS SERV. - 801

LOW-LEVEL RELIEVING PLATFORM / TIMBER PILE SUPPORTED BULKHEAD

Asset # : 13849

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete/Stone	80%			LIFE	* *			
Cracking, Extent : Light, Area Affected : 5%								
Location : Outboard Face Above Mhw								
Missing Block Seal, Extent : Severe, Area Affected : 40%								
Location : Between Stone Facing In Tidal Zone								
Concrete/Stone	20%	2-4	$57,300	LIFE	* *			
Broken, Extent : Severe, Area Affected : 20%								
Location : Broken Stone Panels At North End Of Asset								
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Along Top Of Concrete Throughout								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Not Accessible	100%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	100%			2038	* *	5	$2,900	
Settlement, Extent : Light, Area Affected : 5%								
Location : Offset 3 Feet From Outboard Face At Southern 125 Feet								
Deck Elements								
Railing								
Steel	100%			2027	$264,500			
Missing Coating, Extent : Light, Area Affected : 2%								
Location : Throughout								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **23-Nov-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **2183**	**Lot**	: **997**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$699,400	
Total	**$699,400**	
Importance Code A	$640,700	
Importance Code B	$58,700	
Total	**$699,400**	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$92,800			
Total	**$92,800**			
Importance Code A				
Importance Code B	$57,700			
Importance Code C	$35,100			
Total	**$92,800**			



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
LOW-LEVEL RELIEVING PLATFORM BULKHEAD
Asset # : 13804

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Timber	100%	Now	$35,100	LIFE	* *	5	$200	
Missing Part, Extent : Severe, Area Affected : 80%								
Location : Over Majority Of Gravity Wall								
Rotting/Splitting, Extent : Severe, Area Affected : 20%								
Location : Intermittent Locations								
Gravity Wall								
Conc w/Stone Face	25%	4+	$87,600	LIFE	* *	5	$6,400	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Entire Face Of Wall								
Explanation : Missing Grout								
Concrete	55%	Now	$553,100	LIFE	* *	5	$600	
Displaced Elements, Extent : Severe, Area Affected : 50%								
Location : Missing/ Displaced Stones 30 Feet To 50 Feet And 147 Feet To 195 Feet From North								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 195 Feet To 282 Feet From North								
Explanation : Collapsed								
Not Accessible	20%							
Backfill								
Fill								
Sand	30%	Now	$21,100	2062	* *	5	$100	
Loss of Backfill, Extent : Severe, Area Affected : 100%								
Location : 195 Feet To 282 Feet From North								
Not Accessible	70%							
Surface								
Asphalt	50%	Now	$14,100	2047	* *	5	$800	
Cracking, Extent : Moderate, Area Affected : 100%								
Location : Northern 94 Feet Of Asset								
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : 195 To 282 Feet From North								
Concrete	20%	4+	$22,500	2047	* *	5	$300	
Cracking, Extent : Moderate, Area Affected : 50%								
Location : Between 94 Feet And 195 Feet From North								
Not Accessible	30%							
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : Obscured By Vegetation								
Fender								
Piles								
Timber	100%	Now	$58,700	2047	* *	4	$6,800	1
Missing Pile, Extent : Severe, Area Affected : 100%								
Location : Entire Fender System								

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

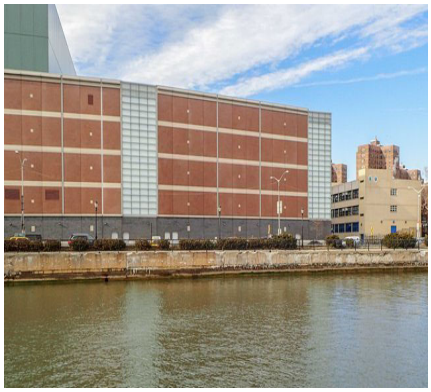
Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **16-Jan-2018**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **1815**	**Lot**	: **25**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$349,700	$322,700
Total	**$349,700**	**$322,700**
Importance Code A	$349,700	
Importance Code B		$322,700
Total	**$349,700**	**$322,700**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$22,200			
Total	**$22,200**			
Importance Code A	$20,500			
Importance Code B	$1,700			
Total	**$22,200**			



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

DEPT. OF SMALL BUSINESS SERV. - 801

LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD

Asset # : 13825

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete/Stone	50%	0-2	$349,700	LIFE	* *			
Broken, Extent : Severe, Area Affected : 1%								
Location : Stone Face At Outfall 25 Feet From South								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Concrete Above Stone Face								
Explanation : Chemical Deterioration Of Concrete								
Concrete/Stone	50%			LIFE	* *			
Missing Block Seal, Extent : Light, Area Affected : 20%								
Location : Between Stone Facing In Tidal Zone								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Timber	10%	4+	$20,500	LIFE	* *	4	$200	
Rotting/Splitting, Extent : Light, Area Affected : 50%								
Location : Throughout At Outboard Face								
Not Accessible	90%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	100%			2038	* *	5	$3,500	
Settlement, Extent : Light, Area Affected : 5%								
Location : Adjancent To Seawall								
Deck Elements								
Railing								
Steel	100%			2027	$322,700			
Missing Coating, Extent : Light, Area Affected : 5%								
Location : Primarily At Baseplates								
Electrical								
Lighting Fixture								
Incandescent	100%			2024				
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1 Light Pole								
Explanation : Lighting								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **16-Jan-2018**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **1716**	**Lot**	: **28**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$386,700	$137,500
Total	**$386,700**	**$137,500**
Importance Code A	$298,100	
Importance Code B	$88,600	$137,500
Total	**$386,700**	**$137,500**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$37,700			
Total	**$37,700**			
Importance Code A	$26,200			
Importance Code B	$11,600			
Total	**$37,700**			



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

LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD

Asset # : 13826

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete/Stone	50%			LIFE	* *			
Cracking, Extent : Light, Area Affected : 10%								
Location : Outboard Face Above Mhw								
Missing Block Seal, Extent : Light, Area Affected : 20%								
Location : Between Stone Facing In Tidal Zone								
Concrete/Stone	50%	0-2	$298,100	LIFE	* *			
Broken, Extent : Severe, Area Affected : 100%								
Location : Behind Old Pier 132 Feet Long								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Timber	5%	4+	$26,200	LIFE	* *	4	$100	
Rotting/Splitting, Extent : Light, Area Affected : 50%								
Location : Outboard Face Of Pile Caps								
Not Accessible	95%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	70%			2038	* *	5	$2,100	
Settlement, Extent : Light, Area Affected : 5%								
Location : At North Side Of Pier								
Asphalt Pavers	30%	Now	$88,600	2044	* *	5	$400	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Behind Failing Seawall At Foot Of Old Pier								
Explanation : Missing Pavers								
Deck Elements								
Railing								
Fencing	50%	Now	$7,800	2034	* *	3	$100	
Displaced Elements, Extent : Moderate, Area Affected : 100%								
Location : Foot Of Pier On South End Of Asset								
Steel	50%	4+	$2,800	2028	$137,500			
Corrosion, Extent : Light, Area Affected : 5%								
Location : Primarily In Baseplates								
Missing Coating, Extent : Moderate, Area Affected : 5%								
Location : Primarily In Baseplates								
Electrical								
Lighting Fixture								
Incandescent	100%			2024				
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1 Light Pole								
Explanation : Lighting								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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 : **16-Jan-2018**
Landmark Status : **NONE**
Areas Surveyed :
Block : **1715** **Lot** : **53** **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$148,600	$285,600
Total	**$148,600**	**$285,600**
Importance Code A	$148,600	
Importance Code B		$285,600
Total	**$148,600**	**$285,600**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$37,600			
Total	**$37,600**			
Importance Code A	$36,200			
Importance Code B	$1,400			
Total	**$37,600**			



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.*

DEPT. OF SMALL BUSINESS SERV. - 801

LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD

Asset # : 13827

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete/Stone	60%	2-4	$148,600	LIFE	* *			
Cracking, Extent : Light, Area Affected : 25%								
Location : Outboard Face Above Mhw								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Outboard Face Above Mhw								
Explanation : Chemical Deterioration Of Concrete								
Concrete/Stone	40%			LIFE	* *			
Missing Block Seal, Extent : Moderate, Area Affected : 75%								
Location : Throughout Tidal Zone								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Timber	10%	4+	$36,200	LIFE	* *	4	$200	
Rotting/Splitting, Extent : Light, Area Affected : 50%								
Location : Throughout At Outboard Ends And In Line Cap								
Not Accessible	90%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	90%			2038	* *	5	$2,800	
Settlement, Extent : Light, Area Affected : 5%								
Location : Adjacent To Seawall								
Topsoil	10%			2027	$1,600	5	$100	
Deck Elements								
Railing								
Steel	100%			2027	$285,600			
Missing Coating, Extent : Light, Area Affected : 5%								
Location : Primarily In Baseplates								
Electrical								
Lighting Fixture								
Incandescent	100%			2024				
Other Observation, Extent : Light, Area Affected : 100%								
Location : 5 Light Poles								
Explanation : Lighting								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name : **LOW-LEVEL RELIEVING PLATFORM 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 : **548**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **10-Jan-2018**
Landmark Status : **NONE**
Areas Surveyed :
Block : **1713** **Lot** : **38** **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$859,000	$579,700
Total	**$859,000**	**$579,700**
Importance Code A	$638,200	
Importance Code B	$220,800	$579,700
Total	**$859,000**	**$579,700**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$30,600			
Total	**$30,600**			
Importance Code A				
Importance Code B	$30,600			
Total	**$30,600**			



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.*

DEPT. OF SMALL BUSINESS SERV. - 801

LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD

Asset # : 13829

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete	50%	Now	$512,600	LIFE	* *	5	$1,000	
Broken, Extent : Severe, Area Affected : 80%								
Location : From East 114th Street North For 285 Feet								
Concrete/Stone	50%	4+	$125,700	LIFE	* *			
Cracking, Extent : Moderate, Area Affected : 20%								
Location : Outboard Face Above Mean High Water								
Missing Block Seal, Extent : Severe, Area Affected : 30%								
Location : Between Stone Facing In Tidal Zone								
Spalling, Extent : Light, Area Affected : 5%								
Location : From North End South For 260 Feet And Undermining Several Railing Base Plates								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Outboard Face Above Mean High Water								
Explanation : Efflorescence								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Not Accessible	100%							
Backfill								
Fill								
Topsoil	50%	Now	$65,200	2069	* *			
Sinkhole, Extent : Severe, Area Affected : 50%								
Location : 147 Feet, 200 Feet, 273 Feet North Of 114th Street								
Other Observation, Extent : Severe, Area Affected : 50%								
Location : From 114th Street North For 285 Feet								
Explanation : Fill Loss								
Not Accessible	50%							
Surface								
Asphalt Pavers	50%			2038	* *	5	$3,100	
Asphalt Pavers	50%	Now	$155,600	2044	* *	5	$1,600	
Settlement, Extent : Severe, Area Affected : 25%								
Location : From 114th Street North For 285 Feet								
Deck Elements								
Railing								
Steel	100%	4+	$29,000	2027	$579,700			
Corrosion, Extent : Light, Area Affected : 5%								
Location : Primarily At Baseplates								
Missing Coating, Extent : Light, Area Affected : 5%								
Location : Primarily At Baseplates								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	:	**10-Jan-2018**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**1705** **Lot** : **21**	**BIN**	:	

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$156,000	$899,200
Total	**$156,000**	**$899,200**
Importance Code A	$156,000	
Importance Code B		$899,200
Total	**$156,000**	**$899,200**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$23,200			
Total	**$23,200**			
Importance Code B	$23,200			
Total	**$23,200**			



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

LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD

Asset # : 13830

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete/Stone	60%			LIFE	* *			
Cracking, Extent : Moderate, Area Affected : 50%								
Location : Outboard Face Above Mhw								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Outboard Face Above Mhw								
Explanation : Efflorescence								
Concrete/Stone	40%	2-4	$156,000	LIFE	* *			
Spalling, Extent : Moderate, Area Affected : 50%								
Location : Intermittent From 111th Street North For 605 Feet And Undermining Railing Base Plates.								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Not Accessible	100%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	20%	4+	$19,300	2042	* *	5	$1,000	
Other Observation, Extent : Moderate, Area Affected : 1%								
Location : 5 Feet South Of E 114th Street								
Explanation : Upheaval								
Asphalt Pavers	80%			2038	* *	5	$7,800	
Deck Elements								
Railing								
Steel	100%			2027	$899,200			
Corrosion, Extent : Light, Area Affected : 5%								
Location : Primarily At Baseplates								
Missing Coating, Extent : Light, Area Affected : 5%								
Location : Throughout Primarily At Baseplates								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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 : **17-Jan-2018**
Landmark Status : **NONE**
Areas Surveyed :
Block : **1704** **Lot** : **2** **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$124,800	$287,800
Total	**$124,800**	**$287,800**
Importance Code A	$124,800	
Importance Code B		$287,800
Total	**$124,800**	**$287,800**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$28,900			
Total	**$28,900**			
Importance Code A	$18,200			
Importance Code B	$10,700			
Total	**$28,900**			



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.*

DEPT. OF SMALL BUSINESS SERV. - 801

LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD

Asset # : 13831

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete/Stone	50%			LIFE	* *			
Cracking, Extent : Light, Area Affected : 50%								
Location : Outboard Face Above Mean High Water								
Other Observation, Extent : Light, Area Affected : 50%								
Location : Outboard Face Above Mean High Water								
Explanation : Efflorescence								
Concrete/Stone	20%	2-4	$124,800	LIFE	* *			
Spalling, Extent : Moderate, Area Affected : 50%								
Location : Outboard Face Above Mean High Water								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Concrete Above Stone Face								
Explanation : Chemical Deterioration Of Concrete								
Not Accessible	30%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Behind Abandoned Timber Structure								
Explanation : Location								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Timber	10%	4+	$18,200	LIFE	* *	4	$200	
Rotting/Splitting, Extent : Moderate, Area Affected : 10%								
Location : Outboard End								
Not Accessible	90%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	5%	4+	$9,300	2038	* *	5	$100	
Settlement, Extent : Moderate, Area Affected : 5%								
Location : 155 Feet From North Adjacent To Light Pole								
Sinkhole, Extent : Moderate, Area Affected : 10%								
Location : At South End Adjacent To Manhole								
Asphalt Pavers	90%			2038	* *	5	$2,800	
Settlement, Extent : Light, Area Affected : 20%								
Location : Isolated Adjacent To Seawall								
Topsoil	5%			2027	$800	5	$100	
Deck Elements								
Railing								
Steel	100%			2027	$287,800			
Missing Coating, Extent : Light, Area Affected : 5%								
Location : Primarily At Baseplates								
Electrical								

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

DEPT. OF SMALL BUSINESS SERV. - 801

LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD

Asset # : 13831

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Electrical								
Lighting Fixture								
Incandescent	100%			2024				
Other Observation, Extent : Light, Area Affected : 100%								
Location : 5 Light Poles								
Explanation : Lighting								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	:	**18-Dec-2017**		**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	:	**1699**	**Lot** : **64**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$216,700	$285,600
Total	**$216,700**	**$285,600**
Importance Code A	$216,700	
Importance Code B		$285,600
Total	**$216,700**	**$285,600**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$1,500			
Total	**$1,500**			
Importance Code B	$1,500			
Total	**$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.*

DEPT. OF SMALL BUSINESS SERV. - 801

LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD

Asset # : 13836

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete/Stone	65%			LIFE	* *			
Cracking, Extent : Moderate, Area Affected : 50%								
Location : Offshore Concrete Face With Efflorescence								
Concrete/Stone	35%	2-4	$216,700	LIFE	* *			
Spalling, Extent : Severe, Area Affected : 50%								
Location : Locations Throughout Top 3 Feet To 6 Feet Of Concrete Wall, Totaling 60 Feet; Undermining Railing								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Concrete Above Stone Face								
Explanation : Chemical Deterioration Of Concrete								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Not Accessible	100%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	100%			2038	* *	5	$3,100	
Deck Elements								
Railing								
Steel	100%			2027	$285,600			
Missing Coating, Extent : Light, Area Affected : 5%								
Location : Throughout								

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

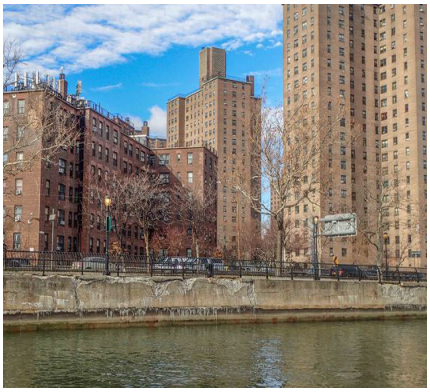
Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	:	**18-Dec-2017**		**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	:	**1696**	**Lot** : **51**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$295,900	$272,900
Total	**$295,900**	**$272,900**
Importance Code A	$295,900	
Importance Code B		$272,900
Total	**$295,900**	**$272,900**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$1,500			
Total	**$1,500**			
Importance Code B	$1,500			
Total	**$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.*

DEPT. OF SMALL BUSINESS SERV. - 801

LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD

Asset # : 13837

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete/Stone	50%			LIFE	* *			
Cracking, Extent : Moderate, Area Affected : 50%								
Location : Offshore Concrete Face With Efflorescence								
Concrete/Stone	50%	2-4	$295,900	LIFE	* *			
Spalling, Extent : Severe, Area Affected : 50%								
Location : Throughout Top 3 Feet To 6 Feet Of Wall In Multiple Locations; Undermining Railing								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Concrete Above Stone Face								
Explanation : Chemical Deterioration Of Concrete								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Not Accessible	100%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	100%			2038	* *	5	$2,900	
Deck Elements								
Railing								
Steel	100%			2027	$272,900			
Missing Coating, Extent : Light, Area Affected : 5%								
Location : Throughout								

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

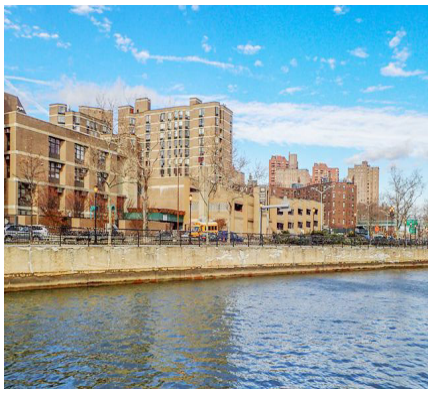
Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	:	**20-Dec-2017**		**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	:	**1694**	**Lot** : **51**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads		$245,400
Total		**$245,400**
Importance Code B		$245,400
Total		**$245,400**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$41,000			
Total	**$41,000**			
Importance Code A	$26,600			
Importance Code B	$14,400			
Total	**$41,000**			



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

LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD

Asset # : 13841

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete/Stone	95%			LIFE	* *			
Cracking, Extent : Moderate, Area Affected : 100%								
Location : Throughout In Top 3 Feet Of Concrete Wall With Efflorescence								
Missing Block Seal, Extent : Moderate, Area Affected : 5%								
Location : Throughout In Tidal Zone								
Concrete/Stone	5%	4+	$26,600	LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 40%								
Location : Isolated Throughout Concrete Face And Along Top								
Explanation : Chemical Deterioration Of Concrete								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Not Accessible	100%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	95%			2038	* *	5	$2,500	
Asphalt Pavers	5%	4+	$13,200	2044	* *	5	$100	
Settlement, Extent : Moderate, Area Affected : 100%								
Location : Around Planters, At South Limit Of Asset, And 158 Feet From South End Of Asset								
Deck Elements								
Railing								
Steel	100%			2027	$245,400			
Corrosion, Extent : Light, Area Affected : 50%								
Location : Throughout								
Missing Coating, Extent : Light, Area Affected : 100%								
Location : Throughout								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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 : **28-Dec-2017**
Landmark Status : **NONE**
Areas Surveyed :
Block : **1691** **Lot** : **6** **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$358,600	$566,000
Total	**$358,600**	**$566,000**
Importance Code A	$245,400	
Importance Code B	$113,200	$566,000
Total	**$358,600**	**$566,000**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$3,100			
Total	**$3,100**			
Importance Code B	$3,100			
Total	**$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.*

DEPT. OF SMALL BUSINESS SERV. - 801

LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD

Asset # : 13844

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete/Stone	20%	2-4	$245,400	LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 75%								
Location : Concrete Face Above Stone								
Explanation : Chemical Deterioration Of Concrete								
Concrete/Stone	80%			LIFE	* *			
Cracking, Extent : Moderate, Area Affected : 25%								
Location : Throughout Concrete Surface With Efflorescence								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Not Accessible	100%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	100%			2038	* *	5	$6,100	
Settlement, Extent : Light, Area Affected : 5%								
Location : Along Offshore Edge								
Other Observation, Extent : Light, Area Affected : 5%								
Location : Along Offshore Edge								
Explanation : Cracking								
Deck Elements								
Railing								
Steel	100%	4+	$113,200	2028	$566,000			
Corrosion, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Missing Coating, Extent : Moderate, Area Affected : 75%								
Location : Throughout								

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

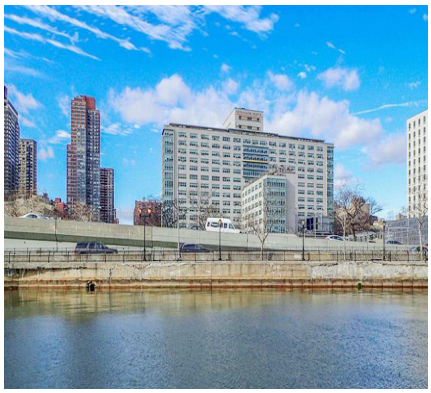
Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	:	**LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD**			
Address	:	**BET 96 AND 97 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	:	**27-Dec-2017**		**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	:	**1690**	**Lot** : **10**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads		$89,900
Total		**$89,900**
Importance Code B		$89,900
Total		**$89,900**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$35,600			
Total	**$35,600**			
Importance Code A	$35,100			
Importance Code B	$500			
Total	**$35,600**			



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.*

DEPT. OF SMALL BUSINESS SERV. - 801

LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD

Asset # : 13845

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete/Stone	30%	4+	$35,100	LIFE	* *			
Spalling, Extent : Moderate, Area Affected : 50%								
Location : At Top Of Concrete Wall And Undermining Several Railing Bases								
Concrete/Stone	70%			LIFE	* *			
Cracking, Extent : Moderate, Area Affected : 50%								
Location : Throughout Concrete Surface With Efflorescence								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Not Accessible	100%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	100%			2038	* *	5	$1,000	
Settlement, Extent : Light, Area Affected : 30%								
Location : Offset 3 Feet From Outboard Face At South End Of Asset								
Deck Elements								
Railing								
Steel	100%			2027	$89,900			
Missing Coating, Extent : Light, Area Affected : 20%								
Location : Throughout								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **MILL POND PARK REVETMENT AND SEAWALLS**				
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	: **02-Jul-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **2539**	**Lot**	: **2**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$4,395,100	$1,781,000
Total	**$4,395,100**	**$1,781,000**
Importance Code A	$3,518,700	
Importance Code B	$122,400	$1,781,000
Importance Code C	$754,100	
Total	**$4,395,100**	**$1,781,000**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$61,400	$11,500		$200
Total	**$61,400**	**$11,500**		**$200**
Importance Code A				
Importance Code B	$61,400	$11,500		$200
Importance Code C				
Total	**$61,400**	**$11,500**		**$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
MILL POND PARK REVETMENT AND SEAWALLS
Asset # : 1718

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete	40%	4+	$3,344,000	LIFE	* *	5	$6,700	
Erosion, Extent : Severe, Area Affected : 75%								
Location : Northern 1,530 Feet And Southern 350 Feet								
Concrete	15%			LIFE	* *	5	$2,500	
Erosion, Extent : Moderate, Area Affected : 50%								
Location : Low Level Platform On North Side Of Tennis Center								
No Component	45%							
Gravity Wall								
Stone Gabion	1%			LIFE	* *	3		
Settlement, Extent : Light, Area Affected : 100%								
Location : 35 Feet Of Gabion, West Side Of Tennis Center								
No Component	99%							
Piles and Bracing								
Steel	1%			LIFE	* *	5	$6,900	
Corrosion, Extent : Light, Area Affected : 100%								
Location : High Level Platforms, South Side Of Yankee Ferry Landing And North End Of Asset								
Timber	4%	4+	$174,700	2040	* *	4	$26,800	
Rotting/Splitting, Extent : Moderate, Area Affected : 100%								
Location : All Visible Piles Supporting Low Level Platforms								
No Component	45%							
Not Accessible	50%							
Revetment								
Concrete	3%	Now	$100,000	LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Debris Revetment From 600 To 750 Feet From South								
Explanation : Missing Part								
Stone	24%			LIFE	* *	5	$6,400	
Stone	18%	2-4	$654,100	LIFE	* *	5	$4,800	
Settlement, Extent : Moderate, Area Affected : 50%								
Location : Primarily Along North - South Shorelines Of Mill Pond Park, Totaling 970 Feet								
No Component	55%							
Pile Caps								
Concrete	5%			LIFE	* *	5	$700	
Erosion, Extent : Moderate, Area Affected : 10%								
Location : Offshore Ends At High Level Platforms								
No Component	95%							
Lowlevel Pile Caps								
Timber	50%			LIFE	* *			
No Component	50%							
Backfill								

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

DEPT. OF SMALL BUSINESS SERV. - 801
MILL POND PARK REVETMENT AND SEAWALLS
Asset # : 1718

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Backfill								
Fill								
Topsoil	5%	Now	$53,200	2071	* *			
Erosion, Extent : Severe, Area Affected : 25%								
Location : Vertical Embankments Exposed, Southern Mill Pond Park								
Not Accessible	95%							
Surface								
Asphalt	45%			2034	* *	5	$23,000	
Surface Wearing/Scaling, Extent : Moderate, Area Affected : 100%								
Location : Northern 2,070 Feet								
Topsoil	35%	2-4	$55,900	2029	$93,200	5	$3,700	
Erosion, Extent : Moderate, Area Affected : 10%								
Location : North - South Shorelines Of Mill Pond Park								
Topsoil	5%	Now	$13,300	2031	$13,300	5	$500	
Settlement, Extent : Severe, Area Affected : 50%								
Location : Southern Mill Pond Park								
Not Accessible	15%							
Fender								
Piles								
Timber	35%			2027	$325,600	4	$56,200	
Broken, Extent : Severe, Area Affected : 100%								
Location : Fender System Obsolete								
No Component	65%							
Wales and Chocks								
Timber	35%			2027	$768,800	4	$127,300	
Broken, Extent : Severe, Area Affected : 100%								
Location : Fender System Obsolete								
No Component	65%							
Deck Elements								
Railing								
Fencing	40%			2029	$107,300	3	$900	
Loose Connections, Extent : Moderate, Area Affected : 100%								
Location : North And South Ends Of Asset								
Steel	10%			2029	$472,800			
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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **13-Feb-2019**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **487**	**Lot**	: **100**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$79,600	
Total	**$79,600**	
Importance Code A	$79,600	
Total	**$79,600**	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$76,500	$8,400	$100	
Total	**$76,500**	**$8,400**	**$100**	
Importance Code A				
Importance Code B	$72,500	$8,400	$100	
Importance Code C	$4,100			
Total	**$76,500**	**$8,400**	**$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
NAVY HOMEPORT STEEL SHEET PILE BULKHEAD
Asset # : 13949

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Timber	11%			LIFE	* *	5	$100	
Timber	2%	Now	$4,100	LIFE	* *	5		
Rotting/Splitting, Extent : Severe, Area Affected : 50%								
Location : Two Segments North Of Homeport Pier								
No Component	87%							
Sheet Piles								
Steel	50%			LIFE	* *			
Corrosion, Extent : Moderate, Area Affected : 100%								
Location : Splash Zone								
Other Observation, Extent : Light, Area Affected : 100%								
Location : 14, 490, 515, And 1375 Feet From North								
Explanation : Outfalls								
Not Accessible	50%							
Pile Caps								
Concrete	90%			LIFE	* *	5	$4,400	
Concrete	5%	4+	$39,800	LIFE	* *	5	$200	
Spalling, Extent : Moderate, Area Affected : 100%								
Location : Spalls With Exposed Rebar At 114, 350, And 500 To 620 Feet								
Concrete	5%	Now	$39,800	LIFE	* *	5	$200	
Broken, Extent : Severe, Area Affected : 100%								
Location : 90 Feet Long Section Adjacent To North Face Of Homeport Pier								
Backfill								
Fill								
Topsoil	10%	Now	$39,000	2070	* *			
Sinkhole, Extent : Severe, Area Affected : 40%								
Location : At 350 To 450, 490, 525, And 575 Feet From North								
Not Accessible	90%							
Surface								
Asphalt	90%			2039	* *	5	$16,800	
Asphalt	10%	Now	$16,400	2045	* *	5	$900	
Settlement, Extent : Severe, Area Affected : 40%								
Location : Sinkholes At 350 To 450, 500, 525, And 575 Feet From North								
Fender								
Piles								
Timber	5%	0-2	$17,100	2045	* *	4	$2,000	
Worn, Extent : Severe, Area Affected : 75%								
Location : Southern 200 Feet Of Asset								
No Component	90%							
Not Accessible	5%							
Deck Elements								
Railing								
Fencing	50%			2034	* *	3	$300	
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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **07-Feb-2019**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **487**	**Lot**	: **100**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$3,005,300	
Total	**$3,005,300**	
Importance Code A	$1,639,600	
Importance Code B	$315,300	
Importance Code C	$1,050,400	
Total	**$3,005,300**	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads		$1,800		
Total		**$1,800**		
Importance Code A				
Importance Code B		$1,800		
Importance Code C				
Total		**$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.*

DEPT. OF SMALL BUSINESS SERV. - 801
NAVY HOMEPORT WHARF, BULKHEAD, SEAWALL
Asset # : 13502

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Concrete	75%	Now	$354,000	LIFE	* *	5	$900	
Missing Part, Extent : Severe, Area Affected : 100%								
Location : One Location Totaling 930 Feet At North End								
No Component	25%							
Revetment								
Concrete	75%	Now	$696,400	LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Along Entire Length								
Explanation : Collapsed Concrete Structure								
No Component	25%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : At Sheeting								
Explanation : No Concrete								
Sheet Piles								
Steel	20%	4+	$1,639,600	LIFE	* *			
Corrosion, Extent : Severe, Area Affected : 75%								
Location : Along Entire Length								
No Component	75%							
Not Accessible	5%							
Pile Caps								
Concrete	25%			LIFE	* *	5	$900	
Spalling, Extent : Moderate, Area Affected : 100%								
Location : Intermittent Along Entire Length								
No Component	75%							
Backfill								
Fill								
Topsoil	75%	Now	$222,100	2070	* *			
Erosion, Extent : Severe, Area Affected : 100%								
Location : Along The Upland Area Of Sheeting, And Inshore Of Concrete Riprap								
Not Accessible	25%							
Surface								
Asphalt	75%	Now	$93,200	2045	* *	5	$5,300	
Settlement, Extent : Severe, Area Affected : 50%								
Location : Inshore Of Broken Asphalt Surface North End Of Asset								
Asphalt	25%			2039	* *	5	$3,600	
Cracking, Extent : Moderate, Area Affected : 75%								
Location : Inshore Of Sheeting								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **25-Jan-2018**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **1107**	**Lot**	: **12**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$228,200	$1,848,600
Total	**$228,200**	**$1,848,600**
Importance Code A		$102,900
Importance Code B	$228,200	$1,745,700
Total	**$228,200**	**$1,848,600**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$23,000			$18,100
Total	**$23,000**			**$18,100**
Importance Code A				
Importance Code B	$23,000			$18,100
Total	**$23,000**			**$18,100**



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
PASSENGER SHIP TERMINAL BULKHEAD, PIERS 88, 90, 92
Asset # : 1763

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete	70%			LIFE	* *	5	$3,500	
No Component	30%							
Gravity Wall								
Not Accessible	100%							
Piles and Bracing								
Steel	50%			LIFE	* *	5	$102,900	
Not Accessible	50%							
Pile Caps								
Concrete	20%			LIFE	* *	5	$800	
No Component	30%							
Not Accessible	50%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Stone Pavers	65%			2038	* *	10		
Stone Pavers	5%	0-2	$23,000	2044	* *			
Cracking, Extent : Severe, Area Affected : 75%								
Location : Isolated Cracked Stone Pavers								
Not Accessible	30%							
Fender								
Piles								
Timber	35%	0-2	$97,100	2044	* *	4	$11,200	
Broken, Extent : Moderate, Area Affected : 25%								
Location : Just North Of Pier 88								
Rotting/Splitting, Extent : Moderate, Area Affected : 25%								
Location : South Of Pier 88								
No Component	30%							
Not Accessible	35%							
Wales and Chocks								
Timber	50%			2038	* *	4	$36,200	
Timber	20%	0-2	$131,000	2044	* *	4	$14,500	
Broken, Extent : Severe, Area Affected : 50%								
Location : North Of Pier 88								
Worn, Extent : Moderate, Area Affected : 50%								
Location : South Of Pier 88								
No Component	30%							
Deck Elements								
Railing								
Steel	70%			2027	$987,100			
Displaced Elements, Extent : Light, Area Affected : 1%								
Location : One Location Just South Of Pier 90								
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

PASSENGER SHIP TERMINAL BULKHEAD, PIERS 88, 90, 92

Asset # : 1763

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Parapet								
Concrete	70%			2030	$758,500			
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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **19-Nov-2020**		**Landmark Status**	: **NONE**	
Areas Surveyed	:				
Block	: **2023**	**Lot** : **1**	**BIN**	:	

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$1,633,600	
Total	**$1,633,600**	
Importance Code A	$356,800	
Importance Code B	$1,276,800	
Total	**$1,633,600**	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$100		$37,000	
Total	**$100**		**$37,000**	
Importance Code A			$35,800	
Importance Code B			$1,200	
Importance Code C	$100			
Total	**$100**		**$37,000**	



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

PERIMETER WALL AROUND PIER J BERTHS 15,16,17

Asset # : 13524

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Timber	10%			LIFE	* *	5	$200	
No Component	90%							
Pile Supported Wall								
Concrete	85%			2035	* *	5	$71,600	
Cracking, Extent : Light, Area Affected : 10%								
Location : Top Of Wall								
Mechanical Damage, Extent : Light, Area Affected : 50%								
Location : Top Of Wall								
Concrete	15%	4+	$356,800	2041	* *	5	$6,300	
Erosion, Extent : Moderate, Area Affected : 50%								
Location : Tidal Zone								
Spalling, Extent : Severe, Area Affected : 50%								
Location : Primarily At West Face Approximately 400 Feet From Inshore								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Not Accessible	100%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	10%	Now	$239,700	2047	* *	5	$1,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : At The Southwest Corner, West End, And Northwest Corner Of Asset								
Explanation : Missing Pavers								
Asphalt Pavers	10%			2035	* *	5	$2,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Entire Deck Surface								
Explanation : Surface Wearing								
Not Accessible	80%							
Fender								
Wales and Chocks								
Timber	100%	Now	$1,037,100	2047	* *	4	$114,500	
Broken, Extent : Severe, Area Affected : 100%								
Location : Entire Fender System								

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

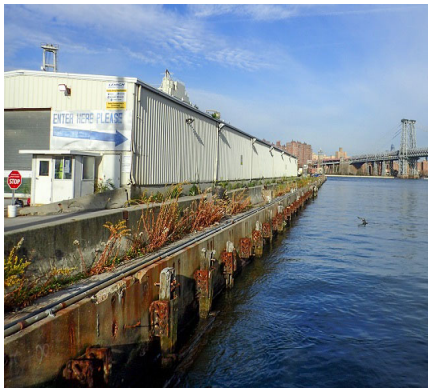
Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	:	**19-Nov-2020**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**2023** **Lot** : **1**	**BIN**	:	

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$918,900	
Total	**$918,900**	
Importance Code A	$102,900	
Importance Code B	$816,100	
Total	**$918,900**	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$45,500		$39,300	
Total	**$45,500**		**$39,300**	
Importance Code A			$34,600	
Importance Code B	$45,500		$4,700	
Total	**$45,500**		**$39,300**	



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

PIER K INCLUDING PERIMETER BULKHEAD / BERTHS 19, 20

Asset # : 13523

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Pile Supported Wall								
Concrete	95%			2035	* *	5	$69,200	
Erosion, Extent : Light, Area Affected : 20%								
Location : Tidal Zone								
Mechanical Damage, Extent : Light, Area Affected : 30%								
Location : Along The Top Of Concrete Wall								
Spalling, Extent : Light, Area Affected : 20%								
Location : Isolated Locations								
Concrete	5%	4+	$102,900	2041	* *	5	$1,800	
Erosion, Extent : Moderate, Area Affected : 50%								
Location : Tidal Zone								
Spalling, Extent : Moderate, Area Affected : 50%								
Location : Above Mean Low Water								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Not Accessible	100%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	20%			2045	* *	5	$4,200	
Asphalt	25%	4+	$45,500	2047	* *	5	$2,600	
Cracking, Extent : Light, Area Affected : 30%								
Location : Widespread Cracks In Asphalt Surface								
Asphalt Blocks	15%	4+	$322,700	2047	* *	5	$1,600	
Settlement, Extent : Light, Area Affected : 30%								
Location : North And South Sides Of Pier								
Other Observation, Extent : Severe, Area Affected : 20%								
Location : At Offshore End Of Asset								
Explanation : Broken/ Displaced Pavers								
Asphalt Blocks	20%			2035	* *	5	$4,200	
Concrete	5%			2035	* *	5	$1,000	
Cracking, Extent : Light, Area Affected : 10%								
Location : At Isolated Concrete Patches								
Not Accessible	15%							
Fender								
Wales and Chocks								
Timber	55%	Now	$493,400	2047	* *	4	$54,500	
Broken, Extent : Severe, Area Affected : 50%								
Location : North And West Face								
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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **20-Mar-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **1360** **Lot** : **60**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$290,600	$2,014,800
Total	**$290,600**	**$2,014,800**
Importance Code A	$224,300	
Importance Code B	$66,300	$2,014,800
Total	**$290,600**	**$2,014,800**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$55,300		$20,900	$11,500
Total	**$55,300**		**$20,900**	**$11,500**
Importance Code A	$19,600		$17,300	$11,500
Importance Code B	$35,800		$3,500	
Total	**$55,300**		**$20,900**	**$11,500**



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

RELIEVING PLATFORM

Asset # : 1748

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete/Stone	90%			LIFE	* *			
Concrete/Stone	10%	4+	$224,300	LIFE	* *			
Cracking, Extent : Light, Area Affected : 5%								
Location : Isolated Locations								
Erosion, Extent : Moderate, Area Affected : 5%								
Location : Isolated Areas At Bottom And Corners Of Stone								
Exposed Reinforcement, Extent : Moderate, Area Affected : 50%								
Location : South End Of Asset Above Top Course Of Stone								
Missing Part, Extent : Moderate, Area Affected : 5%								
Location : Isolated Missing Stone Facing								
Piles and Bracing								
Not Accessible	100%							
Lowlevel Pile Caps								
Timber	1%	Now	$8,000	LIFE	* *			
Rotting/Splitting, Extent : Severe, Area Affected : 50%								
Location : Offshore Face Of Cap Beam								
Not Accessible	99%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	38%			2040	* *	5	$7,100	
Settlement, Extent : Light, Area Affected : 5%								
Location : Isolated At Lightpole Foundations								
Asphalt Pavers	2%	0-2	$18,500	2040	* *	5	$200	
Other Observation, Extent : Severe, Area Affected : 50%								
Location : North Of E. 51st Street								
Explanation : Uplift								
Not Accessible	60%							
Deck Elements								
Railing								
Steel	39%			2029	$672,500			
Corrosion, Extent : Light, Area Affected : 10%								
Location : At Accessible Part Of Asset North Of 51st Street								
Steel	1%	2-4	$17,200	2031	$17,200			
Corrosion, Extent : Severe, Area Affected : 50%								
Location : At E. 53rd St								
Not Accessible	60%							
Parapet								
Concrete	50%	4+	$66,300	2032	$662,500			
Cracking, Extent : Moderate, Area Affected : 2%								
Location : South Of East 54th Street At Offshore Face								
Spalling, Extent : Moderate, Area Affected : 25%								
Location : South Of East 54th Street At Offshore Face								
Concrete	50%			2032	$662,500			

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

RELIEVING PLATFORM

Asset # : 1748

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Electrical								
Lighting Fixture								
Incandescent	60%			2025	$17,300			
Incandescent	40%	Now	$11,500	2026	$11,500			
Broken, Extent : Light, Area Affected : 100%								
Location : 4 Of 11 Lights								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name : **RELIEVING PLATFORM BULKHEAD**
Address : **W 202ND TO W 203RD ST HARLEM RIVER**
Borough : **MANHATTAN**
Program / Asset # : **DBSR060.000 / 13802**
Linear Ft : **300**
Date of Survey : **24-Nov-2020**
Areas Surveyed :
Block : **2184** **Lot** : **40**

Agency's Number : **N/A**
Yr Built/Renovated :
Project Type : **ECONOMIC DEVELOPMENT**
Landmark Status : **NONE**
BIN :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$529,800	$63,500
Total	**$529,800**	**$63,500**
Importance Code A	$319,900	
Importance Code B	$209,900	$63,500
Total	**$529,800**	**$63,500**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$74,900			
Total	**$74,900**			
Importance Code A	$40,800			
Importance Code B	$34,100			
Total	**$74,900**			



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.*

DEPT. OF SMALL BUSINESS SERV. - 801
RELIEVING PLATFORM BULKHEAD
Asset # : 13802

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete	95%	4+	$319,900	LIFE	* *	5	$1,100	
Cracking, Extent : Severe, Area Affected : 5%								
Location : 90, 170, And 210 Feet From North								
Erosion, Extent : Moderate, Area Affected : 30%								
Location : Tidal Zone And Full Height Of Wall At Isolated Areas								
Spalling, Extent : Moderate, Area Affected : 75%								
Location : Along Top Edge								
Concrete/Stone	5%	Now	$34,400	LIFE	* *			
Broken, Extent : Severe, Area Affected : 100%								
Location : Failed Stone Masonry Wall At North End Of Platform								
Piles and Bracing								
Timber	5%			2035	* *	4	$3,400	
Rotting/Splitting, Extent : Light, Area Affected : 100%								
Location : Top 1 Foot Of Pile								
Not Accessible	95%							
Pile Caps								
Timber	5%			LIFE	* *	4	$200	
Rotting/Splitting, Extent : Light, Area Affected : 100%								
Location : Offshore 3 Feet								
Not Accessible	95%							
Backfill								
Fill								
Topsoil	15%	Now	$10,700	2072	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Failed Masonry Wall								
Explanation : Fill Loss								
Not Accessible	85%							
Surface								
Asphalt	30%	Now	$9,000	2047	* *	5	$500	
Settlement, Extent : Light, Area Affected : 75%								
Location : Widespread								
Not Accessible	70%							
Fender								
Piles								
Timber	100%	Now	$62,500	2047	* *	4	$7,200	1
Missing Part, Extent : Severe, Area Affected : 100%								
Location : Entire Fender System								
Wales and Chocks								
Timber	100%	Now	$147,500	2047	* *	4	$16,300	
Broken, Extent : Severe, Area Affected : 100%								
Location : Entire Fender System								
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 BULKHEAD
Asset # : 13802

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Railing								
Fencing	80%	4+	$14,400	2037	* *	3	$100	
Broken, Extent : Moderate, Area Affected : 50%								
Location : Foundations Are Compromised At Posts Due To Concrete Spalling								
Corrosion, Extent : Light, Area Affected : 75%								
Location : Along Entire Fence								
Steel	20%			2031	$63,500			
Corrosion, Extent : Light, Area Affected : 30%								
Location : Along Entire Railing								
Missing Part, Extent : Severe, Area Affected : 5%								
Location : Three Nuts Missing From Railing Anchor Bolts								
Electrical								
Lighting Fixture								
Incandescent	100%	Now	$5,200	2027	$5,200			
Broken, Extent : Light, Area Affected : 100%								
Location : 2 Light Fixtures At North End Of Asset								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	:	**25-Jun-2020**		**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	:	**962**	**Lot** : **50**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$57,500	$145,700
Total	**$57,500**	**$145,700**
Importance Code A	$57,500	
Importance Code B		$145,700
Total	**$57,500**	**$145,700**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$29,200	$10,700		
Total	**$29,200**	**$10,700**		
Importance Code A	$12,600			
Importance Code B	$16,600	$10,700		
Importance Code C				
Total	**$29,200**	**$10,700**		



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

DEPT. OF SMALL BUSINESS SERV. - 801
RELIEVING PLATFORM E. 32ND TO E. 34TH STS.
Asset # : 4084

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete	60%	4+	$57,500	LIFE	* *	5	$1,100	
Spalling, Extent : Light, Area Affected : 5%								
Location : Bottom Edge Of High-level Platforms, Southern 280 Feet								
Concrete/Stone	30%			LIFE	* *			
Discolor & Bleeding, Extent : Light, Area Affected : 5%								
Location : At Abandoned Fender Hardware, Northern 160 Feet								
Spalling, Extent : Moderate, Area Affected : 2%								
Location : 120 Feet From North End And 155 Feet From North End								
No Component	10%							
Coping/Curb								
Timber	60%			LIFE	* *	5	$200	
No Component	40%							
Piles and Bracing								
Concrete Encased Timber	15%			LIFE	* *	5	$500	
Cracking, Extent : Light, Area Affected : 2%								
Location : Isolated Piles								
Not Accessible	85%							
Pile Caps								
Concrete	40%			LIFE	* *	5	$600	
Erosion, Extent : Light, Area Affected : 10%								
Location : Bottom Edges Of Pile Caps At Wide Bays Supporting Heliport								
Not Accessible	60%							
Lowlevel Pile Caps								
Timber	5%	Now	$12,600	LIFE	* *			
Rotting/Splitting, Extent : Severe, Area Affected : 100%								
Location : Line Cap, Northern 160 Feet								
No Component	70%							
Not Accessible	25%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Not Accessible	100%							
Fender								
Piles								
Timber	5%	2-4	$5,300	2046	* *	4	$600	
Rotting/Splitting, Extent : Severe, Area Affected : 10%								
Location : 45 Foot Long North Face At Heliport								
Timber	20%			2040	* *	4	$3,700	
No Component	50%							
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
RELIEVING PLATFORM E. 32ND TO E. 34TH STS.
Asset # : 4084

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender								
Wales and Chocks								
Timber	2%	Now	$5,000	2046	* *	4	$600	
Broken, Extent : Severe, Area Affected : 100%								
Location : One Segment, North Face At Heliport								
Timber	68%			2040	* *	4	$28,300	
No Component	30%							
Deck Elements								
Parapet								
Concrete	35%			2032	$145,700			
Concrete	5%	4+	$6,200	2035	* *			
Spalling, Extent : Severe, Area Affected : 50%								
Location : Located At North End, 48 Feet From North End, And 155 Feet From North End								
No Component	60%							

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **19-Feb-2019**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **68**	**Lot**	: **40**	**BIN**	:

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$300			
Total	**$300**			
Importance Code B	$300			
Importance Code C				
Total	**$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

REVETMENT

Asset # : 13930

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	100%			LIFE	* *	5	$900	
Settlement, Extent : Light, Area Affected : 20%								
Location : Isolated Near West End Of Asset								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Entire Length Of Asset								
Explanation : Non-engineered Revetment								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Topsoil	100%			2028	$8,600	5	$700	
Erosion, Extent : Light, Area Affected : 20%								
Location : Isolated Near West End Of Asset								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **REVETMENT**				
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	: **19-Feb-2019**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **75**	**Lot**	: **200**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$265,500	$71,200
Total	**$265,500**	**$71,200**
Importance Code B	$71,200	$71,200
Importance Code C	$194,300	
Total	**$265,500**	**$71,200**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads				
Total				
Importance Code B				
Importance Code C				
Total				



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

DEPT. OF SMALL BUSINESS SERV. - 801

REVETMENT

Asset # : 13931

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	60%			LIFE	* *	5	$4,300	
Settlement, Extent : Light, Area Affected : 10%								
Location : Near Western End Of Asset								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Entire Length Of Asset								
Explanation : Non-engineered Revetment								
Stone	40%	4+	$194,300	LIFE	* *	5	$2,900	
Missing Part, Extent : Moderate, Area Affected : 100%								
Location : Missing Stone At Eastern Half								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Entire Length Of Asset								
Explanation : Non-engineered Revetment								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Topsoil	100%	4+	$71,200	2030	$71,200	5	$2,800	
Erosion, Extent : Moderate, Area Affected : 5%								
Location : At Top Of Revetment								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **07-Feb-2019**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **2355**	**Lot**	: **20**	**BIN**	:

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$16,000			
Total	**$16,000**			
Importance Code B	$16,000			
Importance Code C				
Total	**$16,000**			



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

REVETMENT

Asset # : 13951

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	100%			LIFE	* *	5	$400	
Other Observation, Extent : Light, Area Affected : 2%								
Location : 25 Feet From North								
Explanation : Outfall								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	10%	Now	$600	2045	* *	5		
Broken, Extent : Severe, Area Affected : 50%								
Location : Sinkhole Around Storm Drain								
Concrete	60%	0-2	$15,300	2045	* *	5	$200	
Settlement, Extent : Severe, Area Affected : 100%								
Location : Undermining Along Abandoned Sidewalk, Full Length								
Gravel	30%			2039	* *	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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **01-Dec-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **8470**	**Lot**	: **1**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$390,100	
Total	**$390,100**	
Importance Code C	$390,100	
Total	**$390,100**	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$37,600		$900	
Total	**$37,600**		**$900**	
Importance Code B Importance Code C	$37,600		$900	
Total	**$37,600**		**$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.*

DEPT. OF SMALL BUSINESS SERV. - 801

REVETMENT

Asset # : 14013

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	25%	Now	$102,700	LIFE	* *	5	$800	
Erosion, Extent : Severe, Area Affected : 80%								
Location : Loss Of Soil At Top Of Revetment 180 To 285 Feet From The North End								
Other Observation, Extent : Severe, Area Affected : 80%								
Location : 180 To 285 Feet From The North End								
Explanation : Missing Stone								
Stone	70%	4+	$287,400	LIFE	* *	5	$2,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Entire Length Of Asset								
Explanation : Improper Slope; Loss Of Topsoil								
No Component	5%							
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : Boat Ramp								
Backfill								
Fill								
Topsoil	25%	Now	$30,000	2072	* *			
Erosion, Extent : Moderate, Area Affected : 40%								
Location : Areas Without Stone Coverage								
Not Accessible	75%							
Surface								
Topsoil	75%			2030	$22,600	5	$1,800	
Topsoil	25%	Now	$7,500	2032	$7,500	5	$300	
Erosion, Extent : Moderate, Area Affected : 10%								
Location : Top Of Entire Revetment And In Area Without Stone Coverage								

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

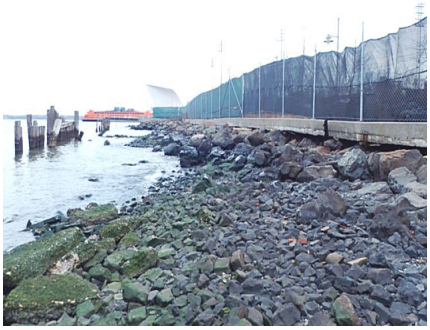
Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **REVETMENT /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	: **30-Jan-2019**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **2** **Lot** : **20**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$2,554,800	$69,600
Total	**$2,554,800**	**$69,600**
Importance Code B	$117,800	$69,600
Importance Code C	$2,437,000	
Total	**$2,554,800**	**$69,600**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$36,100	$800		
Total	**$36,100**	**$800**		
Importance Code A				
Importance Code B	$36,100	$800		
Importance Code C				
Total	**$36,100**	**$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
REVETMENT /EAST AND WEST OF BALLPARK WHARF
Asset # : 13925

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Concrete	70%	Now	$774,900	LIFE	* *	5	$1,900	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Undermined And Unsupported For Full Length								
Explanation : Undermined								
No Component	30%							
Gravity Wall								
Concrete	30%			LIFE	* *	5	$3,500	
No Component	70%							
Revetment								
Stone	30%			LIFE	* *	5	$5,200	
Stone	70%	Now	$1,662,100	LIFE	* *	5	$12,200	
Other Observation, Extent : Severe, Area Affected : 75%								
Location : Full Extent West Of Ballpark Wharf								
Explanation : Inadequate Armor Protection								
Backfill								
Fill								
Gravel	70%	Now	$117,800	2043	* *	5	$1,900	
Sinkhole, Extent : Moderate, Area Affected : 20%								
Location : Beneath And Behind Concrete Surface West Of Ballpark Wharf								
Not Accessible	30%							
Surface								
Concrete	5%			2039	* *	5	$1,700	
Topsoil	20%	Now	$34,800	2030	$34,800	5	$1,400	
Missing Part, Extent : Severe, Area Affected : 100%								
Location : At Sinkholes Inshore Of Concrete Surface West Of Ballpark Wharf								
Topsoil	20%			2028	$34,800	5	$2,700	
Under Construction	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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **REVETMENT EAST SIDE RIKERS ISLAND BRIDGE**		
Address	: **BOWERY BAY AROUND POINT TO 19TH AVE**		
Borough	: **QUEENS**	**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0053.000 / 14023**	**Yr Built/Renovated**	:
Linear Ft	: **2,100**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **30-Jun-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **926** **Lot** : **40**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads		$125,100
Total		**$125,100**
Importance Code B		$125,100
Total		**$125,100**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads		$4,900		
Total		**$4,900**		
Importance Code B		$4,900		
Importance Code C				
Total		**$4,900**		



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

DEPT. OF SMALL BUSINESS SERV. - 801
REVETMENT EAST SIDE RIKERS ISLAND BRIDGE
Asset # : 14023

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	100%			LIFE	* *	5	$12,600	
Erosion, Extent : Moderate, Area Affected : 5%								
Location : Adjacent To Creek Near Bridge								
Other Observation, Extent : Light, Area Affected : 25%								
Location : Salt Marsh Offshore Of Revetment, Primarily On West Side And At North Point								
Explanation : Heavy Vegetation								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Topsoil	100%			2029	$125,100	5	$9,800	
Erosion, Extent : Light, Area Affected : 5%								
Location : Isolated Areas								
Other Observation, Extent : Severe, Area Affected : 75%								
Location : Above Revetment								
Explanation : Heavy Vegetation								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **REVETMENT HARBOR CHARLIE TO RAIL YARD**		
Address	: **6224 2ND AVE, 63RD TO 64TH STS**		
Borough	: **BROOKLYN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0063.000 / 15286**	**Yr Built/Renovated**	: **2008 /**
Linear Ft	: **550**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **11-Mar-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **5778** **Lot** : **1**	**BIN**	:

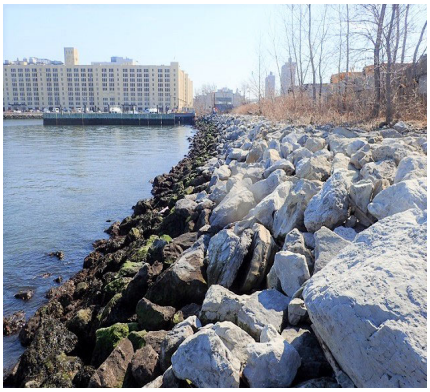
CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$53,600		$1,100	$100
Total	**$53,600**		**$1,100**	**$100**
Importance Code B	$10,600		$1,100	$100
Importance Code C	$43,100			
Total	**$53,600**		**$1,100**	**$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
REVETMENT HARBOR CHARLIE TO RAIL YARD
Asset # : 15286

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	85%			LIFE	* *	5	$5,600	
Stone	15%	4+	$40,300	LIFE	* *	5	$500	
Settlement, Extent : Moderate, Area Affected : 75%								
Location : West End Of Asset Consists Of Stone With Concrete And Asphalt Debris								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Gravel	8%			2041	* *	2-5	$100	
Topsoil	7%	4+	$2,300	2032	$2,300	5	$100	
Erosion, Extent : Moderate, Area Affected : 100%								
Location : West End Of Asset								
Topsoil	85%			2030	$27,800	5	$2,200	
Deck Elements								
Railing								
Fencing	25%	Now	$8,300	2037	* *	3	$100	
Broken, Extent : Severe, Area Affected : 100%								
Location : Along Center Of Asset								
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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **18-Feb-2019**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **5804** **Lot** : **2**	**BIN**	:

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads		$200		
Total		**$200**		
Importance Code B		$200		
Importance Code C				
Total		**$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
REVETMENT NORTH SIDE OF 65TH ST. RAIL YARD
Asset # : 13969

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	100%			LIFE	* *	5	$1,200	
Backfill								
Fill								
Not Accessible	100%							
Surface								
Gravel	100%			2039	* *	2-5	$600	
Erosion, Extent : Light, Area Affected : 10%								
Location : Isolated Locations In Natural Shoreline Above Revetment								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **REVETMENT - RIPRAP BULKHEAD**				
Address	: **W 220TH ST TO SS 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-Jan-2021**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **2197**	**Lot**	: **75**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$75,000	
Total	**$75,000**	
Importance Code C	$75,000	
Total	**$75,000**	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$22,000		$1,100	
Total	**$22,000**		**$1,100**	
Importance Code B	$20,100		$1,100	
Importance Code C	$1,800			
Total	**$22,000**		**$1,100**	



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

DEPT. OF SMALL BUSINESS SERV. - 801

REVETMENT - RIPRAP BULKHEAD

Asset # : 13793

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	50%	4+	$75,000	LIFE	* *	5	$1,800	
Other Observation, Extent : Light, Area Affected : 20%								
Location : Across Entire Length								
Explanation : Non-engineered Shoreline Protection. Inadequate Placement. Evidence Of Material Loss								
Stone	50%			LIFE	* *	5	$3,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Across Entire Length								
Explanation : Non-engineered Shoreline Protection								
Backfill								
Fill								
Topsoil	25%	4+	$11,000	2060	* *			
Erosion, Extent : Light, Area Affected : 20%								
Location : Above Revetment Across Entire Length								
Not Accessible	75%							
Surface								
Topsoil	25%	4+	$9,200	2032	$9,200	5	$400	
Erosion, Extent : Moderate, Area Affected : 20%								
Location : Above Revetment Across Entire Length								
Topsoil	75%			2030	$27,500	5	$2,200	

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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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 : **19-Jan-2021**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2187** **Lot** : **20** **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$207,400	
Total	**$207,400**	
Importance Code C	$207,400	
Total	**$207,400**	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$31,900		$100	$1,200
Total	**$31,900**		**$100**	**$1,200**
Importance Code B Importance Code C	$31,900		$100	$1,200
Total	**$31,900**		**$100**	**$1,200**



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

DEPT. OF SMALL BUSINESS SERV. - 801

REVETMENT - RIPRAP BULKHEAD

Asset # : 13797

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	50%	4+	$103,700	LIFE	* *	5	$800	
Erosion, Extent : Moderate, Area Affected : 100%								
Location : Across Entire Length								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : South End Of Park And North Of Concrete Slab								
Explanation : Non-engineered, Inadequate Protection								
Stone	50%	Now	$103,700	LIFE	* *	5	$800	
Erosion, Extent : Severe, Area Affected : 100%								
Location : 25 Feet To 150 Feet From Southern End								
Backfill								
Fill								
Topsoil	50%	Now	$30,300	2072	* *			
Erosion, Extent : Severe, Area Affected : 50%								
Location : 25 Feet From Southern End And Above Revetment Undermining Concrete Slab At Mid Asset								
Not Accessible	50%							
Surface								
Concrete	80%			2041	* *	5	$2,300	
Topsoil	10%	Now	$1,500	2032	$1,500	5	$100	
Erosion, Extent : Moderate, Area Affected : 100%								
Location : 25 Feet From Southern End Of Asset								
Topsoil	10%			2030	$1,500	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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **23-Nov-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **2185**	**Lot**	: **36**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$268,000	
Total	**$268,000**	
Importance Code B	$60,700	
Importance Code C	$207,400	
Total	**$268,000**	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$15,200			
Total	**$15,200**			
Importance Code B	$15,200			
Importance Code C				
Total	**$15,200**			



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

REVETMENT - RIPRAP BULKHEAD

Asset # : 13799

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	100%	4+	$207,400	LIFE	* *	5	$1,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Entire Asset								
Explanation : Non-engineered, Inadequate Protection								
Backfill								
Fill								
Topsoil	100%	4+	$60,700	2072	* *			
Erosion, Extent : Moderate, Area Affected : 100%								
Location : Above Revetment								
Surface								
Topsoil	100%	4+	$15,200	2032	$15,200	5	$600	
Erosion, Extent : Moderate, Area Affected : 30%								
Location : Above Revetment								

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

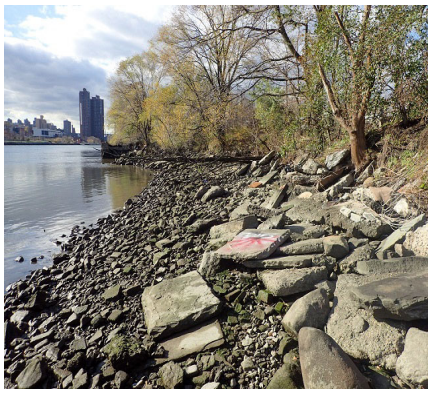
Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **24-Nov-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **2185**	**Lot**	: **10**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$183,000	
Total	**$183,000**	
Importance Code C	$183,000	
Total	**$183,000**	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$52,700			
Total	**$52,700**			
Importance Code B Importance Code C	$52,700			
Total	**$52,700**			



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

REVETMENT - RIPRAP BULKHEAD

Asset # : 13800

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	100%	Now	$183,000	LIFE	* *	5	$1,300	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Entire Revetment								
Explanation : Non-engineered, Inadequate Placement/ Protection, Concrete Debris								
Backfill								
Fill								
Topsoil	70%	Now	$37,500	2072	* *			
Erosion, Extent : Severe, Area Affected : 100%								
Location : Center Of Asset								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Center Of Asset								
Explanation : Slope Exposure And Instability								
Not Accessible	30%							
Surface								
Asphalt	20%	Now	$4,500	2047	* *	5	$300	
Erosion, Extent : Severe, Area Affected : 100%								
Location : South End								
Topsoil	60%	Now	$8,000	2032	$8,000	5	$300	
Erosion, Extent : Severe, Area Affected : 100%								
Location : Center Of Asset								
Topsoil	20%	4+	$2,700	2032	$2,700	5	$100	
Erosion, Extent : Light, Area Affected : 30%								
Location : North And South Ends								

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

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DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **10-Dec-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **2106** **Lot** : **997**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads		$54,600
Total		**$54,600**
Importance Code B		$54,600
Total		**$54,600**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$44,700		$2,000	
Total	**$44,700**		**$2,000**	
Importance Code B	$10,200		$2,000	
Importance Code C	$34,400			
Total	**$44,700**		**$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

REVETMENT - RIPRAP NO END OVER LAPS GRAVITY WALL

Asset # : 13820

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	95%			LIFE	* *	5	$13,000	
Settlement, Extent : Light, Area Affected : 40%								
Location : 360 Feet From South At Outfall And At North End								
Stone	5%	4+	$27,900	LIFE	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 50%								
Location : Inshore Of Outfalls And At 582 Feet, 600 Feet, And 788 Feet From South. Sliding Of Revetment At 400 Feet And 850 Feet From South.								
Explanation : Erosion With Inadequate Protection								
Backfill								
Fill								
Topsoil	5%	Now	$6,800	2060	* *			
Erosion, Extent : Moderate, Area Affected : 100%								
Location : Erosion Of Fill Inshore Of Outfalls								
Not Accessible	95%							
Surface								
Topsoil	75%			2030	$51,100	5	$4,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Northern 850 Feet								
Explanation : Heavy Vegetation								
Topsoil	5%	Now	$3,400	2032	$3,400	5	$100	
Erosion, Extent : Severe, Area Affected : 100%								
Location : 5 Foot Section 33 Feet From South Inshore Of Outfall With Underming Under Harlem River Drive								
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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name : **REVETMENT #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 : **20-Feb-2019** **Landmark Status** : **NONE**
Areas Surveyed :
Block : **2** **Lot** : **800** **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$426,100	
Total	**$426,100**	
Importance Code C	$426,100	
Total	**$426,100**	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$74,800			
Total	**$74,800**			
Importance Code B Importance Code C	$74,800			
Total	**$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.*

DEPT. OF SMALL BUSINESS SERV. - 801

REVETMENT #1

Asset # : 13927

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	65%	4+	$277,000	LIFE	* *	5	$2,000	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Along Entire Length Of Asset								
Explanation : Insufficient Armor								
Stone	35%	Now	$149,100	LIFE	* *	5	$1,100	
Erosion, Extent : Severe, Area Affected : 100%								
Location : Revetment Failure At Intermittent Locations								
Backfill								
Fill								
Topsoil	35%	Now	$43,600	2070	* *			
Erosion, Extent : Severe, Area Affected : 70%								
Location : Sloughing At Areas Of Revetment Failure								
Not Accessible	65%							
Surface								
Topsoil	65%	2-4	$20,300	2030	$20,300	5	$800	
Erosion, Extent : Light, Area Affected : 10%								
Location : At Areas Of Insufficient Stone								
Topsoil	35%	Now	$10,900	2030	$10,900	5	$400	
Erosion, Extent : Severe, Area Affected : 100%								
Location : Sloughing At Areas Of Revetment Failure, Up To Sidewalk								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **REVETMENT #2**				
Address	: **ALONG BANK STREET MIDWAY BET ST PETERS AND 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	: **20-Feb-2019**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **2**	**Lot**	: **801**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$208,200	
Total	**$208,200**	
Importance Code C	$208,200	
Total	**$208,200**	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$33,500			
Total	**$33,500**			
Importance Code B Importance Code C	$33,500			
Total	**$33,500**			



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

REVETMENT #2

Asset # : 13928

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	100%	Now	$208,200	LIFE	* *	5	$1,500	
Progressing Scour, Extent : Severe, Area Affected : 5%								
Location : 40 Feet East Of Lightpole No.r007646, Undermining Sidewalk								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Along Entire Length Of Asset								
Explanation : Insufficient Armor								
Backfill								
Fill								
Topsoil	30%	Now	$18,300	2070	* *			
Erosion, Extent : Severe, Area Affected : 100%								
Location : At West End Of Asset Up To 8 Feet High								
Not Accessible	70%							
Surface								
Topsoil	70%	4+	$10,700	2030	$10,700	5	$400	
Erosion, Extent : Moderate, Area Affected : 10%								
Location : Along Top Of Revetment								
Topsoil	30%	Now	$4,600	2030	$4,600	5	$200	
Erosion, Extent : Severe, Area Affected : 100%								
Location : At West End Of Asset								

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

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DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **REVETMENT AND 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-Jun-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **8591**	**Lot**	: **980**	**BIN**	:

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$100	$700	$2,400	$200
Total	**$100**	**$700**	**$2,400**	**$200**
Importance Code A				$100
Importance Code B	$100	$700	$2,400	$100
Importance Code C				
Total	**$100**	**$700**	**$2,400**	**$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

REVETMENT AND GABION WALL NORTH OF NICKS LOBSTER HOUSE

Asset # : 18

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Concrete	60%			LIFE	* *	5	$400	
Spalling, Extent : Light, Area Affected : 20%								
Location : Along Offshore Face								
No Component	40%							
Gravity Wall								
Stone Gabion	60%			LIFE	* *	3	$400	
No Component	40%							
Revetment								
Stone	100%			LIFE	* *	5	$4,200	
Missing Part, Extent : Light, Area Affected : 2%								
Location : Light Coverage Southern 28 Feet								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	60%			2040	* *	5	$4,800	
Settlement, Extent : Light, Area Affected : 2%								
Location : Near Southern Drain								
Topsoil	40%			2029	$16,800	5	$1,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Northern 300 Feet								
Explanation : Heavy Vegetation								
Deck Elements								
Railing								
Fencing	60%			2032	$25,400	3	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Southern 405 Feet								
Explanation : With Guard Rail								
No Component	40%							
Electrical								
Lighting Fixture								
Incandescent	100%			2025				
Other Observation, Extent : Light, Area Affected : 100%								
Location : Three Fixtures								
Explanation : Light Poles								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **REVETMENT AND 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	: **18-Mar-2019**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **2215**	**Lot**	: **877**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$1,286,000	
Total	**$1,286,000**	
Importance Code A	$900,600	
Importance Code B	$126,300	
Importance Code C	$259,100	
Total	**$1,286,000**	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$31,600			
Total	**$31,600**			
Importance Code A				
Importance Code B	$31,600			
Importance Code C				
Total	**$31,600**			



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.*

DEPT. OF SMALL BUSINESS SERV. - 801
REVETMENT AND TIMBER SHEET PILES
Asset # : 13791

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	60%	4+	$259,100	LIFE	* *	5	$1,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Most Severe At Spectrum Parking Lot								
Explanation : Insufficient Armor Stone								
No Component	40%							
Sheet Piles								
Timber	40%	Now	$900,600	LIFE	* *	4	$4,000	
Broken, Extent : Severe, Area Affected : 100%								
Location : From Broadway Bridge South								
No Component	60%							
Backfill								
Fill								
Topsoil	100%	Now	$126,300	2070	* *			
Erosion, Extent : Severe, Area Affected : 100%								
Location : Entire Length Of Asset								
Surface								
Topsoil	100%	Now	$31,600	2030	$31,600	5	$1,200	
Erosion, Extent : Severe, Area Affected : 100%								
Location : Entire Length Of Asset								
Other Observation, Extent : Severe, Area Affected : 40%								
Location : Encroaching On Spectrum Parking Lot								
Explanation : Undermining								

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

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DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name : **REVETMENT 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 : **05-Jan-2021**
Landmark Status : **NONE**
Areas Surveyed :
Block : **5778** **Lot** : **1** **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$121,000	$968,000
Total	**$121,000**	**$968,000**
Importance Code B	$121,000	$968,000
Total	**$121,000**	**$968,000**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$13,500			$5,200
Total	**$13,500**			**$5,200**
Importance Code A	$8,000			
Importance Code B				$5,200
Importance Code C	$5,500			
Total	**$13,500**			**$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.*

DEPT. OF SMALL BUSINESS SERV. - 801
REVETMENT AT BKLYN ARMY TERMINAL
Asset # : 13646

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	100%			LIFE	* *	5	$11,000	
Sheet Piles								
Steel	2%			LIFE	* *	10		
Missing Coating, Extent : Light, Area Affected : 5%								
Location : Upper Portion Of Revetment Where Visible								
Not Accessible	98%							
Pile Caps								
Concrete	98%			LIFE	* *	5	$5,400	
Cracking, Extent : Light, Area Affected : 5%								
Location : Isolated Sections Along Entire Length								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : At 83 Feet, 206 Feet, 255 Feet, 723 Feet, And 884 Feet From South End								
Concrete	2%	4+	$5,300	LIFE	* *	5	$100	
Spalling, Extent : Moderate, Area Affected : 75%								
Location : Isolated Sections Along Entire Length								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	100%			2041	* *	5	$10,400	
Worn, Extent : Light, Area Affected : 100%								
Location : Along Entire Length								
Deck Elements								
Railing								
Steel	25%	2-4	$48,400	2030	$242,000			
Broken, Extent : Light, Area Affected : 5%								
Location : Lengths 0 Feet To 78 Feet, 268 Feet To 288 Feet, And 650 Feet To 800 Feet From South								
Steel	75%	4+	$72,600	2030	$726,000			
Corrosion, Extent : Moderate, Area Affected : 50%								
Location : At Baseplates								
Electrical								
Lighting Fixture								
LED	100%			2030				

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

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DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name : **REVETMENT 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 : **11-Dec-2020** | **Landmark Status** : **NONE**
Areas Surveyed :
Block : **2105** **Lot** : **51** **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$120,600	$603,000
Total	**$120,600**	**$603,000**
Importance Code B	$120,600	$603,000
Total	**$120,600**	**$603,000**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$19,500			
Total	**$19,500**			
Importance Code A	$2,300			
Importance Code C	$17,100			
Total	**$19,500**			



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
REVETMENT N SIDE MACOMBS BRIDGE BULKHEAD
Asset # : 13822

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Concrete	100%			LIFE	* *	5-10	$4,600	
Cracking, Extent : Light, Area Affected : 15%								
Location : With Efflorescence Along Entire Length								
Revetment								
Stone	95%			LIFE	* *	5	$6,500	
Stone	5%	4+	$13,900	LIFE	* *	5	$200	
Missing Part, Extent : Moderate, Area Affected : 5%								
Location : Southern 30 Feet Of Asset. Isolated Areas Of Undermining At Top Of Revetment From 15 - 30 Feet, 367 - 382 Feet, And 540 - 570 Feet From South.								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Not Accessible	100%							
Deck Elements								
Railing								
Steel	100%	4+	$120,600	2030	$603,000			
Corrosion, Extent : Moderate, Area Affected : 100%								
Location : Top Of Parapet Wall								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: REVETMENT- 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	: 11-Jun-2020	**Landmark Status**	: NONE
Areas Surveyed	:		
Block	: 8470 **Lot** : 50	**BIN**	:

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$1,700		$2,100	$100
Total	**$1,700**		**$2,100**	**$100**
Importance Code A				$100
Importance Code B	$1,700		$2,100	
Importance Code C				
Total	**$1,700**		**$2,100**	**$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

REVETMENT- NICKS SOUTH PARKING BET NICKS AND MARINA TO SOUTH

Asset # : 2668

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Concrete	75%			LIFE	* *	5	$300	
No Component	25%							
Gravity Wall								
Stone Gabion	80%			LIFE	* *	3	$300	
Not Accessible	20%							
Revetment								
Stone	100%			LIFE	* *	5	$2,200	
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	25%			2040	* *	5	$1,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : South End								
Explanation : Ungraded								
Asphalt	75%			2040	* *	5	$3,200	
Cracking, Extent : Light, Area Affected : 5%								
Location : Isolated								
Deck Elements								
Railing								
Fencing	10%			2032	$2,200	3		
Fencing	5%	4+	$1,100	2036	* *	3		
Missing Connections, Extent : Moderate, Area Affected : 50%								
Location : Disconnected And Damaged Mesh At North End								
Guard Rail	73%			LIFE	* *			
Guard Rail	2%	4+	$600	LIFE	* *			
Impact Damage, Extent : Moderate, Area Affected : 50%								
Location : 115 Feet From North End								
No Component	10%							

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **REVETMENT SOUTH OF BUSH TERM. PK**		
Address	: **FOOT OF 51ST STREET**		
Borough	: **BROOKLYN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0062.000 / 15285**	**Yr Built/Renovated**	:
Linear Ft	: **185**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **11-Mar-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **725** **Lot** : **100**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$706,100	
Total	**$706,100**	
Importance Code A	$549,100	
Importance Code B	$51,700	
Importance Code C	$105,300	
Total	**$706,100**	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$38,700		$100	
Total	**$38,700**		**$100**	
Importance Code A				
Importance Code B	$38,600		$100	
Importance Code C	$100			
Total	**$38,700**		**$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
REVETMENT SOUTH OF BUSH TERM. PK
Asset # : 15285

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	70%	Now	$105,300	LIFE	* *	5	$800	
Erosion, Extent : Severe, Area Affected : 100%								
Location : South Side Of Abandoned Rail Transfer Bridge								
Stone	10%			LIFE	* *	5	$200	
Erosion, Extent : Light, Area Affected : 100%								
Location : North Side Of Abandoned Rail Transfer Bridge								
No Component	20%							
Sheet Piles								
Timber	70%	Now	$549,100	LIFE	* *	4	$2,400	
Rotting/Splitting, Extent : Severe, Area Affected : 100%								
Location : South Side Of Abandoned Rail Transfer Bridge								
No Component	30%							
Backfill								
Fill								
Topsoil	70%	Now	$30,800	2072	* *			
Erosion, Extent : Severe, Area Affected : 100%								
Location : South Side Of Abandoned Rail Transfer Bridge								
Not Accessible	30%							
Surface								
Concrete	70%	Now	$51,700	2047	* *	5	$700	
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : South Side Of Abandoned Rail Transfer Bridge								
Topsoil	30%			2030	$3,300	5	$300	
Deck Elements								
Railing								
Fencing	70%	Now	$7,800	2037	* *	3	$100	
Broken, Extent : Severe, Area Affected : 100%								
Location : South Side Of Abandoned Rail Transfer Bridge								
Fencing	30%			2030	$3,300	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.*

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	:	**REVETMENT UNDER HIGH-LEVEL DECK ASSET 13821. HARLEM RIVER DRIVE**			
Address	:	**W 157 TO W 160 ST HARLEM RIVER**			
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	:	**11-Dec-2020**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**2105** **Lot** : **51**	**BIN**	:	

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$90,300	
Total	**$90,300**	
Importance Code C	$90,300	
Total	**$90,300**	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$6,000			
Total	**$6,000**			
Importance Code C	$6,000			
Total	**$6,000**			



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

REVETMENT UNDER HIGH-LEVEL DECK ASSET 13821. HARLEM RIVER DRIVE

Asset # : 13851

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	90%			LIFE	* *	5	$12,000	
Settlement, Extent : Moderate, Area Affected : 2%								
Location : At DEP Outfall								
Stone	10%	Now	$90,300	LIFE	* *	5	$700	
Erosion, Extent : Moderate, Area Affected : 100%								
Location : At Top Of Revetment Slope Between 360 Feet And 480 Feet, And 930 Feet And 945 Feet From South								
Missing Part, Extent : Moderate, Area Affected : 50%								
Location : Insufficient Stone Protection South Of Bent 17								
Sheet Piles								
Not Accessible	100%							
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.*

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **RIVER CAFE RELIEVING PLATFORM**		
Address	: **EAST RIVER WATER ST AND OLD FULTON ST**		
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	: **04-Feb-2019**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **25** **Lot** : **1**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$105,400	
Total	**$105,400**	
Importance Code A	$105,400	
Total	**$105,400**	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$73,700	$6,800	$42,900	
Total	**$73,700**	**$6,800**	**$42,900**	
Importance Code A	$48,400		$600	
Importance Code B	$25,300	$6,800	$42,300	
Total	**$73,700**	**$6,800**	**$42,900**	



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.*

DEPT. OF SMALL BUSINESS SERV. - 801
RIVER CAFE RELIEVING PLATFORM
Asset # : 13956

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete	15%	4+	$26,900	LIFE	* *	5	$100	
Cracking, Extent : Moderate, Area Affected : 50%								
Location : In Face Of Platform								
Erosion, Extent : Moderate, Area Affected : 30%								
Location : Tidal Zone								
Concrete	30%			LIFE	* *	5	$200	
Cracking, Extent : Light, Area Affected : 10%								
Location : In Face Of Platform								
Erosion, Extent : Light, Area Affected : 5%								
Location : In Face Of Platform								
No Component	10%							
Not Accessible	45%							
Piles and Bracing								
Timber	5%			2033	* *	4	$1,200	
Rotting/Splitting, Extent : Light, Area Affected : 100%								
Location : In Tidal Zone								
No Component	10%							
Not Accessible	85%							
Sheet Piles								
Steel	10%	Now	$105,400	LIFE	* *			
Corrosion, Extent : Severe, Area Affected : 100%								
Location : At North End Of Asset								
Other Observation, Extent : Severe, Area Affected : 25%								
Location : At Bottom Of Sheet Piles								
Explanation : Holes								
No Component	90%							
Pile Caps								
Timber	2%	4+	$21,500	LIFE	* *	4		
Rotting/Splitting, Extent : Moderate, Area Affected : 100%								
Location : In Tidal Zone								
No Component	10%							
Not Accessible	88%							
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
RIVER CAFE RELIEVING PLATFORM
Asset # : 13956

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Backfill								
Surface								
Stone	30%			2039	* *	10		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Patio Surface								
Explanation : Stone Slates								
Stone	5%	4+	$1,800	2039	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Southeast Corner Of Stone Patio								
Explanation : Settlement								
Timber	13%	4+	$6,600	2039	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : At Deck South Of Restaurant								
Explanation : Weathering								
Timber	2%	0-2	$5,100	2045	* *			
Rotting/Splitting, Extent : Severe, Area Affected : 100%								
Location : Southeast Corner Of Patio Deck								
Not Accessible	50%							
Fender								
Piles								
Timber	10%	2-4	$3,300	2045	* *	4	$400	
Rotting/Splitting, Extent : Moderate, Area Affected : 40%								
Location : Above Mean Low Water								
No Component	90%							
Deck Elements								
Railing								
Steel	25%	4+	$8,500	2025	$42,300			
Corrosion, Extent : Moderate, Area Affected : 25%								
Location : Most Severe At North End								
Missing Coating, Extent : Moderate, Area Affected : 25%								
Location : At Connection Points And Posts								
Timber	25%			2024	$6,800			
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.*

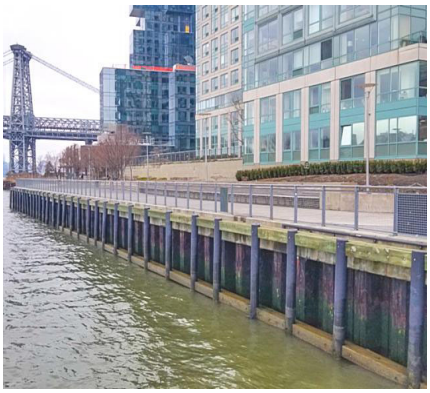
Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name : **SCHAEFER LANDING SHEET PILE BULKHEAD**
Address : **WALLABOUT CHANNEL KENT AVE BET S9 AND S10 STS**
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 : **07-Feb-2019**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2134** **Lot** : **126** **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads		$378,700
Total		**$378,700**
Importance Code B		$378,700
Total		**$378,700**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$53,800	$1,000		
Total	**$53,800**	**$1,000**		
Importance Code A				
Importance Code B	$53,800	$1,000		
Total	**$53,800**	**$1,000**		



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
SCHAEFER LANDING SHEET PILE BULKHEAD
Asset # : 13955

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Sheet Piles								
Steel	60%			LIFE	* *			
Corrosion, Extent : Light, Area Affected : 20%								
Location : Above The Mean High Water Elevation In Splash Zone								
Not Accessible	40%							
Pile Caps								
Concrete	100%			LIFE	* *	5	$1,100	
Cracking, Extent : Light, Area Affected : 2%								
Location : Isolated								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	36%			2039	* *	5	$1,500	
Concrete	15%			2039	* *	5	$600	
Timber	49%			2039	* *	10		
Fender								
Piles								
Composite	60%			2050	* *			
Not Accessible	40%							
Wales and Chocks								
Timber	54%			2039	* *	4	$15,700	
Timber	46%	Now	$48,600	2039	* *	4	$8,900	
Missing Part, Extent : Severe, Area Affected : 100%								
Location : At North End								
Deck Elements								
Railing								
Steel	100%			2029	$378,700			

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.*

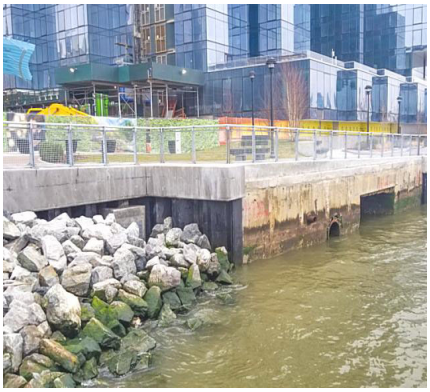
Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	:	**SCHAEFER LANDING NORTH CONCRETE SEAWALL AND BULKHEAD**			
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	:	**07-Feb-2019**		**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	:	**2134**	**Lot** : **156**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads		$107,900
Total		**$107,900**
Importance Code B		$107,900
Total		**$107,900**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$600			
Total	**$600**			
Importance Code A				
Importance Code B	$600			
Importance Code C				
Total	**$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.*

DEPT. OF SMALL BUSINESS SERV. - 801

SCHAEFER LANDING NORTH CONCRETE SEAWALL AND BULKHEAD

Asset # : 13953

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Concrete	30%			LIFE	* *	5	$100	
Cracking, Extent : Light, Area Affected : 5%								
Location : Isolated Locations								
Erosion, Extent : Moderate, Area Affected : 40%								
Location : At Bottom 4 Feet Of Wall And Within Tidal Zone								
No Component	63%							
Not Accessible	7%							
Revetment								
Stone	29%			LIFE	* *	5	$200	
No Component	71%							
Sheet Piles								
Steel	5%			LIFE	* *			
Missing Coating, Extent : Light, Area Affected : 2%								
Location : Within Tidal Zone								
No Component	37%							
Not Accessible	58%							
Pile Caps								
Concrete	53%			LIFE	* *	5	$200	
Cracking, Extent : Light, Area Affected : 2%								
Location : Isolated Locations								
No Component	37%							
Not Accessible	10%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	100%			2043	* *	5	$1,200	
Deck Elements								
Railing								
Steel	100%			2029	$107,900			

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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	:	**SCHAEFER LANDING NORTH 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	:	**07-Feb-2019**		**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	:	**2134**	**Lot** : **148**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads		$253,900
Total		**$253,900**
Importance Code B		$253,900
Total		**$253,900**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$400	$400		
Total	**$400**	**$400**		
Importance Code A				
Importance Code B	$400	$400		
Total	**$400**	**$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

SCHAEFER LANDING NORTH STEEL SHEET PILE BULKHEAD

Asset # : 13954

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Sheet Piles								
Steel	80%			LIFE	* *			
Not Accessible	20%							
Pile Caps								
Concrete	100%			LIFE	* *	5	$700	
Cracking, Extent : Light, Area Affected : 10%								
Location : Isolated At Center Of Asset								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	30%			2043	* *	5	$800	
Topsoil	70%			2029	$10,000	5	$800	
Deck Elements								
Railing								
Steel	100%			2029	$253,900			

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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	:	**SEA TRAVELERS MARINA REVETMENT AND 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	:	**12-Jun-2020**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**8591** **Lot** : **200**	**BIN**	:	

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$79,500	$900	$400	
Total	**$79,500**	**$900**	**$400**	
Importance Code A	$47,500			
Importance Code B	$7,100	$900	$400	
Importance Code C	$24,900			
Total	**$79,500**	**$900**	**$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

SEA TRAVELERS MARINA REVETMENT AND BULKHEAD

Asset # : 21

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Asphalt Remnants	85%	4+	$24,900	LIFE	* *	5	$400	
Erosion, Extent : Moderate, Area Affected : 25%								
Location : Isolated Areas Along Entire Shoreline								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Widespread								
Explanation : Poor Placement Of Asphalt And Concrete Debris								
No Component	15%							
Sheet Piles								
Steel	13%			LIFE	* *			
Corrosion, Extent : Moderate, Area Affected : 50%								
Location : Tidal Zone								
Timber	2%	4+	$47,500	LIFE	* *	4	$200	
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : Opening At Corner Near Boat Lift								
Explanation : Fill Loss								
No Component	85%							
Backfill								
Fill								
Topsoil	2%	Now	$2,700	2071	* *			
Erosion, Extent : Moderate, Area Affected : 10%								
Location : North And South Ends Of Bulkhead								
Not Accessible	98%							
Surface								
Concrete	8%			2040	* *	5	$500	
Cracking, Extent : Light, Area Affected : 10%								
Location : Isolated Locations								
Concrete	2%	Now	$4,500	2046	* *	5	$100	
Other Observation, Extent : Moderate, Area Affected : 60%								
Location : North And South Ends Of Bulkhead								
Explanation : Undermining								
Gravel	20%			2040	* *	2-5	$300	
Topsoil	70%			2029	$23,300	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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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 : **22-Dec-2020**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2149** **Lot** : **997** **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$552,500	$789,800
Total	**$552,500**	**$789,800**
Importance Code A	$552,500	$68,700
Importance Code B		$721,100
Total	**$552,500**	**$789,800**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$11,400			$4,300
Total	**$11,400**			**$4,300**
Importance Code A				
Importance Code B	$9,900			$4,300
Importance Code C	$1,500			
Total	**$11,400**			**$4,300**



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

DEPT. OF SMALL BUSINESS SERV. - 801

SEAWALL BULKHEAD

Asset # : 13814

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Stone	100%			LIFE	* *	5	$3,000	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Entire Length								
Explanation : Partial Loss Of Mortar Bedding And Joint Seal								
Gravity Wall								
Conc w/Stone Face	78%			LIFE	* *	5	$124,700	
Erosion, Extent : Light, Area Affected : 25%								
Location : Above Concrete Encasement In Tidal Zone. Top 15 Feet Of Wall.								
Spalling, Extent : Light, Area Affected : 2%								
Location : At Construction Joints								
Conc w/Stone Face	8%	4+	$352,500	LIFE	* *	5	$6,400	
Displaced Elements, Extent : Moderate, Area Affected : 100%								
Location : Displacement Of Wall At Joint Located 385 Feet From The South								
Exposed Reinforcement, Extent : Light, Area Affected : 25%								
Location : At Locations Of Erosion And Cracking In Top 15 Feet Of Wall, Above Concrete Encasement, Between 218 Feet And 289 Feet From The South								
Spalling, Extent : Moderate, Area Affected : 30%								
Location : At Construction Joints And At Newer Construction Located At North End Of Asset								
Stone	14%	4+	$137,700	LIFE	* *	5	$10,500	
Missing Part, Extent : Moderate, Area Affected : 5%								
Location : Single Block Missing 5 Feet From The South								
Missing Block Seal, Extent : Moderate, Area Affected : 20%								
Location : In Tidal Zone At Southern 123 Feet								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	85%			2041	* *	5	$8,600	
Cracking, Extent : Light, Area Affected : 5%								
Location : From 710 Feet To 871 Feet From The South								
Asphalt	15%	4+	$2,700	2041	* *	5	$800	
Settlement, Extent : Light, Area Affected : 50%								
Location : Section 125 Feet From South End								
Deck Elements								
Parapet								
Concrete	95%			2030	$685,000			
Erosion, Extent : Light, Area Affected : 100%								
Location : Entire Length								
Other Observation, Extent : Light, Area Affected : 5%								
Location : Above Coping								
Explanation : Deteriorated Mortar Bedding								
Concrete	5%	4+	$7,200	2030	$36,100			
Spalling, Extent : Moderate, Area Affected : 20%								
Location : Parapet 119 Feet, 137 Feet To 142 Feet, 389 Feet, 632 Feet, 732 Feet To 739 Feet, 761 Feet And, 776 Feet From The South								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name : **SEAWALL AND 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 : **17-Mar-2020**
Landmark Status : **NONE**
Areas Surveyed :
Block : **991** **Lot** : **29** **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$545,500	$2,948,200
Total	**$545,500**	**$2,948,200**
Importance Code A	$545,500	$63,700
Importance Code B		$2,884,400
Total	**$545,500**	**$2,948,200**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$64,100	$900	$9,600	
Total	**$64,100**	**$900**	**$9,600**	
Importance Code A				
Importance Code B	$52,700	$900	$9,600	
Importance Code C	$11,400			
Total	**$64,100**	**$900**	**$9,600**	



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

DEPT. OF SMALL BUSINESS SERV. - 801
SEAWALL AND RELIEVING PLATFORM
Asset # : 4083

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete/Stone	25%	4+	$344,800	LIFE	* *			
Cracking, Extent : Severe, Area Affected : 25%								
Location : Several Facing Stones In Southern Half								
Erosion, Extent : Severe, Area Affected : 10%								
Location : Along Bottom Of Concrete; With Exposed Reinforcement								
Missing Part, Extent : Severe, Area Affected : 25%								
Location : Three Missing Facing Stones In Southern Half								
Concrete/Stone	20%			LIFE	* *			
Cracking, Extent : Moderate, Area Affected : 25%								
Location : Under Platform								
Discolor & Bleeding, Extent : Moderate, Area Affected : 25%								
Location : Under Platform								
No Component	50%							
Not Accessible	5%							
Coping/Curb								
Concrete	48%			LIFE	* *	5	$1,400	
Concrete	2%	4+	$11,400	LIFE	* *	5	$100	
Spalling, Extent : Light, Area Affected : 10%								
Location : Isolated Spalls Primarily In Northern 440 Feet								
No Component	50%							
Gravity Wall								
Concrete	10%			LIFE	* *	5	$1,200	
Concrete	5%	Now	$134,100	LIFE	* *	5	$600	
Erosion, Extent : Severe, Area Affected : 10%								
Location : At Outfalls 1,100 And 1,400 Feet From North End								
Spalling, Extent : Severe, Area Affected : 25%								
Location : At Outfalls 1,100 And 1,400 Feet From North End								
Stone	23%			LIFE	* *	5	$58,600	
Missing Block Seal, Extent : Light, Area Affected : 50%								
Location : Tidal Zone								
Stone	2%	2-4	$66,700	LIFE	* *	5	$5,100	
Displaced Elements, Extent : Severe, Area Affected : 75%								
Location : Displaced And Missing Stones At North End Of Platform								
No Component	50%							
Not Accessible	10%							
Piles and Bracing								
No Component	50%							
Not Accessible	50%							
Pile Caps								
No Component	50%							
Not Accessible	50%							
Backfill								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost 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 AND RELIEVING PLATFORM
Asset # : 4083

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Backfill								
Fill								
Topsoil	5%	Now	$35,800	2071	* *			
Sinkhole, Extent : Severe, Area Affected : 90%								
Location : Large Sinkholes At Failed Outfalls 1,100 And 1,400 Feet From North End								
Not Accessible	95%							
Surface								
Asphalt	14%			2040	* *	5	$4,800	
Settlement, Extent : Light, Area Affected : 5%								
Location : Northern 440 Feet								
Asphalt Pavers	20%			2040	* *	5	$6,900	
Settlement, Extent : Light, Area Affected : 5%								
Location : Isolated Areas Adjacent To Landscaping								
Brick Pavers	25%			2047	* *	5	$8,600	
Concrete	22%			2040	* *	5	$7,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Behind Gravity Wall								
Explanation : FDR Drive Surface								
Stone	1%			2040	* *	10		
Topsoil	13%			2029	$23,300	5	$1,800	
Topsoil	5%	Now	$9,000	2031	$9,000	5	$400	
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : Large Sinkholes At Failed Outfalls 1,100 And 1,400 Feet From North End								
Deck Elements								
Railing								
Guard Rail	4%			LIFE	* *			
Steel	68%			2029	$2,163,200			
Steel	5%	4+	$8,000	2030	$159,100			
Corrosion, Extent : Moderate, Area Affected : 50%								
Location : Two Affected Areas Totaling 150 Feet, Centered 725 And 1,235 Feet From North End								
No Component	23%							
Parapet								
Concrete	23%			2032	$562,200			
No Component	77%							

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **21-Dec-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **2149**	**Lot**	: **997**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$55,500	$271,500
Total	**$55,500**	**$271,500**
Importance Code A	$55,500	
Importance Code B		$271,500
Total	**$55,500**	**$271,500**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$34,200		$1,900	
Total	**$34,200**		**$1,900**	
Importance Code A	$26,900			
Importance Code B	$6,800		$1,900	
Importance Code C	$600			
Total	**$34,200**		**$1,900**	



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

DEPT. OF SMALL BUSINESS SERV. - 801
SEAWALL WITH STONE FACING BULKHEAD
Asset # : 13812

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Stone	100%			LIFE	* *	5	$1,100	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Isolated Locations								
Explanation : Partial Loss Of Mortar Bedding								
Gravity Wall								
Stone	95%			LIFE	* *	5	$53,800	
Stone	5%	4+	$55,500	LIFE	* *	5	$1,400	
Displaced Elements, Extent : Severe, Area Affected : 25%								
Location : 60 Feet From The South (North Side Of Rock Outcropping) And At 196 Feet From The South								
Missing Part, Extent : Severe, Area Affected : 75%								
Location : Located 240 Feet, 265 Feet, And 320 Feet From The South								
Missing Block Seal, Extent : Severe, Area Affected : 25%								
Location : In Tidal Zone Between 50 Feet And 324 Feet From The South								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	100%			2035	* *	5	$3,800	
Cracking, Extent : Light, Area Affected : 5%								
Location : Full Length Of Asset								
Deck Elements								
Parapet								
Concrete	95%			2030	$257,900			
Other Observation, Extent : Light, Area Affected : 10%								
Location : Atop Coping								
Explanation : Deteriorated Mortar Bedding								
Concrete	5%	4+	$6,800	2030	$13,600			
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : In Arches Of Parapet At Spall Locations								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : In Arches Of Parapet								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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 : **04-Feb-2020**
Landmark Status : **NONE**
Areas Surveyed :
Block : **8813** **Lot** : **70** **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$550,100	$7,794,400
Total	**$550,100**	**$7,794,400**
Importance Code A		$59,500
Importance Code B	$550,100	$7,734,900
Total	**$550,100**	**$7,794,400**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$58,500		$45,500	
Total	**$58,500**		**$45,500**	
Importance Code A	$40,800			
Importance Code B	$17,800		$45,500	
Total	**$58,500**		**$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.
Maintenance $ are aggregated over a ten-year period. Site specific cost 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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Sheet Piles								
Steel	20%			LIFE	* *			
Corrosion, Extent : Light, Area Affected : 2%								
Location : Above Mean Low Water								
Not Accessible	44%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Entire North And West Face Of Bulkhead Consists Of Inaccessible Timber Sheet Piles Due To Concrete Encasement With Exposed Timber Formwork								
Explanation : Not Accessible								
Not Accessible	36%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Steel Sheet Pile Below Water								
Explanation : Not Accessible								
Wales								
Steel	30%			LIFE	* *	5	$59,500	
Corrosion, Extent : Light, Area Affected : 25%								
Location : 1,212 And 1,312 Feet Sections Of Wale On South Face At West End And East End, Respectively								
Missing Coating, Extent : Light, Area Affected : 25%								
Location : 1,212 And 1,312 Feet Sections Of Wale On South Face At West End And East End, Respectively								
No Component	70%							
Pile Caps								
Concrete	99%			LIFE	* *	5	$25,100	
Cracking, Extent : Light, Area Affected : 5%								
Location : Isolated Hairline Cracks								
Displaced Elements, Extent : Moderate, Area Affected : 5%								
Location : Longitudinal Construction Joint Has Expanded Up To 2 Inches From Falmouth St To Southeast End Of Asset								
Spalling, Extent : Light, Area Affected : 2%								
Location : Isolated Locations On North Side Of Bay								
Concrete	1%	Now	$40,800	LIFE	* *	5	$300	
Missing Part, Extent : Severe, Area Affected : 100%								
Location : One 40-foot-long Precast Pile Cap Missing Between Kensington St And Langham St								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Concrete	5%	4+	$167,600	2046	* *	5	$2,400	
Cracking, Extent : Light, Area Affected : 25%								
Location : West End Of Bay								
Settlement, Extent : Light, Area Affected : 10%								
Location : West End Of Bay And South Face At Oxford Street								
Concrete	95%			2040	* *	5	$91,100	
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
SHEEPSHEAD BAY MARINA BULKHEAD
Asset # : 13482

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Railing								
Steel	43%			2029	$3,821,600			
Steel	1%	4+	$17,800	2029	$88,900			
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Mostly Near Piers								
Explanation : Impact Damage								
No Component	56%							
Parapet								
Concrete	56%	4+	$382,400	2032	$3,824,400			
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Mostly On Concrete Posts Across Entire South Face								
No Component	44%							

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **SHEET PILE BULKHEAD AT 22ND ST. GOWANUS BAY**				
Address	: **NE CORNER OF BASIN TO 23RD ST**				
Borough	: **BROOKLYN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0026.040 / 1740**			**Yr Built/Renovated**	:
Linear Ft	: **360**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **19-Jun-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **635**	**Lot**	: **100**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$1,125,200	
Total	**$1,125,200**	
Importance Code A	$948,200	
Importance Code B	$177,000	
Total	**$1,125,200**	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$19,200		$16,400	$2,800
Total	**$19,200**		**$16,400**	**$2,800**
Importance Code A	$2,800		$15,600	$2,800
Importance Code B	$12,900		$800	
Importance Code C	$3,600			
Total	**$19,200**		**$16,400**	**$2,800**



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

DEPT. OF SMALL BUSINESS SERV. - 801
SHEET PILE BULKHEAD AT 22ND ST. GOWANUS BAY
Asset # : 1740

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Timber	37%			LIFE	* *	5	$100	
Timber	8%	Now	$3,600	LIFE	* *	5		
Broken, Extent : Severe, Area Affected : 100%								
Location : Impact Damage, Center Of Kamco Lot								
No Component	55%							
Sheet Piles								
Steel	2%	Now	$47,400	LIFE	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Failed Section Of Bulkhead, 12 Feet At Center Of Kamco Lot								
Explanation : Buckling								
Steel	15%	0-2	$355,600	LIFE	* *			
Corrosion, Extent : Severe, Area Affected : 10%								
Location : Large Holes In Sheet Piles Along Low Water Elevation, Northern 150 Feet								
Steel	23%	2-4	$545,200	LIFE	* *			
Corrosion, Extent : Severe, Area Affected : 10%								
Location : Large Holes In Sheet Piles Along Low Water Elevation, Southern 210 Feet								
Not Accessible	60%							
Backfill								
Fill								
Topsoil	2%	Now	$1,700	2071	* *			
Sinkhole, Extent : Severe, Area Affected : 60%								
Location : South End, Adjacent To Asset 2977								
Not Accessible	98%							
Surface								
Asphalt	38%			2040	* *	5	$1,600	
Asphalt	2%	Now	$700	2046	* *	5		
Sinkhole, Extent : Severe, Area Affected : 40%								
Location : South End, Adjacent To Asset 2977								
Concrete	5%	2-4	$7,200	2046	* *	5	$100	
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Several Spalls At Fence Post Foundations								
Not Accessible	55%							
Fender								
Wales and Chocks								
Timber	100%	Now	$177,000	2046	* *	4	$19,500	
Missing Part, Extent : Severe, Area Affected : 90%								
Location : Entire Length Of Asset								
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
SHEET PILE BULKHEAD AT 22ND ST. GOWANUS BAY
Asset # : 1740

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Railing								
Fencing	40%			2032	$8,600	3	$100	
Fencing	8%	0-2	$1,700	2036	* *	3		
Not Plumb, Extent : Moderate, Area Affected : 100%								
Location : North Corner Of Fence, Center Of Asset								
Fencing	7%	2-4	$1,500	2036	* *	3		
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Several PVC Foundations In Southern 180 Feet Exposed Due To Spalling Of Concrete Deck								
Explanation : Exposed Foundations								
Guard Rail	5%			LIFE	* *			
No Component	40%							
Electrical								
Lighting Fixture								
Incandescent	15%	Now	$2,800	2026	$2,800			
Broken, Extent : Light, Area Affected : 100%								
Location : One Fixture Out Of Seven Total								
Incandescent	85%			2025	$15,600			

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

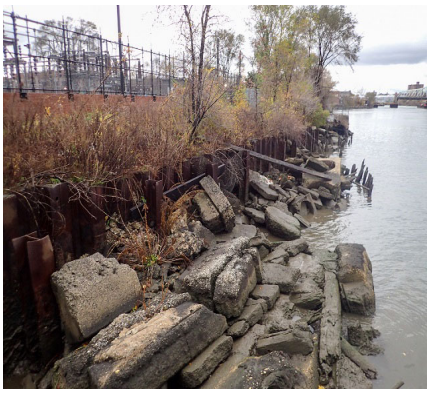
Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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 : **24-Nov-2020**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2184** **Lot** : **997** **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$887,300	
Total	**$887,300**	
Importance Code A	$887,300	
Total	**$887,300**	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$118,400		$200	
Total	**$118,400**		**$200**	
Importance Code A	$9,500			
Importance Code B	$60,500		$200	
Importance Code C	$48,400			
Total	**$118,400**		**$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
SHEETPILE BULKHEAD BEHIND ASSET 13803
Asset # : 13854

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Timber	10%	Now	$3,100	LIFE	* *	5		
Rotting/Splitting, Extent : Severe, Area Affected : 100%								
Location : 227 Feet To 245 Feet From The North								
Timber	30%	4+	$5,500	LIFE	* *	5		
Rotting/Splitting, Extent : Moderate, Area Affected : 50%								
Location : 155 Feet To 227 Feet From The North								
No Component	60%							
Revetment								
Stone	20%	4+	$39,800	LIFE	* *	5	$300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Northern 50 Feet								
Explanation : Inadequate Protection								
No Component	80%							
Sheet Piles								
Steel	55%	4+	$887,300	LIFE	* *			
Corrosion, Extent : Moderate, Area Affected : 50%								
Location : In Tidal Zone And Splash Zone								
Other Observation, Extent : Severe, Area Affected : 20%								
Location : In Tidal Zone Under Pier								
Explanation : Corrosion Holes								
No Component	20%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Northern 46 Feet								
Explanation : Revetment								
Not Accessible	25%							
Wales								
Steel	20%	Now	$9,500	LIFE	* *	5	$1,200	
Corrosion, Extent : Severe, Area Affected : 100%								
Location : Along Exposed Length Of Wale								
Not Accessible	80%							
Backfill								
Fill								
Topsoil	15%	Now	$8,700	2072	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : From 179 To 215 Feet And 227 To 232 Feet From The North								
Explanation : Sinkhole/ Fill Loss								
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

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Backfill								
Surface								
Concrete	35%	4+	$34,200	2047	* *	5	$500	
Broken, Extent : Moderate, Area Affected : 100%								
Location : Settlement/ Broken Adjacent To Pier								
Concrete	15%	Now	$14,700	2047	* *	5	$200	
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : 179 To 215 Feet And 227 To 232 Feet From The North								
Topsoil	20%	Now	$2,900	2032	$2,900	5	$100	
Erosion, Extent : Severe, Area Affected : 100%								
Location : At Southern End								
Topsoil	30%			2030	$4,400	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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name : **SOUTH BROOKLYN MARINE TERMINAL 30TH STREET PIER**
Address : **GOWANUS BAY BETWEEN 29TH ST AND 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** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$350,300	
Total	**$350,300**	
Importance Code B	$350,300	
Total	**$350,300**	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads				$3,500
Total				**$3,500**
Importance Code A				
Importance Code B				$3,500
Importance Code C				
Total				**$3,500**



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
SOUTH BROOKLYN MARINE TERMINAL 30TH STREET PIER
Asset # : 4080

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Piles and Bracing								
Steel	10%			LIFE	* *	5	$38,200	
Corrosion, Extent : Light, Area Affected : 5%								
Location : Tidal Zone								
No Component	60%							
Not Accessible	30%							
Revetment								
Stone	60%			LIFE	* *	5	$8,900	
No Component	40%							
Sheet Piles								
Steel	20%			LIFE	* *			
Corrosion, Extent : Light, Area Affected : 10%								
Location : In Tidal And Splash Zones								
No Component	60%							
Not Accessible	20%							
Pile Caps								
Concrete	15%			LIFE	* *	5	$1,100	
No Component	60%							
Not Accessible	25%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Topsoil	60%			2026	$88,400	5	$6,900	
Not Accessible	40%							
Deck Elements								
Railing								
Steel	10%			2026	$261,800			
No Component	90%							

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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**	:	

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$678,500	
Total	**$678,500**	
Importance Code A	$562,900	
Importance Code B	$115,600	
Total	**$678,500**	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$32,700			
Total	**$32,700**			
Importance Code A				
Importance Code B	$32,700			
Total	**$32,700**			



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 31ST TO 33RD ST BULKHEAD

Asset # : 14798

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete	60%	4+	$123,500	LIFE	* *	5	$1,200	
Erosion, Extent : Moderate, Area Affected : 40%								
Location : Tidal Zone								
Spalling, Extent : Moderate, Area Affected : 40%								
Location : Tidal Zone								
No Component	40%							
Gravity Wall								
Concrete	15%	4+	$73,600	LIFE	* *	5	$300	
Erosion, Extent : Moderate, Area Affected : 25%								
Location : 50 Feet From South Near Start Of Low Level Platform								
Stone	15%			LIFE	* *	5	$7,000	
Stone	10%	4+	$365,800	LIFE	* *	5	$4,700	
Displaced Elements, Extent : Severe, Area Affected : 100%								
Location : Throughout Northern Length Of Wall								
No Component	60%							
Piles and Bracing								
No Component	40%							
Not Accessible	60%							
Backfill								
Fill								
Topsoil	25%	Now	$32,700	2067	* *			
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : 5 Large Sinkholes Throughout Behind Gravity Wall								
Not Accessible	75%							
Surface								
Asphalt	75%	4+	$41,200	2042	* *	5	$2,400	
Cracking, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Surface Wearing/Scaling, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Asphalt	25%	Now	$13,700	2042	* *	5	$800	
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : 5 Large Sinkholes Throughout Behind Gravity Wall								
Fender								
Buffer								
Rubber	50%	4+	$60,700	2036	* *	4-5	$4,600	
Loose Connections, Extent : Severe, Area Affected : 15%								
Location : All Connections In Tidal Zone								
Other Observation, Extent : Light, Area Affected : 90%								
Location : Throughout								
Explanation : Hardware Corrosion								
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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	FY 2023 - 2026	FY 2027 - 2032
Bulkheads		$47,900
Total		**$47,900**
Importance Code B		$47,900
Total		**$47,900**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$33,500		$900	$11,100
Total	**$33,500**		**$900**	**$11,100**
Importance Code A				
Importance Code B	$33,500		$900	$11,100
Importance Code C				
Total	**$33,500**		**$900**	**$11,100**



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 34TH TO 36TH ST BULKHEAD

Asset # : 1736

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Concrete	10%			LIFE	* *	5	$200	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Adjacent To 39th St Pier								
No Component	90%							
Revetment								
Stone	55%			LIFE	* *	5	$1,300	
No Component	45%							
Sheet Piles								
Steel	45%			LIFE	* *			
Corrosion, Extent : Light, Area Affected : 25%								
Location : Tidal Zone								
No Component	10%							
Not Accessible	45%							
Backfill								
Fill								
Topsoil	10%	Now	$9,500	2067	* *			
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : Behind Cellular Sheet Pile Bulkhead								
Not Accessible	90%							
Surface								
Asphalt	10%			2040	* *	5	$500	
Concrete	15%	Now	$23,900	2042	* *	5	$300	
Cracking, Extent : Severe, Area Affected : 100%								
Location : At Steel Circular Cells North Of 39th Street Pier								
Sinkhole, Extent : Severe, Area Affected : 25%								
Location : At Steel Circular Cells North Of 39th Street Pier								
Concrete	30%			2030	$47,900	5	$1,400	
Cracking, Extent : Moderate, Area Affected : 10%								
Location : Isolated Throughout								
Topsoil	45%			2026	$10,700	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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	:	**SOUTH BROOKLYN MARINE TERMINAL 35TH STREET PIER**			
Address	:	**GOWANUS BAY BETWEEN 33RD ST AND 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**	:	

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$70,500	
Total	**$70,500**	
Importance Code B	$70,500	
Total	**$70,500**	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$88,200		$2,800	$8,400
Total	**$88,200**		**$2,800**	**$8,400**
Importance Code B	$40,100		$2,800	$8,400
Importance Code C	$48,100			
Total	**$88,200**		**$2,800**	**$8,400**



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
SOUTH BROOKLYN MARINE TERMINAL 35TH STREET PIER
Asset # : 1754

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Concrete	40%			LIFE	* *	5	$1,100	
No Component	60%							
Revetment								
Stone	88%			LIFE	* *	5	$15,600	
Stone	2%	4+	$48,100	LIFE	* *	5	$400	
Erosion, Extent : Moderate, Area Affected : 100%								
Location : Insufficient Stone Near Sinkhole 680 Feet From Southeast Corner								
No Component	10%							
Sheet Piles								
Steel	5%			LIFE	* *			
Corrosion, Extent : Moderate, Area Affected : 10%								
Location : Isolated Above Mean Low Water Elevation								
No Component	90%							
Not Accessible	5%							
Backfill								
Fill								
Topsoil	5%	Now	$10,600	2067	* *			
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : 680 Feet From Southeast Corner								
Not Accessible	95%							
Surface								
Asphalt	50%			2036	* *	5	$16,900	
Cracking, Extent : Light, Area Affected : 10%								
Location : Isolated Throughout								
Asphalt	10%	Now	$29,500	2042	* *	5	$1,700	
Missing Part, Extent : Moderate, Area Affected : 75%								
Location : Several Large Areas Along Southern Edge Of Pier And At Offshore Cell Interfaces								
Sinkhole, Extent : Severe, Area Affected : 50%								
Location : 680 Feet From Southeast Corner								
Topsoil	40%			2025	$70,500	5	$5,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : In Topsoil Over Asphalt								
Explanation : Heavy Vegetation								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$6,784,200	
Total	**$6,784,200**	
Importance Code A	$5,991,500	
Importance Code B	$707,800	
Importance Code C	$84,900	
Total	**$6,784,200**	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$45,200	$2,400	$12,500	$17,900
Total	**$45,200**	**$2,400**	**$12,500**	**$17,900**
Importance Code A				
Importance Code B	$45,200	$2,400	$12,500	$17,900
Importance Code C				
Total	**$45,200**	**$2,400**	**$12,500**	**$17,900**



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.*

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL 39TH STREET PIER
Asset # : 1777

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Concrete	75%			LIFE	* *	5	$2,200	
Cracking, Extent : Light, Area Affected : 100%								
Location : Throughout N-shed, J-shed, West Bulkhead And South Bulkhead								
Concrete	5%	Now	$60,700	LIFE	* *	5	$200	
Broken, Extent : Severe, Area Affected : 80%								
Location : Isolated At North End Of West Bulkhead And At Western Third Of South Bulkhead								
Concrete	10%	4+	$24,300	LIFE	* *	5	$300	
Spalling, Extent : Moderate, Area Affected : 40%								
Location : At North And South Ends Of West Bulkhead And Throughout 20 Percent Of South Bulkhead								
No Component	10%							
Gravity Wall								
Concrete	50%			LIFE	* *	5	$6,500	
Cracking, Extent : Light, Area Affected : 10%								
Location : Throughout N-shed, J-shed, West Bulkhead, And Cantilever Wall Along Revetment Inshore End								
Erosion, Extent : Moderate, Area Affected : 10%								
Location : Bottom Of Cap Along The South Side Of The Asset								
Concrete	35%	4+	$5,991,500	LIFE	* *	5	$4,500	
Erosion, Extent : Severe, Area Affected : 20%								
Location : At Base Of Fender Standoffs Along South Face Of Asset								
Spalling, Extent : Severe, Area Affected : 10%								
Location : Isolated At Vertical Joints Along West Bulkhead								
Tilting, Extent : Moderate, Area Affected : 20%								
Location : South Bulkhead 240 Feet East Of West End								
No Component	15%							
Revetment								
Stone	10%			LIFE	* *	5	$1,900	
No Component	90%							
Sheet Piles								
Steel	20%			LIFE	* *			
No Component	10%							
Not Accessible	70%							
Pile Caps								
Concrete	15%			LIFE	* *	5	$1,400	
Cracking, Extent : Light, Area Affected : 2%								
Location : Throughout N-shed Bulkhead At North Side Of Pier								
No Component	85%							
Backfill								
Fill								
Topsoil	2%	Now	$15,200	2067	* *			
Other Observation, Extent : Severe, Area Affected : 60%								
Location : Along South Bulkhead								
Explanation : Settlement/ Fill Loss								
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

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Backfill								
Surface								
Asphalt	55%			2036	* *	5	$20,100	
Concrete	10%			2036	* *	5	$3,700	
Cracking, Extent : Light, Area Affected : 2%								
Location : Isolated Throughout West Bulkhead And South Bulkhead								
Concrete	35%	4+	$447,000	2042	* *	5	$6,400	
Cracking, Extent : Moderate, Area Affected : 50%								
Location : Isolated Along West Bulkhead And South Bulkhead								
Settlement, Extent : Moderate, Area Affected : 50%								
Location : Isolated Along West Bulkhead And South Bulkhead								
Fender								
Buffer								
Pneumatic Fenders	20%	2-4	$29,900	2025	$149,700			
Corrosion, Extent : Severe, Area Affected : 50%								
Location : Lower Hardware Connections								
Missing Connections, Extent : Severe, Area Affected : 50%								
Location : Lower Hardware Connections								
Pneumatic Fenders	5%			2025	$37,400			
Rubber	20%			2036	* *	4-5	$19,200	
Surface Wearing/Scaling, Extent : Moderate, Area Affected : 30%								
Location : Along West And South Bulkheads								
Rubber	5%	Now	$58,900	2042	* *	4-5	$2,700	
Missing Part, Extent : Severe, Area Affected : 100%								
Location : Isolated Along West Bulkhead								
Rubber	25%	4+	$14,700	2036	* *	4-5	$13,500	
Missing Connections, Extent : Moderate, Area Affected : 10%								
Location : Severe Corrosion/Missing Hardware Along West Bulkhead								
Timber	1%			2025	$12,400	5	$300	
Weathering, Extent : Light, Area Affected : 100%								
Location : Offshore End Of South Bulkhead								
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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	:	**SOUTH BROOKLYN MARINE TERMINAL SHEET PILE/GRAVITY WALL BULKHEAD**			
Address	:	**AT 29TH STREET AND 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

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads				$2,300
Total				**$2,300**
Importance Code A				
Importance Code B				$2,300
Total				**$2,300**



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

DEPT. OF SMALL BUSINESS SERV. - 801

SOUTH BROOKLYN MARINE TERMINAL SHEET PILE/GRAVITY WALL BULKHEAD

Asset # : 13545

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Concrete	30%			LIFE	* *	5	$800	
Spalling, Extent : Moderate, Area Affected : 15%								
Location : Isolated Throughout								
Stone	18%			LIFE	* *	5	$10,100	
Displaced Elements, Extent : Light, Area Affected : 10%								
Location : Isolated Throughout								
Missing Block Seal, Extent : Moderate, Area Affected : 85%								
Location : Throughout								
Not Accessible	52%							
Sheet Piles								
Composite, 5' Water	50%			LIFE	* *			
No Component	25%							
Not Accessible	25%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Concrete	60%			2036	* *	5	$4,600	
Cracking, Extent : Light, Area Affected : 5%								
Location : Isolated Station 0+00 To 4+80 From North								
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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name : **STEEL BULKHEAD BET. RIVER CAFE AND FULTON FERRY LANDING**
Address : **EAST RIVER WATER ST AND OLD FULTON ST**
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 : **04-Feb-2019**
Landmark Status : **NONE**
Areas Surveyed :
Block : **25** **Lot** : **1** **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$394,200	$160,800
Total	**$394,200**	**$160,800**
Importance Code A	$394,200	
Importance Code B		$160,800
Total	**$394,200**	**$160,800**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$40,500	$300		
Total	**$40,500**	**$300**		
Importance Code A	$1,800			
Importance Code B	$38,700	$300		
Total	**$40,500**	**$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

STEEL BULKHEAD BET. RIVER CAFE AND FULTON FERRY LANDING

Asset # : 13957

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Piles and Bracing								
Steel	60%	4+	$93,900	LIFE	* *	5	$14,100	
Corrosion, Extent : Severe, Area Affected : 40%								
Location : Splash Zone								
No Component	40%							
Sheet Piles								
Steel	55%	4+	$220,200	LIFE	* *			
Corrosion, Extent : Severe, Area Affected : 40%								
Location : Splash And Tidal Zones, North Side								
Steel	40%	4+	$80,100	LIFE	* *			
Corrosion, Extent : Moderate, Area Affected : 30%								
Location : Splash Zone, East Side								
Not Accessible	5%							
Pile Caps								
Concrete	40%			LIFE	* *	5	$200	
Cracking, Extent : Light, Area Affected : 100%								
Location : East Side								
Steel	60%	4+	$1,800	2035	* *	5	$400	
Corrosion, Extent : Moderate, Area Affected : 25%								
Location : North Side								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	40%			2039	* *	5	$700	
Stone	10%			2039	* *	10		
Timber	20%			2039	* *	10		
Other Observation, Extent : Light, Area Affected : 100%								
Location : On Elevated Timber Walkway								
Explanation : Weathering								
Topsoil	20%			2028	$1,800	5	$100	
Not Accessible	10%							
Deck Elements								
Railing								
Steel	35%	4+	$11,300	2028	$56,300			
Corrosion, Extent : Moderate, Area Affected : 50%								
Location : East Side, Mostly Along Rail Base								
Steel	60%	0-2	$19,300	2028	$96,500			
Corrosion, Extent : Severe, Area Affected : 60%								
Location : North Side								
Steel	5%	Now	$8,000	2030	$8,000			
Corrosion, Extent : Severe, Area Affected : 25%								
Location : Bottom Portion Of Railing At Northeast Corner								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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-Jan-2021**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **2197**	**Lot**	: **997**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$876,300	
Total	**$876,300**	
Importance Code A	$778,000	
Importance Code B	$98,300	
Total	**$876,300**	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$113,700			
Total	**$113,700**			
Importance Code A				
Importance Code B	$113,700			
Total	**$113,700**			



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

STEEL SHEETPILE BULKHEAD

Asset # : 13792

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Timber Crib w/Stone	20%	Now	$134,700	LIFE	* *	4	$1,500	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 210 Feet To 250 Feet From North								
Explanation : Collapsed/ Failed								
No Component	80%							
Sheet Piles								
Steel	70%	Now	$576,200	LIFE	* *			
Corrosion, Extent : Severe, Area Affected : 60%								
Location : Across Entire Length At Waterline								
No Component	20%							
Not Accessible	10%							
Pile Caps								
Timber	80%	Now	$67,100	LIFE	* *	4	$1,600	
Broken, Extent : Severe, Area Affected : 100%								
Location : Northern 210 Feet Of Asset								
No Component	20%							
Backfill								
Fill								
Topsoil	70%	Now	$41,600	2072	* *			
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : Inshore Of Sheet Pile Bulkhead								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Inshore Of Sheet Pile Bulkhead								
Explanation : Significant Fill Loss								
Not Accessible	30%							
Surface								
Concrete	20%	Now	$20,000	2047	* *	5	$300	
Erosion, Extent : Severe, Area Affected : 100%								
Location : 210 Feet To 250 Feet From The North. Located Inshore Of Crib								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 210 Feet To 250 Feet From The North. Located Inshore Of Crib								
Explanation : Loss Of Structural Support								
Gravel	10%			2047	* *	2-5	$100	
Erosion, Extent : Moderate, Area Affected : 15%								
Location : Filter Fabric Exposed Under Gravel Surface								
Topsoil	70%	Now	$10,400	2032	$10,400	5	$400	
Settlement, Extent : Severe, Area Affected : 100%								
Location : Inshore Of Sheet Pile Bulkhead								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Inshore Of Sheet Piles At The Northern 210 Feet								
Explanation : Sinkholes/ Fill Loss								
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

STEEL SHEETPILE BULKHEAD

Asset # : 13792

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender								
Piles								
Timber	80%	Now	$41,600	2047	* *	4	$4,800	
Broken, Extent : Severe, Area Affected : 100%								
Location : Along Sheet Pile Bulkhead								
No Component	20%							
Wales and Chocks								
Timber	80%	Now	$98,300	2047	* *	4	$10,900	
Broken, Extent : Severe, Area Affected : 100%								
Location : Along Sheet Pile Bulkhead								
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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name : **TIMBER BULKHEAD MARINA SOUTH OF NICKS LOBSTER**
Address : **FLATBUSH AVE. MILL BASIN**
Borough : **BROOKLYN**
Program / Asset # : **DBSR026.066 / 20**
Linear Ft : **120**
Date of Survey : **12-Jun-2020**
Areas Surveyed :
Block : **8591** **Lot** : **175**

Agency's Number : **N/A**
Yr Built/Renovated :
Project Type : **ECONOMIC DEVELOPMENT**
Landmark Status : **NONE**
BIN :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$899,700	
Total	**$899,700**	
Importance Code A	$899,700	
Total	**$899,700**	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$20,100	$100		$4,500
Total	**$20,100**	**$100**		**$4,500**
Importance Code A	$20,100			
Importance Code B		$100		$4,500
Total	**$20,100**	**$100**		**$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

TIMBER BULKHEAD MARINA SOUTH OF NICKS LOBSTER

Asset # : 20

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Piles and Bracing								
Timber	100%	0-2	$390,900	2046	* *	4	$18,000	
Not Plumb, Extent : Severe, Area Affected : 100%								
Location : Primarily At Center Of Asset								
Rotting/Splitting, Extent : Severe, Area Affected : 40%								
Location : All Piles In Tidal Zone								
Sheet Piles								
Timber	100%	0-2	$508,800	LIFE	* *	4	$2,200	
Not Plumb, Extent : Severe, Area Affected : 100%								
Location : Primarily At Center Of Asset								
Rotting/Splitting, Extent : Severe, Area Affected : 30%								
Location : Tidal Zone								
Wales								
Timber	100%	2-4	$20,100	LIFE	* *	4	$1,800	
Rotting/Splitting, Extent : Severe, Area Affected : 50%								
Location : Along Entire Length Of Asset								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Gravel	40%			2034	* *	2-5	$100	
Topsoil	60%			2026	$4,300	5	$300	

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name : **TIMBER BULKHEAD MIDGET SQUADRON YACHT CLUB**
Address : **PAERDERGAT BASIN 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 : **01-Dec-2020**
Landmark Status : **NONE**
Areas Surveyed :
Block : **8012** **Lot** : **1** **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$1,482,900	
Total	**$1,482,900**	
Importance Code A	$1,187,500	
Importance Code B	$102,500	
Importance Code C	$192,900	
Total	**$1,482,900**	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$49,100	$100	$12,900	$300
Total	**$49,100**	**$100**	**$12,900**	**$300**
Importance Code A	$2,900		$12,900	
Importance Code B	$46,200	$100		$300
Total	**$49,100**	**$100**	**$12,900**	**$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

TIMBER BULKHEAD MIDGET SQUADRON YACHT CLUB

Asset # : 13480

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Piles and Bracing								
Timber	20%			2041	* *	4	$25,800	
Missing Part, Extent : Light, Area Affected : 5%								
Location : Two Piles Missing Top Caps								
Timber	57%	Now	$480,200	2047	* *	4	$73,500	
Broken, Extent : Severe, Area Affected : 100%								
Location : Eastern 235 Feet And From 430 To 680 Feet From The Eastern End Of Asset								
No Component	20%							
Not Accessible	3%							
Revetment								
Concrete	30%	Now	$192,900	LIFE	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Eastern 100 Feet And Western 150 Feet								
Explanation : Minimal To No Shoreline Protection								
No Component	70%							
Sheet Piles								
Timber	20%			LIFE	* *	4	$4,800	
Timber	57%	Now	$625,000	LIFE	* *	4	$9,200	
Broken, Extent : Severe, Area Affected : 100%								
Location : Eastern 235 Feet And From 430 To 680 Feet From The Eastern End Of Asset								
No Component	20%							
Not Accessible	3%							
Wales								
Timber	20%			LIFE	* *	4	$3,900	
Timber	57%	Now	$82,300	LIFE	* *	4	$7,400	
Broken, Extent : Severe, Area Affected : 100%								
Location : Eastern 235 Feet And From 430 To 680 Feet From The Eastern End Of Asset								
No Component	20%							
Not Accessible	3%							
Backfill								
Fill								
Topsoil	50%	Now	$102,500	2072	* *			
Erosion, Extent : Severe, Area Affected : 100%								
Location : At Failed Bulkhead Wall At East And West Ends								
Not Accessible	50%							
Surface								
Concrete	3%			2041	* *	5	$300	
Gravel	10%			2041	* *	2-5	$300	
Topsoil	20%			2027	$10,300	5	$800	
Topsoil	67%	Now	$34,400	2032	$34,400	5	$1,400	
Erosion, Extent : Severe, Area Affected : 50%								
Location : Loss Of Soil At Isolated Settlement Locations And Sinkhole At 175 Feet From Eastern End Of Asset								
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

TIMBER BULKHEAD MIDGET SQUADRON YACHT CLUB

Asset # : 13480

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Railing								
Fencing	70%			2033	* *	3	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Along Entire Bulkhead								
Explanation : Chain Link Fence								
Fencing	22%	Now	$11,400	2037	* *	3	$100	
Broken, Extent : Severe, Area Affected : 100%								
Location : Eastern 230 Feet Of Fencing								
No Component	8%							

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **19-Feb-2019**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **184** **Lot** : **188**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$258,700	
Total	**$258,700**	
Importance Code A	$258,700	
Total	**$258,700**	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$28,600			
Total	**$28,600**			
Importance Code A				
Importance Code B	$28,600			
Total	**$28,600**			



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.*

DEPT. OF SMALL BUSINESS SERV. - 801
TIMBER CRIBBING, STACKED TIMBERS
Asset # : 13934

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Timber Crib w/Stone	100%	4+	$258,700	LIFE	* *	4	$4,700	
Missing Part, Extent : Severe, Area Affected : 50%								
Location : Eastern Half								
Rotting/Splitting, Extent : Moderate, Area Affected : 50%								
Location : Western Half								
Backfill								
Fill								
Topsoil	50%	Now	$19,000	2070	* *			
Erosion, Extent : Severe, Area Affected : 100%								
Location : At Western Half								
Not Accessible	50%							
Surface								
Topsoil	100%	Now	$9,500	2030	$9,500	5	$400	
Erosion, Extent : Severe, Area Affected : 50%								
Location : Behind Bulkhead								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **27-Mar-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **991**	**Lot**	: **59**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$112,600	$88,800
Total	**$112,600**	**$88,800**
Importance Code A	$112,600	
Importance Code B		$88,800
Total	**$112,600**	**$88,800**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads		$200	$2,900	
Total		**$200**	**$2,900**	
Importance Code A				
Importance Code B		$200	$2,900	
Importance Code C				
Total		**$200**	**$2,900**	



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.*

DEPT. OF SMALL BUSINESS SERV. - 801

U.N. SCHOOL BULKHEAD

Asset # : 4474

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	100%			LIFE	* *	5	$5,100	
Sheet Piles								
Steel	20%	4+	$112,600	LIFE	* *			
Corrosion, Extent : Moderate, Area Affected : 10%								
Location : Approximately 175 Feet Of Steel Sheet Piles Exposed At Offshore Corner								
Not Accessible	80%							
Pile Caps								
Concrete	100%			LIFE	* *	5	$2,600	
Cracking, Extent : Light, Area Affected : 5%								
Location : Isolated Locations								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	55%			2040	* *	5	$5,400	
Concrete	5%			2040	* *	5	$500	
Topsoil	10%			2029	$5,100	5	$400	
Not Accessible	30%							
Fender								
Facing								
Composite	80%			2030	$88,800			
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.*

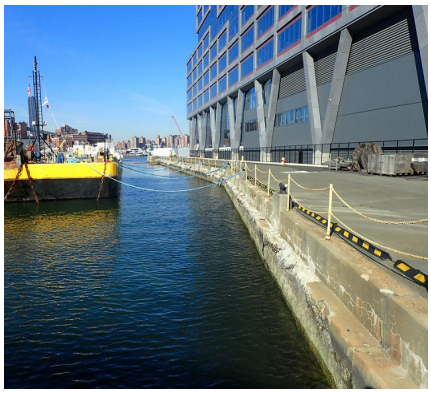
Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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 : **20-Nov-2020**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2023** **Lot** : **1** **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$437,200	$1,170,000
Total	**$437,200**	**$1,170,000**
Importance Code A	$334,600	
Importance Code B	$102,600	$1,170,000
Total	**$437,200**	**$1,170,000**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$4,600			
Total	**$4,600**			
Importance Code A	$200			
Importance Code B	$4,400			
Total	**$4,600**			



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.*

DEPT. OF SMALL BUSINESS SERV. - 801
WET BERTH 2 BULKHEAD
Asset # : 13533

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Conc w/Stone Face	5%	4+	$137,300	LIFE	* *	5	$5,000	
Displaced Elements, Extent : Severe, Area Affected : 10%								
Location : 1059 Feet From Asset 13532								
Erosion, Extent : Moderate, Area Affected : 25%								
Location : In Tidal Zone								
Missing Block Seal, Extent : Moderate, Area Affected : 100%								
Location : Various Points Along Stone Face								
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Isolated Along Concrete At Top Of Wall								
Concrete	10%	4+	$197,200	LIFE	* *	5	$400	
Cracking, Extent : Moderate, Area Affected : 15%								
Location : Above Mean Low Water								
Efflorescence, Extent : Severe, Area Affected : 25%								
Location : Above Mean Low Water								
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Above Mean Low Water								
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Above Mean Low Water								
Explanation : Delaminations								
Concrete	5%			LIFE	* *	5-10	$400	
Cracking, Extent : Light, Area Affected : 15%								
Location : Cracking With Efflorescence Throughout								
Not Accessible	80%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	93%	4+	$102,600	2047	* *	5	$5,900	
Cracking, Extent : Moderate, Area Affected : 25%								
Location : Multiple Cracks Along Surface								
Concrete	5%	4+	$4,400	2041	* *	5	$300	
Cracking, Extent : Light, Area Affected : 5%								
Location : Northern End Of Asset								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Northern End Of Asset								
Not Accessible	2%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Under Pipe Rack								
Explanation : Concrete Catch Basin								
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
WET BERTH 2 BULKHEAD
Asset # : 13533

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Railing								
Steel	100%			2030	$1,170,000			
Corrosion, Extent : Light, Area Affected : 5%								
Location : Railing Posts								
Displaced Elements, Extent : Light, Area Affected : 10%								
Location : Railing Posts								
Other Observation, Extent : Light, Area Affected : 5%								
Location : Railing Chains And Posts								
Explanation : Coating Loss								

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

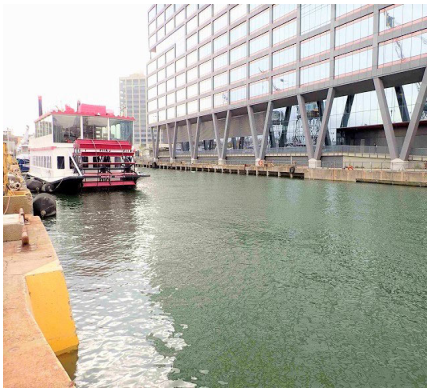
Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **17-Nov-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **2023**	**Lot**	: **1**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$2,304,400	
Total	**$2,304,400**	
Importance Code A	$409,200	
Importance Code B	$1,798,400	
Importance Code C	$96,700	
Total	**$2,304,400**	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$217,700		$6,400	$8,700
Total	**$217,700**		**$6,400**	**$8,700**
Importance Code A	$300			
Importance Code B	$216,300		$6,400	$8,700
Importance Code C	$1,200			
Total	**$217,700**		**$6,400**	**$8,700**



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
WET BERTH 3 BULKHEAD
Asset # : 13531

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Concrete	25%	Now	$96,700	LIFE	* *	5	$400	
Broken, Extent : Severe, Area Affected : 100%								
Location : Isolated Locations Along Entire Curb								
Concrete	73%			LIFE	* *	5-10	$2,300	
Cracking, Extent : Moderate, Area Affected : 20%								
Location : Along Entire Curb								
No Component	2%							
Gravity Wall								
Concrete	3%	Now	$272,800	LIFE	* *	5	$200	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : On Isolated Apron Columns Along Entire Berth								
Explanation : Broken/ Impact Damage								
Concrete	4%			LIFE	* *	5-10	$600	
Cracking, Extent : Light, Area Affected : 10%								
Location : Entire Length Of Wall								
Spalling, Extent : Light, Area Affected : 20%								
Location : Isolated Locations Along Entire Wall								
Concrete	3%	4+	$136,400	LIFE	* *	5	$200	
Cracking, Extent : Moderate, Area Affected : 50%								
Location : Isolated Locations Along Entire Wall								
Spalling, Extent : Moderate, Area Affected : 50%								
Location : Isolated Locations Along Entire Wall								
Not Accessible	90%							
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : Underwater And At Berthed Vessel								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Concrete	5%	4+	$33,900	2047	* *	5	$500	
Spalling, Extent : Moderate, Area Affected : 50%								
Location : Isolated Locations Across Entire Area								
Concrete	90%			2041	* *	5	$17,500	
Cracking, Extent : Light, Area Affected : 10%								
Location : Isolated Across Entire Surface								
Erosion, Extent : Light, Area Affected : 25%								
Location : Across Entire Surface								
Not Accessible	5%							
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : Debris								
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

WET BERTH 3 BULKHEAD

Asset # : 13531

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender								
Buffer								
Rubber	40%			2035	* *	4-5	$20,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : North Wall								
Explanation : Rubber Tires								
No Component	60%							
Deck Elements								
Railing								
Steel	100%	Now	$179,800	2025	$1,798,400			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Perimeter Of Berth								
Explanation : Abandoned In Place At Wet Berth (Dry Dock De-activated)								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name : **WILLIAMSBURG YACHT CLUB SHORELINE AND 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 : **30-Jun-2020**
Landmark Status : **NONE**
Areas Surveyed :
Block : **4346** **Lot** : **200** **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	$709,000	
Total	**$709,000**	
Importance Code A	$709,000	
Total	**$709,000**	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	$12,200		$100	
Total	**$12,200**		**$100**	
Importance Code A				
Importance Code B	$12,200		$100	
Importance Code C				
Total	**$12,200**		**$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

WILLIAMSBURG YACHT CLUB SHORELINE AND TIMBER BULKHEAD

Asset # : 13483

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Concrete	45%			LIFE	* *	5	$400	
Timber Crib w/Stone	40%	Now	$441,900	LIFE	* *	4	$2,400	
Broken, Extent : Severe, Area Affected : 100%								
Location : Full Length Of Crib Wall Is Not Plumb, Missing Timbers, And Losing Fill								
No Component	15%							
Piles and Bracing								
Timber	40%	2-4	$267,100	2046	* *	4	$12,300	
Displaced Elements, Extent : Severe, Area Affected : 50%								
Location : Full Length Of Timber Cribbing								
Rotting/Splitting, Extent : Severe, Area Affected : 50%								
Location : Full Length Of Timber Cribbing								
No Component	60%							
Revetment								
Stone	60%			LIFE	* *	5	$700	
No Component	40%							
Backfill								
Fill								
Stone	15%	Now	$9,200	LIFE	* *	5		
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Full Length Of Crib Wall								
Explanation : Fill Material Visible Through Failing Crib Wall								
Not Accessible	85%							
Surface								
Concrete	5%			2040	* *	5	$100	
Gravel	15%	Now	$3,000	2046	* *	2-5	$100	
Settlement, Extent : Severe, Area Affected : 100%								
Location : Southeast Corner								
Gravel	35%			2040	* *	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.
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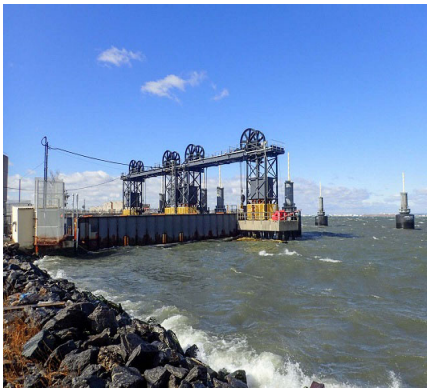
Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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	: **9,930**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **05-Feb-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **5804**	**Lot**	: **2**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Marinas/Docks	$82,300	$650,600
Total	**$82,300**	**$650,600**
Importance Code A	$82,300	$650,600
Total	**$82,300**	**$650,600**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Marinas/Docks	$54,300		$19,100	$7,100
Total	**$54,300**		**$19,100**	**$7,100**
Importance Code A	$54,300		$19,100	$7,100
Total	**$54,300**		**$19,100**	**$7,100**



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

65TH STREET RAIL YARD MARINA TRANSFER BRIDGES

Asset # : 13492

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Deck								
Concrete	100%			2040	* *	5	$12,000	
Piles and Bracing								
Timber	25%			2051	* *	4-5	$15,800	
Other Observation, Extent : Light, Area Affected : 5%								
Location : Isolated Locations In The Tidal Zone								
Explanation : Tear In Pile Wrap Material								
Not Accessible	75%							
Protective Structure								
Donut Fender								
Steel/Rubber	100%			2031				
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : All Donut Fenders And Piles								
Deck Elements								
Railing								
Steel	100%			2029	$650,600			
Electrical								
Lighting Fixture								
Incandescent	100%			2025	$13,100			
Gallows Frames								
Tower Frames								
Steel	100%			2044	* *			
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : All Steel Framing								
Movable Ramps								
Bearings								
Steel	100%	4+	$35,500	2040	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : All Steel Bearings								
Explanation : Corrosion								
Deck and Railing								
Steel	5%	4+	$18,300	2040	* *			
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Primarily At South End And Along Bottom Flanges								
Explanation : Corrosion/Coating Loss								
Steel	20%			2040	* *			
Timber Deck on Steel	13%	4+	$82,300	2040	* *			
Other Observation, Extent : Light, Area Affected : 20%								
Location : Bottom Of Steel Girders And Isolated Locations On Deck Framing Members Of The South Bridge								
Explanation : Corrosion								
Not Accessible	12%							
Under Construction	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 : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **ASTORIA FERRY LANDING**				
Address	: **3-10 ASTORIA BLVD EAST RIVER**				
Borough	: **QUEENS**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0064.000 / 15297**			**Yr Built/Renovated**	: **2017 /**
Area Sq Ft	: **4,206**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **16-Mar-2021**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **490**	**Lot**	: **100**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Marinas/Docks		$328,900
Total		**$328,900**
Importance Code A		$328,900
Total		**$328,900**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Marinas/Docks	$52,500	$700	$9,000	$700
Total	**$52,500**	**$700**	**$9,000**	**$700**
Importance Code A	$49,400		$1,100	
Importance Code B	$300	$300	$7,500	$300
Importance Code C	$2,800	$400	$400	$400
Total	**$52,500**	**$700**	**$9,000**	**$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

ASTORIA FERRY LANDING

Asset # : 15297

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Gangways								
Aluminum	100%			2052	* *	1-3	$24,800	
Pile Caps								
Concrete	100%			2052	* *	5	$200	
Piles and Bracing								
Steel	30%			2052	* *	5-10	$200	
Not Accessible	70%							
Floating Docks								
Anchor Piles								
Steel	40%			2052	* *	3-5	$3,500	
	Corrosion, Extent : Light, Area Affected : 5%							
	Location : Isolated Areas							
Not Accessible	60%							
Fenders								
Rubber	50%			2030	$2,600	1-2	$1,800	
Rubber	50%	4+	$2,600	2032	$2,600	1-2	$1,500	
	Worn, Extent : Light, Area Affected : 50%							
	Location : 5 Foot High Band At Slip Fender Racks							
Floats/Frames								
Polyethylene	20%			2037	* *	1-5	$200	
Steel	80%			2037	* *	5-10	$1,200	
Barge								
Steel	50%	4+	$49,400	2041	* *	5	$2,800	
	Corrosion, Extent : Light, Area Affected : 5%							
	Location : Splash Zone							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Slight List Towards The South							
	Explanation : List							
Not Accessible	50%							
Protective Structure								
Donut Fender								
Steel/Rubber	40%			2030	$29,600			
Not Accessible	60%							
Deck Elements								
Railing								
Steel	100%			2030	$169,300			
Electrical								
Conduit								
PVC	100%			2028	$81,800			
Lighting Fixture								
LED	100%			2030	$77,800			
Movable Ramps								
Deck and Railing								
Steel	100%			2041	* *			

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name : **BATTERY MARITIME BUILDING GOVERNORS ISLAND FERRY SLIPS 6,7**
Address : **10 SOUTH STREET**
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 : **15-Mar-2019**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2** **Lot** : **2** **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Marinas/Docks	$70,100	$2,894,300
Total	**$70,100**	**$2,894,300**
Importance Code A	$70,100	$2,894,300
Total	**$70,100**	**$2,894,300**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Marinas/Docks	$36,300			
Total	**$36,300**			
Importance Code A	$36,300			
Total	**$36,300**			



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

BATTERY MARITIME BUILDING GOVERNORS ISLAND FERRY SLIPS 6,7

Asset # : 13890

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Deck								
Under Construction	100%							
Piles and Bracing								
Under Construction	100%							
Fender								
Facing								
Composite	93%			2028	$1,689,400			
Composite	2%	Now	$36,300	2030	$36,300			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Isolated Locations At Slip 6 And Slip 7								
Explanation : Broken								
Not Accessible	5%							
Piles								
Timber	8%			2031	$934,900			
Other Observation, Extent : Light, Area Affected : 60%								
Location : Throughout Fender Racks At Slips 6 And 7 Above Mean Low Water Elevation								
Explanation : Rot								
Timber	2%	4+	$70,100	2031	$233,700			
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Slip 6 And Slip 7								
Explanation : Splitting At Tops Of Fender Piles								
Not Accessible	90%							
Gallows Frames								
Tower Frames								
Under Construction	100%							
Movable Ramps								
Bearings								
Under Construction	100%							
Deck and Railing								
Under Construction	100%							

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

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 #	: **DBS0055.000 / 14199**			**Yr Built/Renovated**	:
Area Sq Ft	: **3,520**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **06-Jan-2021**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **5778**	**Lot**	: **1**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Marinas/Docks		$248,900
Total		**$248,900**
Importance Code A		$248,900
Total		**$248,900**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Marinas/Docks	$900	$400	$11,700	$400
Total	**$900**	**$400**	**$11,700**	**$400**
Importance Code A	$400		$5,100	
Importance Code B	$300	$300	$6,400	$300
Importance Code C	$200	$100	$200	$100
Total	**$900**	**$400**	**$11,700**	**$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
BROOKLYN ARMY TERMINAL PIER 4 FERRY LANDING
Asset # : 14199

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Deck								
Concrete	100%			2045	* *	5	$200	
Gangways								
Aluminum	100%			2058	* *	1-3	$21,200	
Piles and Bracing								
Steel	50%			2058	* *	5-10	$10,400	
Not Accessible	50%							
Floating Docks								
Anchor Piles								
Steel	40%			2058	* *	3-5	$5,300	
Not Accessible	60%							
Fenders								
Rubber	100%			2031	$2,100	1-2	$1,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : At Ferry Slips								
Explanation : Fender Racks								
Barge								
Steel	60%			2045	* *	5	$6,600	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Ferry Landing								
Not Accessible	40%							
Protective Structure								
Donut Fender								
Steel/Rubber	40%			2031	$9,900			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Northwest Of Barge								
Explanation : Four Mono Piles								
Not Accessible	60%							
Deck Elements								
Railing								
Steel	45%			2031	$76,200			
No Component	55%							
Electrical								
Conduit								
Steel	100%			2031	$65,800			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Top Of Deck								
Explanation : 700 Feet Total Length Of Conduit Running In Parallel Lengths								
Lighting Fixture								
LED	100%			2031	$107,000			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Along Railing Of Access Gangway And At Top Of Barge								
Explanation : 22 Light Installations								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name : **BROOKLYN NAVY YARD PIER C DOCKS CITYWIDE FERRY SERVICE HOMEPORT**
Address : **EASYWAY AND FRONT AVENUE BROOKLYN NAVY YARD**
Borough : **BROOKLYN**
Agency's Number : **N/A**
Program / Asset # : **DBSR045.200 / 15252**
Yr Built/Renovated : **2017 /**
Area Sq Ft : **21,450**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **12-Feb-2021**
Landmark Status : **NONE**
Areas Surveyed :
Block : **Lot** : **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Marinas/Docks	$100,000	$100,000
Total	**$100,000**	**$100,000**
Importance Code A	$100,000	$100,000
Total	**$100,000**	**$100,000**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Marinas/Docks	$22,700	$4,800	$66,900	$4,800
Total	**$22,700**	**$4,800**	**$66,900**	**$4,800**
Importance Code A	$17,800		$30,900	
Importance Code B	$1,200	$1,200	$27,400	$1,200
Importance Code C	$3,700	$3,600	$8,600	$3,600
Total	**$22,700**	**$4,800**	**$66,900**	**$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.*

DEPT. OF SMALL BUSINESS SERV. - 801

BROOKLYN NAVY YARD PIER C DOCKS CITYWIDE FERRY SERVICE HOMEPORT

Asset # : 15252

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Gangways								
Aluminum	100%			2058	* *	1-3	$90,400	
Floating Docks								
Anchor Piles								
Steel	100%			2058	* *	3-5	$96,700	
Fenders								
Rubber	54%			2030	$45,500	1-2	$30,100	
Other Observation, Extent : Light, Area Affected : 2%								
Location : Vertical Fenders, Two At Float 6e And One At Float 5w								
Explanation : Impact Damage								
Vinyl	46%	4+	$1,300	2031	$25,900	2	$24,700	
Missing Components, Extent : Severe, Area Affected : 2%								
Location : One Missing Horizontal Fender At Float 6w								
Floats/Frames								
Concrete	98%			2045	* *	5	$200,100	
Steel	2%	Now	$9,600	2040	* *	5	$600	
Missing Components, Extent : Severe, Area Affected : 11%								
Location : 5 Missing Or Damaged Float Connection Cover Plates								
Other Observation, Extent : Light, Area Affected : 14%								
Location : 6 Loose Float Connection Cover Plates								
Explanation : Loose Components								
Fender								
Piles								
Timber	38%			2036	* *			
Timber	2%	Now	$6,200	2037	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : One Missing Fender Pile At Float 6w								
Explanation : Missing								
Not Accessible	60%							

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **CORLEARS HOOK FERRY LANDING**				
Address	: **NORTH SIDE OF PIER 42 EAST RIVER**				
Borough	: **MANHATTAN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0066.000 / 15299**			**Yr Built/Renovated**	: **2017 /**
Area Sq Ft	: **4,206**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **16-Mar-2021**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **262**	**Lot**	: **25**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Marinas/Docks		$328,900
Total		**$328,900**
Importance Code A		$328,900
Total		**$328,900**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Marinas/Docks	$9,800	$700	$8,900	$3,400
Total	**$9,800**	**$700**	**$8,900**	**$3,400**
Importance Code A	$6,700		$1,000	$2,800
Importance Code B	$300	$300	$7,500	$300
Importance Code C	$2,800	$400	$400	$400
Total	**$9,800**	**$700**	**$8,900**	**$3,400**



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
CORLEARS HOOK FERRY LANDING
Asset # : 15299

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Gangways								
Aluminum	100%			2052	* *	1-3	$24,800	
Surface Wearing/Scaling, Extent : Light, Area Affected : 2%								
Location : Barge-side Bearing Pads								
Pile Caps								
Concrete	100%			2052	* *	5	$200	
Piles and Bracing								
Steel	30%			2052	* *	5-10		
Not Accessible	70%							
Floating Docks								
Anchor Piles								
Steel	36%			2052	* *	3-5	$3,200	
Corrosion, Extent : Light, Area Affected : 10%								
Location : Isolated Areas								
Not Accessible	64%							
Fenders								
Rubber	50%	2-4	$2,600	2032	$2,600	1-2	$1,500	
Worn, Extent : Moderate, Area Affected : 50%								
Location : 5 Foot High Band At Slip Fender Racks								
Rubber	50%			2030	$2,600	1-2	$1,800	
Floats/Frames								
Polyethylene	20%	2-4	$3,800	2042	* *	1-5	$200	
Damaged/Missing Pile Guide, Extent : Moderate, Area Affected : 30%								
Location : Up To 30 Percent Section Loss At Buffer Pads								
Steel	80%	4+	$2,900	2040	* *	5	$300	
Missing Coating, Extent : Moderate, Area Affected : 30%								
Location : Pile Guide Frames, Worse At Two On Offshore Side								
Barge								
Steel	50%			2041	* *	5	$5,500	
Corrosion, Extent : Light, Area Affected : 10%								
Location : Barge Splash Zone And At Fender Rack Framing								
Not Accessible	50%							
Protective Structure								
Donut Fender								
Steel/Rubber	36%			2030	$10,000			
Corrosion, Extent : Light, Area Affected : 10%								
Location : Above Donuts								
Not Accessible	64%							
Deck Elements								
Railing								
Steel	100%			2030	$169,300			
Electrical								
Conduit								
PVC	100%			2028	$81,800			
Lighting Fixture								
LED	100%			2030	$77,800			

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
CORLEARS HOOK FERRY LANDING
Asset # : 15299

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Movable Ramps								
Deck and Railing								
Steel	100%			2041	* *			

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name : **E. 90TH ST FERRY LANDING**
Address : **EAST RIVER ESPLANADE AT E90TH ST NORTH END OF CARL SCHURZ PARK**
Borough : **MANHATTAN**
Agency's Number : **N/A**
Program / Asset # : **DOT0197.000 / 14118**
Yr Built/Renovated : **1996 / 2007**
Area Sq Ft : **6,178**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **02-Mar-2020**
Landmark Status : **NONE**
Areas Surveyed :
Block : **1592** **Lot** : **1** **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Marinas/Docks		$747,000
Total		**$747,000**
Importance Code A		$747,000
Total		**$747,000**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Marinas/Docks	$1,300	$11,200	$23,900	$10,400
Total	**$1,300**	**$11,200**	**$23,900**	**$10,400**
Importance Code A	$1,000	$8,400	$23,600	$10,000
Importance Code B	$100	$2,600	$100	$100
Importance Code C	$200	$300	$200	$300
Total	**$1,300**	**$11,200**	**$23,900**	**$10,400**



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

DEPT. OF SMALL BUSINESS SERV. - 801
E. 90TH ST FERRY LANDING
Asset # : 14118

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Deck								
Timber	55%			2029	$250,800	5	$6,700	
Surface Wearing/Scaling, Extent : Light, Area Affected : 50%								
Location : Deck Surface								
Not Accessible	45%							
Gangways								
Aluminum	100%			2051	* *	1-3	$8,500	
Pile Caps								
Timber	40%			2051	* *	4	$600	
Not Accessible	60%							
Piles and Bracing								
Timber	60%			2051	* *	4-5	$22,300	
Splitting, Extent : Light, Area Affected : 10%								
Location : Top 2 Feet Of Several Piles								
Not Accessible	40%							
Floating Docks								
Anchor Piles								
Steel	60%			2057	* *	3-5	$7,900	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : All Floating Dock Components Recently Replaced								
Not Accessible	40%							
Fenders								
Rubber	100%			2030	$3,400	1-2	$2,200	
Barge								
Steel	45%			2044	* *	5	$5,000	
Not Accessible	55%							
Deck Elements								
Railing								
Steel	100%			2029	$496,200			
Electrical								
Conduit								
PVC	100%			2028	$39,300			
Lighting Fixture								
Incandescent	100%			2025	$23,600			
Fender								
Piles								
Steel	60%			2035	* *			
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Four New Donut Fenders								
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.*

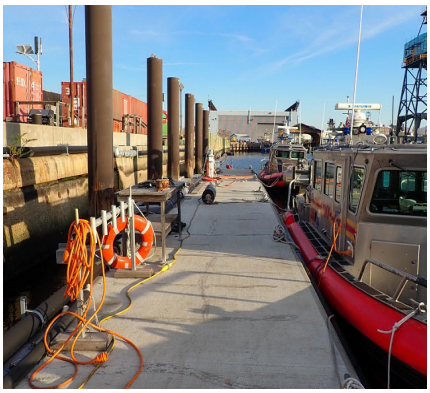
Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name : **FDNY MARINA @ BERTHS 11 AND 12 NEXT TO ASSET 13527**
Address : **NORTHWEST SIDE OF HAMMERHEAD AVE BROOKLYN NAVY YARD**
Borough : **BROOKLYN**
Agency's Number : **N/A**
Program / Asset # : **DBSR045.06A / 14726**
Yr Built/Renovated :
Area Sq Ft : **3,000**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **27-Oct-2020**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2023** **Lot** : **1** **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Marinas/Docks		$122,700
Total		**$122,700**
Importance Code A		$122,700
Total		**$122,700**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Marinas/Docks	$8,200	$100	$10,600	$9,800
Total	**$8,200**	**$100**	**$10,600**	**$9,800**
Importance Code A	$8,200		$8,800	$9,700
Importance Code B	$100	$100	$1,700	$100
Total	**$8,200**	**$100**	**$10,600**	**$9,800**



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
FDNY MARINA @ BERTHS 11 AND 12 NEXT TO ASSET 13527
Asset # : 14726

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Deck								
Steel	100%			2052	* *			
Corrosion, Extent : Light, Area Affected : 5%								
Location : At Travel Lift								
Gangways								
Aluminum	100%			2052	* *	1-3	$5,600	
Piles and Bracing								
Steel	30%	4+	$5,900	2062	* *	5		
Corrosion, Extent : Moderate, Area Affected : 5%								
Location : At Top Of Piles And Collars								
Not Accessible	70%							
Floating Docks								
Anchor Piles								
Steel	60%			2052	* *	3-5	$27,700	
Missing Coating, Extent : Moderate, Area Affected : 25%								
Location : In Rub Areas Of Tidal Zone								
Missing Components, Extent : Severe, Area Affected : 25%								
Location : Missing Pile Cap Tops, 17 Locations								
Not Accessible	40%							
Deck								
Concrete	50%			2041	* *	5		
Cracking, Extent : Light, Area Affected : 10%								
Location : Top Surface Of Dock								
Not Accessible	50%							
Fenders								
Rubber	100%			2030		1-2		
Launch/Haulout								
Piles and Bracing								
Steel	25%			2052	* *	5-10	$18,300	
Corrosion, Extent : Light, Area Affected : 10%								
Location : Top 2 Feet.								
Missing Coating, Extent : Light, Area Affected : 10%								
Location : Top 2 Feet.								
Not Accessible	75%							
Runway								
Concrete	80%			2052	* *	5	$900	
Steel	20%			2052	* *	5	$800	
Protective Structure								
Fenders								
Steel/Rubber	100%			2030				
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Launch Hallout								
Explanation : Observed On Either Side Of Launch Hallout								
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
FDNY MARINA @ BERTHS 11 AND 12 NEXT TO ASSET 13527
Asset # : 14726

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Railing								
Steel	100%			2030	$122,700			
Corrosion, Extent : Light, Area Affected : 5%								
Location : Handrail Only At Boat Launch								
Loose Connections, Extent : Light, Area Affected : 50%								
Location : Loose Handrails At Access Walkway But All Hardware Secure.								
Electrical								
Conduit								
PVC	100%			2028	$7,600			
Lighting Fixture								
Sodium	100%			2026	$9,700			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Locations Throughout								
Explanation : 4 Lights Observed								
Electrical/Mech.								
Power Supply/Bollards								
Steel	100%			2030	$16,000			
Mech./Plumbing								
Water Supply								
PVC	5%	4+	$2,200	2030	$2,200			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Minor Leak At South Dock And On Bulkhead Adjacent To South Dock								
Explanation : Leaking Connection								
PVC	95%			2028	$42,500			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Locations Throughout								
Explanation : Waterlines Protected In PVC Heat Tracing Pipe.								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name : **FULTON FERRY LANDING**
Address : **NORTHSIDE - FULTON LANDING PIER @EAST RIVER**
Borough : **BROOKLYN**
Agency's Number : **N/A**
Program / Asset # : **DBS0054.000 / 14197**
Yr Built/Renovated : **2003 /**
Area Sq Ft : **3,060**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **28-Oct-2020**
Landmark Status : **NONE**
Areas Surveyed :
Block : **199** **Lot** : **1** **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Marinas/Docks	$97,100	$267,500
Total	**$97,100**	**$267,500**
Importance Code A	$97,100	$267,500
Total	**$97,100**	**$267,500**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Marinas/Docks	$6,100	$300	$1,500	$19,900
Total	**$6,100**	**$300**	**$1,500**	**$19,900**
Importance Code A	$3,200			$19,500
Importance Code B	$1,000	$100	$1,200	$100
Importance Code C	$2,000	$200	$400	$200
Total	**$6,100**	**$300**	**$1,500**	**$19,900**



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.*

DEPT. OF SMALL BUSINESS SERV. - 801

FULTON FERRY LANDING

Asset # : 14197

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Gangways								
Aluminum	95%			2052	* *	1-3	$3,800	
Aluminum	5%	4+	$900	2062	* *	1-3	$200	
Cracked Weld, Extent : Severe, Area Affected : 50%								
Location : Two Cracked Welds At Landside Connection								
Floating Docks								
Anchor Piles								
Steel	40%			2052	* *	3-5		
Corrosion, Extent : Light, Area Affected : 5%								
Location : Within Tidal Zone And At Pile Guide Wear Pads								
Not Accessible	60%							
Fenders								
Rubber	60%			2027	$2,600	1-2	$1,800	
Worn, Extent : Light, Area Affected : 10%								
Location : On Offshore Face Of Anchor Pile Guides								
Rubber	40%	Now	$1,800	2032	$1,800	1-2	$1,000	
Broken, Extent : Severe, Area Affected : 100%								
Location : Broken Fender At Northwest And Southwest Anchor Pile Guides								
Barge								
Steel	60%			2041	* *	5	$3,400	
Corrosion, Extent : Light, Area Affected : 20%								
Location : Above The Waterline								
Missing Coating, Extent : Light, Area Affected : 5%								
Location : Above The Waterline								
Not Accessible	40%							
Protective Structure								
Fenders								
Steel/Rubber	50%	4+	$4,600	2030	$92,500			
Corrosion, Extent : Light, Area Affected : 25%								
Location : At Steel Fender Rack Frames								
Steel/Rubber	50%	2-4	$92,500	2032	$92,500			
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Rubber Fenders At Berthing Face								
Explanation : Abrasion And Impact Damage								
Donut Fender								
Steel/Rubber	40%			2030				
Worn, Extent : Light, Area Affected : 10%								
Location : Minor Abrasion At The Waterline								
Not Accessible	60%							
Deck Elements								
Railing								
Steel	100%			2030	$82,500			
Corrosion, Extent : Light, Area Affected : 10%								
Location : All Hand Rails								
Electrical								

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

DEPT. OF SMALL BUSINESS SERV. - 801

FULTON FERRY LANDING

Asset # : 14197

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Electrical								
Conduit								
Steel	100%	4+	$1,400	2030	$28,200			
Other Observation, Extent : Light, Area Affected : 5%								
Location : At The Steel Conduit Connections								
Explanation : Corrosion								
Lighting Fixture								
Incandescent	85%			2026	$17,800			
LED	15%	Now	$1,800	2030	$5,800			
Broken, Extent : N/A, Area Affected : 100%								
Location : One Of Eight Lights On The Barge								

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **GREENPOINT FERRY LANDING**		
Address	: **10 INDIA STREET EAST RIVER**		
Borough	: **BROOKLYN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DSB0067.005 / 15301**	**Yr Built/Renovated**	: **2011 /**
Area Sq Ft	: **2,536**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **17-Mar-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **2530** **Lot** : **8**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Marinas/Docks		$169,300
Total		**$169,300**
Importance Code A		$169,300
Total		**$169,300**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Marinas/Docks	$39,200	$500	$7,100	$2,900
Total	**$39,200**	**$500**	**$7,100**	**$2,900**
Importance Code A	$26,300		$1,100	$1,800
Importance Code B	$10,000	$300	$5,800	$900
Importance Code C	$2,900	$200	$300	$200
Total	**$39,200**	**$500**	**$7,100**	**$2,900**



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.*

DEPT. OF SMALL BUSINESS SERV. - 801
GREENPOINT FERRY LANDING
Asset # : 15301

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Gangways								
Aluminum	90%			2052	* *	1-3	$19,000	
Aluminum	10%	2-4	$9,800	2062	* *	1-3	$2,100	
Loose Connections, Extent : Moderate, Area Affected : 2%								
Location : Displaced Pier-side Toe Plate Through Rod								
Surface Wearing/Scaling, Extent : Severe, Area Affected : 10%								
Location : Barge-side Bearing Pads								
Floating Docks								
Anchor Piles								
Steel	12%	0-2	$2,800	2062	* *	3-5	$1,000	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Northwest Anchor Pile								
Explanation : Excess Movement								
Steel	38%			2052	* *	3-5	$3,300	
Corrosion, Extent : Light, Area Affected : 10%								
Location : Isolated Areas								
Not Accessible	50%							
Fenders								
Rubber	80%	4+	$2,800	2032	$2,800	1-2	$1,700	
Worn, Extent : Light, Area Affected : 40%								
Location : 4 Foot High Bands At Slip Fender Racks								
Rubber	20%			2030	$700	1-2	$500	
Floats/Frames								
Polyethylene	20%			2037	* *	1-5	$200	
Damaged/Missing Pile Guide, Extent : Light, Area Affected : 10%								
Location : Light Wear On Buffer Pads								
Steel	80%			2037	* *	5-10	$1,200	
Barge								
Steel	45%			2041	* *	5	$2,800	
Corrosion, Extent : Light, Area Affected : 10%								
Location : Splash Zone And Isolated Areas								
Other Observation, Extent : Light, Area Affected : 2%								
Location : At Base Of Gangway Due To Deteriorated Buffer Pads								
Explanation : Abrasion Damage								
Steel	5%	Now	$11,300	2041	* *	5	$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Impact Damaged Safety Ladder								
Explanation : Damaged Component								
Not Accessible	50%							
Deck Elements								
Railing								
Steel	100%			2030	$169,300			
Corrosion, Extent : Light, Area Affected : 10%								
Location : Isolated Areas								
Electrical								

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

DEPT. OF SMALL BUSINESS SERV. - 801
GREENPOINT FERRY LANDING
Asset # : 15301

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Electrical								
Conduit								
Steel	75%			2030	$42,300			
Other Observation, Extent : Light, Area Affected : 10%								
Location : Primarily At Fittings								
Explanation : Corrosion								
Steel	5%	2-4	$2,800	2032	$2,800			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 30 Feet Loosely Hanging On Pier Side Of Gangway								
Explanation : Loose Connection								
PVC	20%			2028	$6,500			
Lighting Fixture								
LED	100%			2030	$14,600			
Movable Ramps								
Deck and Railing								
Steel	100%	4+	$9,400	2041	* *			
Other Observation, Extent : Light, Area Affected : 5%								
Location : Welds Connecting Flood Plate To Framing, South End Of North Ramp								
Explanation : Cracked Welds								

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

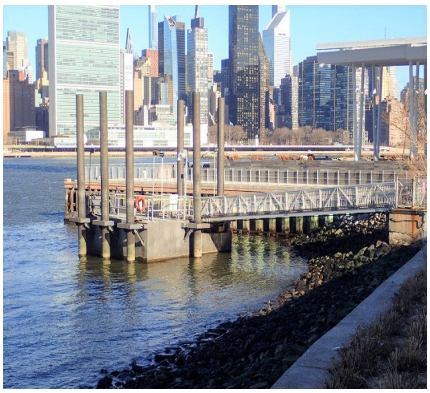
Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name : **HUNTERS POINT SOUTH PARK FERRY LANDING**
Address : **CENTRAL BLVD. BET BORDEN & 54TH AVES & E RIVER**
Borough : **QUEENS**
Agency's Number : **N/A**
Program / Asset # : **DBS0068.000 / 15289**
Yr Built/Renovated :
Area Sq Ft : **888**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **02-Mar-2021**
Landmark Status : **NONE**
Areas Surveyed :
Block : **6** **Lot** : **1** **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Marinas/Docks		$80,400
Total		**$80,400**
Importance Code A		$80,400
Total		**$80,400**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Marinas/Docks	$200	$200	$6,200	$1,100
Total	**$200**	**$200**	**$6,200**	**$1,100**
Importance Code A			$3,600	$900
Importance Code B	$100	$100	$2,600	$100
Importance Code C	$100	$100	$100	$100
Total	**$200**	**$200**	**$6,200**	**$1,100**



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

DEPT. OF SMALL BUSINESS SERV. - 801
HUNTERS POINT SOUTH PARK FERRY LANDING
Asset # : 15289

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Gangways								
Aluminum	100%			2052	* *	1-3	$8,500	
Handrail Damage, Extent : Light, Area Affected : 2%								
Location : Crack In One Handrail Post								
Floating Docks								
Anchor Piles								
Steel	85%			2052	* *	3-5	$11,200	
Not Accessible	15%							
Fenders								
Rubber	100%			2030	$1,400	1-2	$900	
Worn, Extent : Light, Area Affected : 15%								
Location : Center Of Fender Racks Due To Ferry Berthing								
Railing								
Steel	100%			2030	$80,400			
Barge								
Steel	100%			2041	* *	5	$1,900	
Corrosion, Extent : Light, Area Affected : 5%								
Location : Isolated Areas In Tidal Zone And On Deck Surface								
Electrical								
Conduit								
PVC	100%			2028	$12,400			
Lighting Fixture								
LED	100%			2030	$19,400			
Movable Ramps								
Deck and Railing								
Steel	100%			2041	* *			

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **LONG ISLAND CITY FERRY LANDING**		
Address	: **46TH AVE AND CENTER BLVD EAST RIVER**		
Borough	: **QUEENS**	**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0065.000 / 15298**	**Yr Built/Renovated**	: **2017 /**
Area Sq Ft	: **3,750**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **16-Mar-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **21** **Lot** : **500**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Marinas/Docks		$423,600
Total		**$423,600**
Importance Code A		$423,600
Total		**$423,600**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Marinas/Docks	$8,800	$500	$6,300	$3,300
Total	**$8,800**	**$500**	**$6,300**	**$3,300**
Importance Code A	$5,800		$1,700	$2,800
Importance Code B	$200	$200	$4,300	$200
Importance Code C	$2,800	$400	$400	$400
Total	**$8,800**	**$500**	**$6,300**	**$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.*

DEPT. OF SMALL BUSINESS SERV. - 801
LONG ISLAND CITY FERRY LANDING
Asset # : 15298

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Gangways								
Aluminum	100%			2052	* *	1-3	$14,100	
Pile Caps								
Concrete	100%			2052	* *	5	$200	
Piles and Bracing								
Steel	15%			2052	* *	5-10	$100	
Not Accessible	85%							
Floating Docks								
Anchor Piles								
Steel	60%			2052	* *	3-5	$5,300	
	Corrosion, Extent : Light, Area Affected : 15%							
	Location : Primarily In Splash Zone							
Not Accessible	40%							
Fenders								
Rubber	50%	4+	$2,600	2032	$2,600	1-2	$1,500	
	Worn, Extent : Moderate, Area Affected : 50%							
	Location : 5 Foot High Band At Slip Fender Racks							
Rubber	50%			2030	$2,600	1-2	$1,800	
Floats/Frames								
Polyethylene	20%			2037	* *	1-5	$200	
Steel	80%			2037	* *	5-10	$1,200	
Barge								
Steel	50%			2041	* *	5	$5,500	
	Corrosion, Extent : Light, Area Affected : 10%							
	Location : Primarily In Splash Zone And Within Moveable Ramp Bays							
Not Accessible	50%							
Protective Structure								
Donut Fender								
Steel/Rubber	60%			2030	$94,700			
	Corrosion, Extent : Light, Area Affected : 20%							
	Location : Above Donut Fenders							
Not Accessible	40%							
Deck Elements								
Railing								
Steel	100%			2030	$169,300			
Electrical								
Conduit								
PVC	100%			2028	$81,800			
Lighting Fixture								
LED	100%			2030	$77,800			
Movable Ramps								
Deck and Railing								
Steel	100%	4+	$5,800	2045	* *			
	Other Observation, Extent : Light, Area Affected : 2%							
	Location : Ramp Hinges							
	Explanation : Corrosion							

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

DEPT. OF SMALL BUSINESS SERV. - 801
LONG ISLAND CITY FERRY LANDING
Asset # : 15298

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **NORTH WILLIASMBURG FERRY LANDING NORTH 5TH STREET PARK**				
Address	: **105 RIVER STREET EAST RIVER**				
Borough	: **BROOKLYN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DSB0059.000 / 15250**			**Yr Built/Renovated**	: **2017 /**
Area Sq Ft	: **5,310**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **09-Feb-2021**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **2332**	**Lot**	: **40**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Marinas/Docks		$407,300
Total		**$407,300**
Importance Code A		$407,300
Total		**$407,300**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Marinas/Docks	$18,000	$400	$12,000	$400
Total	**$18,000**	**$400**	**$12,000**	**$400**
Importance Code A	$17,700		$7,300	
Importance Code B	$200	$200	$4,600	$200
Importance Code C	$200	$200	$200	$200
Total	**$18,000**	**$400**	**$12,000**	**$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

NORTH WILLIASMBURG FERRY LANDING NORTH 5TH STREET PARK

Asset # : 15250

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Deck								
Concrete	36%			2045	* *	5	$2,300	
No Component	64%							
Gangways								
Aluminum	100%			2058	* *	1-3	$15,000	
Pile Caps								
Concrete	36%			2058	* *	5	$3,100	
No Component	64%							
Piles and Bracing								
Steel	36%			2058	* *	5-10	$13,900	
No Component	64%							
Floating Docks								
Anchor Piles								
Steel	100%			2058	* *	3-5	$8,800	
Fenders								
Rubber	100%			2030	$2,800	1-2	$1,900	
Worn, Extent : Light, Area Affected : 40%								
Location : Light Wear At Slip Fenders								
Barge								
Steel	64%			2045	* *	5	$6,700	
Corrosion, Extent : Light, Area Affected : 10%								
Location : Splash Zone								
No Component	36%							
Protective Structure								
Donut Fender								
Steel/Rubber	50%	4+	$14,800	2031	$14,800			
Missing Components, Extent : Light, Area Affected : 5%								
Location : 2 Of 4 Fender Piles Missing Top Caps								
Not Accessible	50%							
Deck Elements								
Railing								
Steel	100%			2031	$407,300			
Electrical								
Conduit								
PVC	100%			2029	$18,000			
Lighting Fixture								
LED	25%			2031	$4,900			
LED	75%	Now	$700	2031	$14,600			
Broken, Extent : Light, Area Affected : 5%								
Location : 3 Of 4 Lights On Barge With Broken Bulbs								
Movable Ramps								
Deck and Railing								
Steel	100%			2045	* *			

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

Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name : **SKYPORT MARINA (23RD ST MARINA)**
Address : **EAST RIVER, 23 ST AND FDR DRIVE**
Borough : **MANHATTAN**
Program / Asset # : **PAR0154.000 / 13645**
Area Sq Ft : **12,354**
Date of Survey : **26-Mar-2019**
Areas Surveyed :
Block : **991** **Lot** : **50**

Agency's Number : **N/A**
Yr Built/Renovated :
Project Type : **ECONOMIC DEVELOPMENT**
Landmark Status : **NONE**
BIN :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Marinas/Docks	$665,400	$1,038,700
Total	**$665,400**	**$1,038,700**
Importance Code A	$665,400	$1,038,700
Total	**$665,400**	**$1,038,700**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Marinas/Docks	$119,900	$12,400	$96,800	$72,700
Total	**$119,900**	**$12,400**	**$96,800**	**$72,700**
Importance Code A	$112,000	$12,100	$96,500	$67,000
Importance Code B	$7,800	$200	$300	$5,600
Total	**$119,900**	**$12,400**	**$96,800**	**$72,700**



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
SKYPORT MARINA (23RD ST MARINA)
Asset # : 13645

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Deck								
Concrete	25%	0-2	$67,900	2045	* *	5	$2,600	
Cracking, Extent : Severe, Area Affected : 5%								
Location : Longitudinal And Transverse Cracking At Eastern Walkway								
Spalling, Extent : Severe, Area Affected : 100%								
Location : Widespread At Eastern Walkway								
Concrete	71%			2033	* *	5	$14,700	
Cracking, Extent : Light, Area Affected : 10%								
Location : Isolated Locations								
Spalling, Extent : Light, Area Affected : 5%								
Location : Corners								
Timber	4%	4+	$6,600	2028	$33,200	5	$400	
Loose Connections, Extent : Moderate, Area Affected : 5%								
Location : South Timber Approach Platform At Gangway Connections								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Northwest Approach Platform								
Explanation : Height Differential								
Gangways								
Aluminum	12%	4+	$1,900	2060	* *	1-3	$2,000	
Handrail Damage, Extent : Moderate, Area Affected : 100%								
Location : Northeast Interior And Southeast Interior Gangways								
Aluminum	38%			2050	* *	1-3	$8,200	
Aluminum	50%	Now	$3,900	2050	* *	1-3	$8,200	
Cracked Weld, Extent : Severe, Area Affected : 75%								
Location : Northwest, Southwest West, And Southeast Interior Gangways. Loose Planks At Southwest West And Southwest East								
Loose Connections, Extent : Severe, Area Affected : 50%								
Location : Damaged Pins At Southwest West Gangway And Loose Connection Bolts At Southwest West And Southwest East Gangways								
Missing Components, Extent : Severe, Area Affected : 25%								
Location : Disconnected Safety Chain At Southeast Interior Gangway								
Roller Malfunction, Extent : Severe, Area Affected : 25%								
Location : Southwest West Gangway Has Severe Abrasion Damage At Landing								
Other Observation, Extent : Severe, Area Affected : 25%								
Location : Southeast Interior Gangway Is Rotating North And At Risk Of Sliding Off Upper Connection								
Explanation : Rotating								
Pile Caps								
Concrete	25%	4+	$178,800	2060	* *	5	$3,600	
Cracking, Extent : Moderate, Area Affected : 10%								
Location : Eastern Walkway								
Spalling, Extent : Moderate, Area Affected : 100%								
Location : Eastern Walkway								
Concrete	71%			2040	* *	5	$20,400	
Cracking, Extent : Light, Area Affected : 5%								
Location : Isolated Locations								
Timber	4%			2050	* *	4	$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.*

DEPT. OF SMALL BUSINESS SERV. - 801
SKYPORT MARINA (23RD ST MARINA)
Asset # : 13645

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Piles and Bracing								
Timber	10%	4+	$112,900	2060	* *	4-5	$5,700	
Missing Connections, Extent : Moderate, Area Affected : 10%								
Location : Bracing Not Attached Eastern Walkway								
Rotting/Splitting, Extent : Moderate, Area Affected : 40%								
Location : Tidal Zone								
Timber	40%			2050	* *	4-5	$42,500	
Rotting/Splitting, Extent : Light, Area Affected : 100%								
Location : Tidal Zone								
Not Accessible	50%							
Fender Piles, Wales and Cho								
Timber	60%	Now	$116,700	2045	* *	3	$41,200	
Broken, Extent : Severe, Area Affected : 100%								
Location : Along South Access Walkway And Offshore Face								
Not Accessible	40%							
Floating Docks								
Anchor Piles								
Steel	48%			2050	* *	3-5	$55,700	
Corrosion, Extent : Light, Area Affected : 15%								
Location : At Areas Of Missing Coating								
Missing Coating, Extent : Light, Area Affected : 15%								
Location : Tidal Zone And Above Mean Low Water Elevation								
Timber	24%	0-2	$40,100	2035	* *	4-5	$2,600	
Abrasion, Extent : Severe, Area Affected : 30%								
Location : Tidal Zone								
Timber	8%			2028	$13,400	4-5	$1,600	
Abrasion, Extent : Light, Area Affected : 30%								
Location : Tidal Zone								
Not Accessible	20%							
Deck								
Timber	73%			2028	$55,900	5	$18,800	
Timber	2%	Now	$1,500	2030	$1,500	5	$300	
Broken, Extent : Severe, Area Affected : 100%								
Location : Severe Damage At Southwest West Gangway Landing								
No Component	25%							
Floats/Frames								
Polyethylene	67%			2035	* *	1-5	$24,600	
Polyethylene	8%	0-2	$29,200	2040	* *	1-5	$2,100	
Waterlogged/Damaged Floatation, Extent : Moderate, Area Affected : 50%								
Location : Southwestern Floating Dock								
Steel	25%			2035	* *	5-10	$11,800	

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
SKYPORT MARINA (23RD ST MARINA)
Asset # : 13645

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Floating Docks								
Mooring Piles								
Steel	26%			2050	* *	5-10	$2,300	
Timber	54%			2031	$12,800	4-5	$1,600	
Rotting/Splitting, Extent : Light, Area Affected : 10%								
Location : Tidal Zone								
Worn, Extent : Light, Area Affected : 20%								
Location : Abrasion Damage								
Not Accessible	20%							
Protective Structure								
Wave Attenuator								
Timber	100%	Now	$189,100	2035	* *	4	$90,800	
Missing Components, Extent : Severe, Area Affected : 95%								
Location : Eastern Walkway Offshore Face								
Deck Elements								
Railing								
Steel	95%			2028	$919,600			
Corrosion, Extent : Light, Area Affected : 5%								
Location : Isolated Locations								
Steel	5%	4+	$2,400	2030	$48,400			
Handrail Damage, Extent : Moderate, Area Affected : 70%								
Location : Impact Damage At North End Of Eastern Walkway								
Electrical								
Conduit								
Steel	25%			2028	$10,200			
PVC	25%			2026	$5,900			
Not Accessible	50%							
Lighting Fixture								
Incandescent	100%			2024	$10,500			
Electrical/Mech.								
Power Supply/Bollards								
Plastic	75%			2025	$49,600			
Steel	25%			2028	$18,000			
Mech./Plumbing								
Water Supply								
PVC	50%			2026	$30,600			
Not Accessible	50%							

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Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **SOUNDVIEW FERRY DOCK**		
Address	: **CLASON POINT PARK EAST RIVER**		
Borough	: **BRONX**	**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0061.005 / 15283**	**Yr Built/Renovated**	: **2018 /**
Area Sq Ft	: **4,050**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **10-Mar-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **3435** **Lot** : **75**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Marinas/Docks		$328,900
Total		**$328,900**
Importance Code A		$328,900
Total		**$328,900**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Marinas/Docks	$3,100	$600	$8,500	$3,400
Total	**$3,100**	**$600**	**$8,500**	**$3,400**
Importance Code A			$1,700	$2,800
Importance Code B	$300	$300	$6,400	$300
Importance Code C	$2,800	$400	$400	$400
Total	**$3,100**	**$600**	**$8,500**	**$3,400**



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DEPT. OF SMALL BUSINESS SERV. - 801
SOUNDVIEW FERRY DOCK
Asset # : 15283

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Gangways								
Aluminum	100%			2052	* *	1-3	$21,100	
Handrail Damage, Extent : Light, Area Affected : 2%								
Location : Abrasion Damage To Handrail At Barge Interface								
Floating Docks								
Anchor Piles								
Steel	60%			2052	* *	3-5	$5,300	
Worn, Extent : Light, Area Affected : 5%								
Location : 10 Foot High Bands On Four Sides Of Each Pile								
Not Accessible	40%							
Fenders								
Rubber	50%	4+	$2,600	2032	$2,600	1-2	$1,500	
Worn, Extent : Moderate, Area Affected : 50%								
Location : 5 Foot High Bands At Slip Fender Racks								
Rubber	50%			2030	$2,600	1-2	$1,800	
Floats/Frames								
Polyethylene	20%			2037	* *	1-5	$200	
Damaged/Missing Pile Guide, Extent : Light, Area Affected : 10%								
Location : Light Wear On Buffer Pads								
Steel	80%			2037	* *	5-10	$1,200	
Barge								
Steel	50%			2041	* *	5	$5,500	
Corrosion, Extent : Light, Area Affected : 2%								
Location : Tidal Zone								
Not Accessible	50%							
Protective Structure								
Donut Fender								
Steel/Rubber	60%			2030	$19,200			
Corrosion, Extent : Light, Area Affected : 5%								
Location : Isolated Areas								
Not Accessible	40%							
Deck Elements								
Railing								
Steel	100%			2030	$169,300			
Corrosion, Extent : Light, Area Affected : 10%								
Location : Primarily At Base Plates								
Electrical								
Conduit								
PVC	100%			2028	$81,800			
Lighting Fixture								
LED	100%			2030	$77,800			
Movable Ramps								
Deck and Railing								
Steel	100%			2041	* *			

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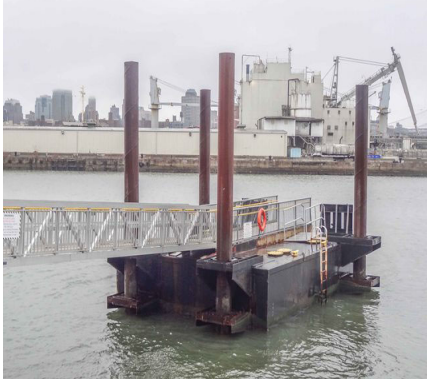
Print Date : 01-Sep-2021

DEPT. OF SMALL BUSINESS SERV. - FY 2022

Asset Name	: **SOUTH WILLIAMSBURG FERRY LANDING**				
Address	: **KENT AVENUE BETWEEN SOUTH 9TH**				
Borough	: **BROOKLYN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0042.010 / 14198**			**Yr Built/Renovated**	:
Area Sq Ft	: **800**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **12-Jan-2018**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **2134**	**Lot**	: **126**	**BIN**	:

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Marinas/Docks		$63,500
Total		**$63,500**
Importance Code A		$63,500
Total		**$63,500**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Marinas/Docks	$26,000	$38,900	$1,800	$2,000
Total	**$26,000**	**$38,900**	**$1,800**	**$2,000**
Importance Code A	$25,900	$38,800		$2,000
Importance Code B	$100	$100	$1,800	$100
Total	**$26,000**	**$38,900**	**$1,800**	**$2,000**



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DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH WILLIAMSBURG FERRY LANDING
Asset # : 14198

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Gangways								
Aluminum	100%			2055	* *	1-3	$5,900	
Floating Docks								
Anchor Piles								
Steel	70%	4+	$1,600	2055	* *	3-5	$6,000	
Corrosion, Extent : Moderate, Area Affected : 50%								
Location : Above Water, Concentrated In Tidal Zone								
Worn, Extent : Moderate, Area Affected : 50%								
Location : Area Around Pile Guides								
Not Accessible	30%							
Barge								
Steel	70%			2038	* *	5	$2,000	
Corrosion, Extent : Moderate, Area Affected : 10%								
Location : At Waterline								
Not Accessible	30%							
Deck Elements								
Railing								
Steel	100%			2027	$63,500			
Corrosion, Extent : Moderate, Area Affected : 25%								
Location : Isolated Throughout								
Electrical								
Lighting Fixture								
Sodium	100%	Now	$23,300	2024	$38,800			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Along Gangway And Barge Railing								
Explanation : Solar Panel Powered Lights Not Connected, 50% Missing Solar Panels								
Fender								
Facing								
Composite	100%			2027	$7,800			
Other Observation, Extent : Light, Area Affected : 10%								
Location : At Vessel Contact Points								
Explanation : Light Wear								

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DEPT. OF SMALL BUSINESS SERV. - 801

Project : ECONOMIC DEVELOPMENT

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Miscellaneous Buildings	495,100	176,200

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Miscellaneous Buildings	43,600	6,700	7,000	5,700

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
2279	SOUTH BROOKLYN MARINE TERMINAL OFFICE BUILDING	2,646	128,600	8,100
2280	SOUTH BROOKLYN MARINE TERMINAL GATEHOUSE/GUARDHOUSE	60	0	2,300
2281	SOUTH BROOKLYN MARINE TERMINAL GATEHOUSE/GUARDHOUSE	60	0	2,300
2286	NEW YORK CITY TERMINAL MARKET BUILDING GH-1	225	0	8,700
2287	NEW YORK CITY TERMINAL MARKET BUILDING GH-2	192	0	7,500
2288	NEW YORK CITY TERMINAL MARKET CANOPY	1,837	89,300	5,600
2806	NEW YORK CITY TERMINAL MARKET BUILDING G-1	6,830	331,900	20,800
14266	PASSENGER WAIT AREA BUILDING WALL ST. FERRY PIER 11	2,500	121,500	7,600

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