Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name : **125TH STREET PARKING GARAGE 5 LEVEL GARAGE**
Address : **121 WEST 125TH STREET**
Borough : **MANHATTAN**
Program / Asset # : **DBS0028.000 / 4334**
Area Sq Ft : **155,197**
Date of Survey : **08-Feb-2019**
Areas Surveyed : **Basement, Roof, Floors 1**
Block : **1910** **Lot** : **1**

Agency's Number : **N/A**
Yr Built/Renovated : **1972 / 2005**
Project Type : **ECONOMIC DEVELOPMENT**
Landmark Status : **NONE**
BIN : **1081601**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$427,200	$1,120,900
Interior Architecture	$1,033,300	$685,900
Electrical	$1,382,900	$446,300
Mechanical	$400,100	
Site Pavements		$1,175,200
Total	**$3,243,600**	**$3,428,300**
Importance Code A	$629,200	$1,120,900
Importance Code B	$2,614,400	$2,218,000
Importance Code C		$89,400
Total	**$3,243,600**	**$3,428,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$28,400			$84,600
Interior Architecture	$25,500			$600
Electrical	$59,700	$28,400	$6,900	$142,800
Mechanical	$46,900	$15,400	$6,000	$34,500
Elevators/Escalators	$7,400	$7,400	$7,400	$7,400
Total	**$168,000**	**$51,200**	**$20,300**	**$269,900**
Importance Code A	$38,500		$700	$100,000
Importance Code B	$129,400	$51,200	$19,600	$169,900
Importance Code C				
Total	**$168,000**	**$51,200**	**$20,300**	**$269,900**



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
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	$157,200	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	$876,200	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	$16,100	LIFE	* *	5	$8,000	
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : Southwest Corner Of Building								
Metal Rail	15%	Now	$5,000	2035	$100,700	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	$800	LIFE	* *	5	$3,100	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Roof								
Cast in Place Concrete	95%	Now	$165,600	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%			2027	$50,600	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	$364,800	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+	$25,500	2035	$127,400	3	$1,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Office								
Worn/Erode, 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 Struc: Concrete	98%	Now	$668,500	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	$1,175,200			

Electrical	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	$15,100	5	$700	
Other Observation, Extent : N/A, 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	$26,700	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 112.5 Kilovolt-ampere								
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	$130,000	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	$26,600	1		
Panelboards								
Fused Disc Sw	5%			2029	$4,000	5	$200	
Molded Case Bkrs	95%			2029	$75,800	5	$3,900	
Wiring								
Thermoplastic	100%			2030	$54,600	1		
Motor Controllers								
Locally Mounted	100%			2028	$183,800	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+	$22,300	2030	$446,300			
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Explanation : Lenses Missing								
LED	45%			2035	$446,300			
Egress Lighting								
Emergency, Battery	50%			2030	$130,300	10	$18,700	
Exit, Service	50%			2030	$26,300	1		
Exterior Lighting								
HID	50%	Now	$36,200	2027	$362,100			
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	$40,000	1-3	$9,900	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	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	$10,100	2030	$202,000	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%			2027	$29,400	1		
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	15%			LIFE	* *	2-5	$13,000	
No Component	85%							
Exhaust Fans								
Wall Unit	15%			2030	$10,000	2	$700	
No Component	85%							
Plumbing								
H/C Water Piping								
Galvanized Steel	10%	0-2	$4,000	2028	$198,100	1		
Corroded, Extent : Severe, Area Affected : 5%								
Location : Water Main In Basement								
No Component	90%							
Water Heater With Tanks								
Electric	5%			2028	$8,300	4		
Other Observation, Extent : N/A, 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 : N/A, 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								

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

Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	: **03-Nov-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,2,3,4,5,6,7,8**		
Block	: **991** **Lot** : **50**	**BIN**	: **1086214**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$858,000	$313,200
Interior Architecture	$7,090,400	$737,800
Electrical		$152,400
Mechanical		$283,400
Total	**$7,948,400**	**$1,486,900**
Importance Code A	$858,000	$596,600
Importance Code B	$6,604,800	$890,300
Importance Code C	$485,500	
Total	**$7,948,400**	**$1,486,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$30,800		$17,200	
Interior Architecture	$29,200	$5,500		$3,900
Electrical	$47,400	$20,300	$131,500	$24,400
Mechanical	$4,300	$5,600	$38,000	$5,600
Site Pavements	$7,200			
Elevators/Escalators	$8,200	$8,200	$8,200	$8,200
Total	**$127,000**	**$39,600**	**$194,900**	**$42,000**
Importance Code A	$30,800	$1,000	$17,700	$1,000
Importance Code B	$89,000	$33,800	$177,200	$41,000
Importance Code C	$7,200	$4,700		
Total	**$127,000**	**$39,600**	**$194,900**	**$42,000**



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Estimates are rounded to the nearest hundred dollars.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Architecture	Current Repair			Future Replacement		Maintenance		
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	$59,000	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	$98,300	LIFE	* *	5	$6,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Stair Tower								
Painted Surfaces, Extent : Light, Area Affected : 80%								
Location : Facades								
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Stair Tower								
Metal, Corrugated	45%	Now	$53,100	2044	* *	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	$12,800	2039	* *	5	$1,900	
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : 1st Floor								
Window Wall	10%			2044	* *	5	$22,400	
Windows								
Aluminum	100%	Now	$18,000	2033	$60,100	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%	Now	$67,200	LIFE	* *	5	$154,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Parapet Walls								
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%			2029	$70,100	10	$6,000	
Gravel/Slag Surface, Extent : Light, Area Affected : 100%								
Location : Over Stair Towers								
Cast in Place Concrete	95%	Now	$510,300	LIFE	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Throughout Driving Surface								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	83%	Now	$4,399,300	LIFE	* *	5	$565,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : 1st Floor Ramp On East Side								
Paint Peeling, Extent : Severe, Area Affected : 10%								
Location : Stair Tower And Mechanical Spaces								
Worn/Erode, Extent : Severe, Area Affected : 25%								
Location : Roof								
Ceramic Tile	5%	4+	$17,600	2037	* *	5	$7,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor Main Office								
Vinyl Tile	10%			2039	* *	3	$15,600	
Vinyl Tile	2%			2034	$172,100	3	$2,300	
Interior Walls								
Cast in Place Concrete	70%	Now	$335,500	LIFE	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Stair Tower								
Caulking Deteriorated, Extent : Severe, Area Affected : 5%								
Location : Various Locations								
Ceramic Tile	3%			2043	* *	5	$9,500	
Concrete Masonry Unit	12%			LIFE	* *	5	$15,100	
Gypsum Board	5%			LIFE	* *	5	$9,500	
Masonry: Brick	5%	Now	$150,100	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Stair Towers								
Spalling, Extent : Severe, 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%			2047	* *	5	$15,500	
Exposed Struc: Concrete	95%	Now	$2,205,600	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%			2044	* *			
Site Pavements								
On-Site Walkways								
Asphalt	20%			2037	* *			
Cast in Place Concrete	40%			2039	* *			
Pavers/Stone	40%			2043	* *			
Parking/Driveway								
Asphalt	100%	Now	$7,200	2043	* *			
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%			2054	* *	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%			2034	$22,600	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%			2054	* *	5	$900	
Raceway								
Conduit	100%			2054	* *	1		
Panelboards								
Molded Case Bkrs	100%			2056	* *	5	$5,700	
Wiring								
Thermoplastic	100%			2060	* *	1		

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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	100%	Now	$23,000	2047	* *	5	$700	
Corroded, Extent : Moderate, Area Affected : 100%								
Location : 1st Floor Entry Driveway								
Not Functioning, Extent : Moderate, Area Affected : 100%								
Location : 1st Floor Entry Driveway								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,200	
Lighting								
Interior Lighting								
Fluorescent	2%			2029	$30,900	10	$4,000	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Incandescent	3%			2029	$41,800	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%			2039	* *			
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%			2039	* *	10	$26,300	
Exit, Battery	50%			2039	* *	10	$7,400	
Exterior Lighting								
HID	15%			2034	$152,400	10	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Photocell Control								
LED	5%			2042	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2039	* *	1	$81,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Cameras And Card Readers For Access Control Are In Satisfactory Condition.								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$138,300	

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

Mechanical	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%			2034	$283,400	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%			2050	* *	1		
Conversion Equipment								
Split Unit	8%			2039	* *			
Split Unit	2%			2039	* *			
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	7%			LIFE	* *	2-5	$8,500	
No Component	93%							
Exhaust Fans								
Interior	5%			2034	$48,300	2	$300	
No Component	95%							
Plumbing								
H/C Water Piping								
Galvanized Steel	5%			2039	* *	1		
No Component	95%							
Water Heater With Tanks								
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%			2044	* *	1-5	$109,800	
Sprinkler								
No Component	95%							
Generic	5%			2044	* *	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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	: **11-Jan-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **2124** **Lot** : **43**	**BIN**	: **1062993**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$67,700
Electrical		$208,900
Mechanical		$188,200
Total		**$464,800**
Importance Code A		$67,700
Importance Code B		$397,100
Total		**$464,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$57,600		$47,600	$11,100
Interior Architecture	$11,300	$300	$6,400	$124,500
Electrical	$5,700	$2,600	$2,700	$3,100
Mechanical	$16,100	$1,900	$3,000	$1,900
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$105,100**	**$19,200**	**$74,000**	**$155,000**
Importance Code A	$62,500	$700	$48,400	$11,800
Importance Code B	$42,500	$18,500	$25,600	$143,200
Importance Code C				
Total	**$105,100**	**$19,200**	**$74,000**	**$155,000**



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	$43,100	LIFE	* *	5	$67,700	
Joint Mortar Miss/Erode, 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	$6,100	2044	* *	5	$5,200	
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : Fascia Over Retail Entrances								
Stucco Cement	10%			2039	* *	5	$8,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Rear Of Building								
Window Wall	25%			2054	* *	5	$32,500	
Windows								
Steel	25%			2042	* *	5	$9,300	
Wood	75%			2050	* *	5	$22,200	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$1,600	
Concrete Masonry Unit	25%			LIFE	* *	5	$1,200	
Metal Cornice	60%			2049	* *	10	$8,100	
Stucco Cement	10%	2-4	$2,600	2039	* *	5	$500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Roof								
Copper/Terne	5%			2049	* *	10	$2,900	
Spray-on Foam	95%			2039	* *	5	$29,800	
Soffits								
Metal Panel	35%			2054	* *	5-10	$3,700	
Stucco Cement	65%			2047	* *	5	$2,500	
Interior								
Floors								
Carpet	30%			2030	$120,900	3	$13,700	
Cast in Place Concrete	10%			LIFE	* *	5	$5,000	
Ceramic Tile	3%			2043	* *	5	$700	
Terrazzo	22%			LIFE	* *	5	$3,900	
Vinyl Tile	5%	Now	$1,600	2039	* *	3	$400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Kitchen On 2nd Floor								
Wood	30%			2069	* *	5	$12,800	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : 2nd 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
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%			2047	* *	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%			2039	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2000 Ampere And One 600 Ampere Main Disconnect Switch.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$100	
Raceway								
Conduit	100%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2050	* *	5		
Molded Case Bkrs	90%			2050	* *	5	$400	
Wiring								
Thermoplastic	100%			2054	* *	1		
Motor Controllers								
Locally Mounted	100%			2047	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	* *	1	$4,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Main Electrical Room								
Explanation : 600 Amperes								

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
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%			2037	* *	1	$6,200	
Enclosure Corroded, Extent : Moderate, Area Affected : 40%								
Location : Roof								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : One 200 Kilowatt								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$600	
Fuel Storage								
Main Tank	100%			2049	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One 300 Gallons								
Lighting								
Interior Lighting								
Fluorescent	60%			2034	$156,700	10	$8,800	
Fluorescent	20%			2034	$52,200	10	$2,900	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	20%			2042	* *			
Egress Lighting								
Emergency, Service	50%			2034	$4,900	1		
Exit, Service	50%			2034	$3,500	1		
Exterior Lighting								
HID	20%			2034	$14,900	10		
No Component	80%							
Alarm								
Security System								
Generic	100%			2039	* *	1	$6,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Inside The Building								
Explanation : Cameras Security System And Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$10,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Pull Station, Strobes, Hornes And Smoke Detectors.								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2044	* *	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
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%			2034	$44,800	1	$7,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 3 Rooftop Package Units								
Radiant Heater	10%	0-2	$4,200	2034	$41,600	2	$600	
Broken, Extent : Moderate, Area Affected : 80%								
Location : 2nd Floor. Unit Is Not Working Due To Electrical Defects								
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2nd Floor.								
Explanation : Baseball Electric Heater								
Terminal Devices								
Convector/Radiator	25%			2039	* *	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%			2042	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	70%			2034	$188,200	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%			2039	* *	2	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : One Unit R-410 Refrigerant								
Split Unit	5%			2039	* *			
R-22 Refrigerant, Extent : Light, Area Affected : 5%								
Location : One Unit On Roof								
Terminal Devices								
Fan Coil - 2 Pipe	5%			2042	* *	1	$300	
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$8,900	
Exhaust Fans								
Roof	100%			2039	* *	2	$500	
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
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								
H/C Water Piping								
Brass/Copper	100%	4+	$10,300	2044	* *	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Water Service Valves In Basement.								
Water Heater With Tanks								
Electric	100%			2032	$47,300	4		
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%			2044	* *	1-2	$4,500	
Fire Pump								
Generic	100%			2037	* *	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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **13-Mar-2025**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,4**
Block : **5778** **Lot** : **1** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$294,400	$1,400,600
Interior Architecture	$737,400	$419,100
Electrical		$73,400
Mechanical		$2,405,500
Site Pavements	$159,700	
Total	**$1,191,400**	**$4,298,600**
Importance Code A	$294,400	$1,400,600
Importance Code B	$663,200	$2,898,000
Importance Code C	$233,800	
Total	**$1,191,400**	**$4,298,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$20,100		$10,600	
Interior Architecture	$86,200		$12,000	
Electrical	$15,200	$12,400	$14,600	$12,400
Mechanical	$38,800	$11,800	$14,100	$9,900
Site Enclosure	$4,000			
Site Pavements	$5,100			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$183,800**	**$38,600**	**$65,700**	**$36,700**
Importance Code A	$20,100		$10,600	
Importance Code B	$117,400	$38,600	$55,100	$36,700
Importance Code C	$46,300			
Total	**$183,800**	**$38,600**	**$65,700**	**$36,700**



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 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%	Now	$125,700	LIFE	* *	5	$525,400	
Spalling, Extent : Severe, Area Affected : 2%								
Location : Southwest Corner Of Building And Areas Of Existing Corner Guards At Ground Level On South Facade								
Metal Sect. OHD	1%			2041	* *	5	$3,300	
Deformed/Dented, Extent : Light, Area Affected : 1%								
Location : South Facade								
Windows								
Aluminum	85%			2044	* *	5	$12,300	
Metal Louvers	5%			2039	* *	10	$4,500	
Corrosion/Rusting, Extent : Light, Area Affected : 1%								
Location : Penthouse								
Steel	10%	Now	$65,100	2058	* *	5	$9,000	
Air Infiltration, Extent : Moderate, Area Affected : 100%								
Location : Bridge								
Bent/Warped Elements, Extent : Moderate, Area Affected : 50%								
Location : Bridge								
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Bridge								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Bridge								
Parapets								
Cast in Place Concrete	5%	2-4	$2,400	LIFE	* *	5	$5,400	
Other Observation, Extent : Light, Area Affected : 1%								
Location : North Facade								
Explanation : Broken Scupper								
Cast in Place Concrete	95%			LIFE	* *	5	$207,000	
Roof								
Spray-on Foam	100%			2036	$616,600	5	$149,700	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$35,400	
Interior								
Floors								
Cast in Place Concrete	7%	0-2	$71,300	LIFE	* *	5	$36,700	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Basement								
Cast in Place Concrete	73%			LIFE	* *	5	$764,800	
Ceramic Tile	10%			2039	* *	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								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost 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
Interior								
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	$74,100	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%			2041	* *	5	$35,900	
Exposed Struc: Concrete	80%			LIFE	* *	5-10	$239,500	
Staining/Discoloring, Extent : Light, Area Affected : 1%								
Location : Entry Lobby								
Gypsum Board	5%			LIFE	* *	5-10	$41,200	
Site Enclosure								
Fence/Gates								
Aluminum Rail	20%			2041	* *	5-10	$4,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Arcade								
Explanation : This Is Actually A Metal Railing								
Chain Link	45%			2046	* *			
Iron Picket	35%			2056	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 2%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%	Now	$4,000	2056	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Parking Area Wall Adjacent To Roadway								
Site Pavements								
On-Site Walkways								
Asphalt	70%	0-2	$3,600	2039	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Cast in Place Concrete	25%	0-2	$800	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Throughout								
Pavers/Stone	5%	0-2	$600	2039	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Entry Plaza								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost 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 Pavements								
Parking/Driveway								
Asphalt	100%	Now	$159,700	2039	* *			
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%			2049	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : First Floor Electrical Room								
Explanation : 300 Kilovolt Ampere, 480 Primary 208 Volts Secondary								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2056	* *	5	$2,600	
Raceway								
Conduit	100%			2056	* *	1		
Panelboards								
Molded Case Bkrs	100%			2052	* *	5	$2,600	
Wiring								
Thermoplastic	100%			2056	* *	1		
Motor Controllers								
Locally Mounted	50%			2049	* *	5	$300	
Variable Frequency Drive	50%			2049	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Location Noted								
Stand-by Power								
Transfer Switches								
Automatic	100%			2049	* *	1	$30,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Fed From Gen-1 Loading Dock								
Lighting								
Interior Lighting								
Fluorescent	80%			2041	* *	10	$73,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	20%			2041	* *			

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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
Lighting								
Egress Lighting								
Emergency, Battery	49%			2041	* *	10	$11,700	
Exit/Emergency Light Combo	1%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lobby								
Explanation : Location Noted								
Exit, Battery	50%			2041	* *	10	$3,300	
Exterior Lighting								
LED	25%			2041	* *			
No Component	75%							
Alarm								
Security System								
Generic	100%			2041	* *	1	$37,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Camera Surveillance System								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	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	100%			2046	* *	1		
Terminal Devices								
Convector/Radiator	10%			2041	* *	1	$3,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Bathrooms								
Explanation : Electric								
No Component	90%							
Controls								
Electrical	100%			2031	$555,900			
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Heat Pump Air Sourced	90%			2034	$1,347,200	2	$5,500	
Split Unit	10%			2036	$237,500			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 5 Units								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$88,300	

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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
Ventilation								
Exhaust Fans								
Roof	100%			2036	$194,000	2	$3,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
Water Heater With Tanks								
Electric	100%			2031	$70,900	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1 Unit Per Floor								
Explanation : Three 50 Gallon Units								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2036	$44,700	1	$6,100	
Fixtures								
Generic	100%							
Booster Pump w/Tank								
Generic	100%			2036	$36,200	1	$16,500	
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%			2046	* *	1-5	$50,400	
Sprinkler								
Generic	100%			2046	* *	1-2	$28,000	

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Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **10-Mar-2025**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4,Ph**
Block : **5778** **Lot** : **1** **BIN** : **3257058**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$8,434,100	$9,129,100
Interior Architecture	$25,839,000	$5,752,100
Electrical		$10,139,600
Mechanical	$175,200	$26,253,500
Site Pavements	$663,600	
Total	**$35,111,900**	**$51,274,400**
Importance Code A	$8,434,100	$14,763,500
Importance Code B	$19,976,600	$36,439,600
Importance Code C	$6,701,200	$71,200
Total	**$35,111,900**	**$51,274,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				
Interior Architecture	$84,400		$29,700	$13,200
Electrical	$380,200	$291,100	$297,300	$338,300
Mechanical	$241,100	$285,000	$241,100	$230,200
Site Enclosure	$18,300			
Site Pavements	$18,900			
Elevators/Escalators	$106,100	$106,100	$106,100	$106,100
Total	**$848,900**	**$682,100**	**$674,100**	**$687,800**
Importance Code A	$43,700	$43,700	$45,600	$43,700
Importance Code B	$706,900	$638,500	$598,900	$644,100
Importance Code C	$98,300		$29,700	
Total	**$848,900**	**$682,100**	**$674,100**	**$687,800**



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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	80%	Now	$3,066,700	LIFE	* *	5	$2,562,600	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Efflorescence, Extent : Light, Area Affected : 1%								
Location : Northwest Corner Of Building By Garages Under Entry Plaza								
Expansion Joint Failure, Extent : Moderate, Area Affected : 2%								
Location : West Facade								
Exposed Reinforcement, Extent : Moderate, Area Affected : 1%								
Location : By Loading Dock No.9								
Horizontal Cracks, Extent : Severe, Area Affected : 1%								
Location : Northeast Bulkhead								
Recent Repair Evident, Extent : N/A, Area Affected : 5%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Worn/Erode, Extent : Severe, Area Affected : 1%								
Location : Doors B, G And K								
Metal Panel	5%			2056	* *	5-10	$220,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Rooftop Over BioBAT Facility								
Explanation : Mechanical Bulkhead								
Metal Coiling Doors	10%	Now	$342,100	2041	* *	5	$100,100	
Bent/Warped Elements, Extent : Moderate, Area Affected : 5%								
Location : West And South Facades								
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Roof Bulkheads								
Window Wall	5%			2046	* *	5	$120,100	
Windows								
Metal Louvers	10%			2039	* *	10	$122,500	
Steel	25%	Now	$1,104,700	2035	$3,682,400	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								
Steel	65%			2044	* *	5	$1,592,200	
Other Observation, Extent : N/A, Area Affected : 33%								
Location : Phase V								
Explanation : Replacement Evident								

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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								
Parapets								
Cast in Place Concrete	97%	Now	$462,200	LIFE	* *	5	$531,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Staining/Discoloring, Extent : Light, Area Affected : 25%								
Location : Throughout								
Metal: Cage/Fence	3%			2041	* *	5-10	$12,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Location Noted								
Roof								
Cast in Place Concrete	10%			LIFE	* *	10	$101,800	
Spray-on Foam	90%	Now	$1,812,000	2046	* *	5	$366,500	
Blisters, Extent : Moderate, Area Affected : 15%								
Location : Main Roof								
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Main Roof								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 1%								
Location : Penthouse								
Ponding, Extent : Light, Area Affected : 10%								
Location : Main Roof								
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 2%								
Location : North Area Of Roof								
Vegetation Growth, Extent : Moderate, Area Affected : 5%								
Location : North Area Of Main Roof								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Northeast Portion Of Roof								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Soffits								
Cast in Place Concrete	65%	Now	$392,100	LIFE	* *	5	$331,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout Exterior Overhang								
Efflorescence, Extent : Light, Area Affected : 5%								
Location : Throughout Loading Dock Overhang								
Spalling, Extent : Severe, Area Affected : 2%								
Location : Awning On East Facade								
Exposed Struc: Steel	35%	Now	$233,800	LIFE	* *	5	$111,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Awnings On West And East Facades								
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Loading Dock Overhang								
Interior								

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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								
Floors								
Carpet	1%			2032	$467,900	3	$52,900	
Cast in Place Concrete	70%	Now	$3,150,300	LIFE	* *	5	$4,050,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Ceramic Tile	5%			2039	* *	5	$132,300	
Panel/Paver: Cer/Brk	19%			2044	* *	5	$1,131,000	
Terrazzo	5%	0-2	$618,400	LIFE	* *	5	$103,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 1st Floor Lobbies								
Interior Walls								
Cast in Place Concrete	63%	0-2	$5,684,000	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Ceramic Tile	5%			2039	* *	5	$59,300	
Concrete Masonry Unit	10%	2-4	$223,100	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	
Not Accessible	2%							
Ceilings								
AcousTileSusp.Lay-In	10%			2041	* *	5	$258,000	
Exposed Struc: Concrete	78%	Now	$15,078,500	LIFE	* *	5	$314,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Metal Panel	10%			LIFE	* *	5	$645,000	
Not Accessible	2%							
Site Enclosure								
Fence/Gates								
Chain Link	100%	0-2	$7,300	2046	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Driveway After Keegan Road								
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Driveway After Keegan Road								
Free Standing Walls								
Cast in Place Concrete	100%	Now	$1,000	2056	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : North Facade Between Garage And Driveway								

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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 Enclosure								
Retaining Walls								
Cast in Place Concrete	100%	0-2	$10,000	2056	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Driveway After Keegan Road								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$18,900	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Loading Dock And Entry Plaza								
Spalling, Extent : Severe, Area Affected : 1%								
Location : Entry Stair And Ramp Cheek Wall								
Tripping Hazard, Extent : Moderate, Area Affected : 1%								
Location : Entry Stair								
Parking/Driveway								
Asphalt	90%	2-4	$663,600	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Loading Dock, Parking Lot And Driveway								
Pavers/Stone	10%			2039	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2056	* *	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 : 1,000 Kilovolt Amperes, 4160 Volts Primary 480 Volts Secondary								
Feeders								
Cable	100%			2052	* *	1		
Raceway								
Conduit	100%			2056	* *	1		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	* *	5	$7,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 4,000 Ampere, And One 3,000 Ampere Main Service Disconnect Switches								

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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								
Transformers								
Dry Type	100%			2041	* *	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%			2046	* *	5	$900	
Fused Disc Sw	40%			2046	* *	5	$3,000	
Molded Case Bkrs	50%			2056	* *	5	$23,300	
Raceway								
Busway	5%			2041	* *	1		
Conduit	65%			2036		1		
Conduit	30%			2046	* *	1		
Panelboards								
Fused Disc Sw	5%			2044	* *	5	$2,000	
Molded Case Bkrs	20%			2044	* *	5	$9,300	
Molded Case Bkrs	75%			2035		5	$34,900	
Wiring								
Busway	5%			2041	* *	1		
Thermoplastic	30%			2046	* *	1		
Thermoplastic	65%			2036		1		
Motor Controllers								
Locally Mounted	10%			2041	* *	5	$1,200	
Variable Frequency Drive	90%			2049	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$51,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Plumbing Room Basement								
Explanation : Location Noted								
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 Loading Dock								
Explanation : Emergency Generator Rated At 750 Kilowatts								
Diesel	25%			2032	$20,100	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	75%			2029	$1,800	5	$49,100	
Lead/Acid	25%			2027	$600	5	$16,400	

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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
Stand-by Power								
Fuel Storage								
Day Tank	25%			2044	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Front Of Building								
Explanation : 500 Gallons Rated Capacity								
Day Tank	75%			2052	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside Loading Dock								
Explanation : 1,395 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	10%			2036	$1,973,400	10	$162,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Staircase And Common Areas								
LED	90%			2041	* *			
Egress Lighting								
Emergency, Service	25%			2041	* *	1		
Emergency, Battery	25%			2041	* *	10	$106,700	
Exit, Service	25%			2041	* *	1		
Exit, Battery	25%			2041	* *	10	$29,800	
Exterior Lighting								
LED	25%			2041	* *			
No Component	75%							
Alarm								
Security System								
Generic	100%			2036	$3,318,100	1	$660,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2036	$4,559,300	1-3	$1,122,200	
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%			2046	* *	1		
No Component	30%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout								
Explanation : Equipment Owned And Maintained By Tenants								

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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								
Conversion Equipment								
Hot Water Boiler	30%			2034	$5,634,400	1	$262,200	
Hot Water Boiler	20%			2041	* *	1	$174,800	
No Component	50%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Roof								
Explanation : Under Air Conditioning								
Distribution								
Hot Wtr Piping/Pump	50%			2044	* *	4	$65,300	
No Component	50%							
Terminal Devices								
Air Handler	5%			2031	$831,600	1	$54,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Loading Dock Level								
Explanation : Service Dock Area								
Convector/Radiator	25%			2041	* *	1	$142,700	
Fan Coil Unit/Heat	20%			2044	* *	1	$114,200	
No Component	50%							
Controls								
Digital	20%			2031	$5,076,400			
Electrical	30%			2031	$1,473,900			
No Component	50%							
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	30%			2036	$8,908,900	2	$32,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 7 Rooftop Package Units. R-410a Gas Heat								
Split Unit	5%			2036	$2,098,600			
No Component	65%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Roof								
Explanation : Tenant Equipment								
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2-5	$624,200	
No Component	60%							
Exhaust Fans								
Interior	5%			2036	$392,000	2	$2,700	
Roof	35%			2036	$1,200,400	2	$18,900	
No Component	60%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		

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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
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2041	* *	1	$108,200	
Fixtures								
Generic	100%							
Instantaneous Hot Water								
Electric	100%			2041	* *			
Booster Pump w/Tank								
Generic	100%			2036	$36,200	1	$16,500	
Vertical Transport								
Elevators								
Gearless Traction	100%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : 6 Freight, 4 Passenger, 3 Service - All Basement To 8th Floor And 2 Units To Roof							
	Explanation : 13 Units							
Fire Suppression								
Standpipe								
Generic	100%			2046	* *	1-5	$891,200	
Sprinkler								
Generic	100%			2046	* *	1-2	$495,100	
Fire Pump								
Generic	100%			2039	* *	1	$330,100	

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Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **13-Mar-2025**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,3,Ph**
Block : **5778** **Lot** : **1** **BIN** : **3257058**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$56,835,000	$11,970,300
Interior Architecture	$29,862,800	$24,110,500
Electrical	$202,900	$19,154,900
Mechanical	$54,800	$49,320,300
Site Pavements	$1,022,800	
Total	**$87,978,300**	**$104,556,000**
Importance Code A	$56,835,000	$24,835,700
Importance Code B	$28,293,800	$79,627,100
Importance Code C	$2,849,500	$93,100
Total	**$87,978,300**	**$104,556,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$82,100			
Interior Architecture	$88,000		$36,200	$82,800
Electrical	$471,400	$364,300	$372,900	$429,700
Mechanical	$361,600	$457,400	$320,300	$405,600
Elevators/Escalators	$226,800	$226,800	$226,800	$226,800
Total	**$1,229,900**	**$1,048,500**	**$956,200**	**$1,144,900**
Importance Code A	$182,900	$118,900	$98,400	$121,300
Importance Code B	$959,000	$929,500	$821,600	$1,023,600
Importance Code C	$88,000		$36,200	
Total	**$1,229,900**	**$1,048,500**	**$956,200**	**$1,144,900**



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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	80%	Now	$2,349,400	LIFE	* *	5	$3,926,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout Atrium And Exterior Facades								
Efflorescence, Extent : Moderate, Area Affected : 2%								
Location : North Facade								
Expansion Joint Failure, Extent : Light, Area Affected : 1%								
Location : East And West Facades								
Exposed Reinforcement, Extent : Moderate, Area Affected : 1%								
Location : Mechanical Penthouses								
Recent Repair Evident, Extent : N/A, Area Affected : 20%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 2%								
Location : Loading Dock On East Facade And Penthouses								
Staining/Discoloring, Extent : Moderate, Area Affected : 30%								
Location : Throughout Atrium And Exterior Facades								
Water Penetration, Extent : Moderate, Area Affected : 1%								
Location : Atrium Basement Level								
Worn/Erode, Extent : Severe, Area Affected : 1%								
Location : Doors A, B, D And G								
Metal Panel	5%	0-2	$65,100	2046	* *	5	$92,000	
Corrosion/Rusting, Extent : Moderate, Area Affected : 2%								
Location : Penthouse								
Metal Coiling Doors	10%	0-2	$209,700	2041	* *	5	$153,400	
Bent/Warped Elements, Extent : Moderate, Area Affected : 5%								
Location : Loading Docks								
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : Penthouses								
Unit Inoperable, Extent : Severe, Area Affected : 50%								
Location : Penthouses								
Window Wall	5%	Now	$29,800	2046	* *	5	$92,000	
Corrosion/Rusting, Extent : Light, Area Affected : 1%								
Location : South Atrium								

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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								
Windows								
Metal Louvers	10%	0-2	$50,600	2039	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Steel w/ Guards	5%	Now	$1,252,800	2058	* *	5	$142,400	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Atrium Basement								
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
Location : Atrium Basement								
Corrosion/Rusting, Extent : Severe, Area Affected : 80%								
Location : Atrium Basement								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%								
Location : Atrium Basement								
Thermally Inefficient, Extent : Severe, Area Affected : 100%								
Location : Atrium Basement								
Steel	85%	Now	$17,471,300	2058	* *	5	$2,421,200	
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								
Parapets								
Cast in Place Concrete	90%	Now	$120,500	LIFE	* *	5	$277,200	
Recent Repair Evident, Extent : N/A, Area Affected : 20%								
Location : Throughout								
Vertical Cracks, Extent : Light, Area Affected : 5%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Exterior East Facade								
Explanation : Metal Latice Attached								
Metal Rail	10%	Now	$4,000	2041	* *	5	$21,200	
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Around Atrium								
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Atrium Ground Level								
Explanation : Additional Railings								

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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								
Roof								
IRMA/Protected Membrane	10%			2036	$1,966,700	10	$83,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Stone Ballast								
Metal, Corrugated	5%			2041	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Atrium								
Explanation : Covered Atrium Walkway								
Paver: Asphalt	10%	Now	$231,400	2039	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Over Basement At Atrium Walls								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Over Basement At Atrium Walls								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Over Basement At Atrium Walls								
Vegetation Growth, Extent : Light, Area Affected : 2%								
Location : Over Basement At Atrium Walls								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Over Basement At Atrium Walls								
Skylight, Metal/Glass	20%	Now	$35,034,000	2056	* *			
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	$50,200	2036	$2,511,000	5	$304,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Throughout								
Drains Inad/Misposn, Extent : Moderate, Area Affected : 1%								
Location : North Main Roof								
Ponding, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 5%								
Location : Northeast End Of Main Roof								
Explanation : Solar Panels Present								

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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									
Soffits									
Cast in Place Concrete	35%	Now	$27,000	LIFE		* *	5	$11,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout Building Overhangs And Atrium Balconies									
Recent Repair Evident, Extent : N/A, Area Affected : 10%									
Location : Throughout									
Exposed Struc: Steel	50%	0-2	$21,300	LIFE		* *	5	$10,200	
Corrosion/Rusting, Extent : Light, Area Affected : 10%									
Location : Loading Dock And Entry Awnings									
Glass: Special Gauge	15%			LIFE		* *	1		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Main Entry Awning									
Explanation : Location Noted									
Interior									
Floors									
Cast in Place Concrete	60%	Now	$3,379,100	LIFE		* *	5	$4,345,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Throughout 1st, 3rd, And Basement Levels Observed, All Floors Noted By Escort									
Ceramic Tile	5%			2039		* *	5	$165,500	
Panel/Paver: Cer/Brk	10%	Now	$1,575,500	2044		* *	5	$372,400	
Cracking/Crumbling, Extent : Light, Area Affected : 2%									
Location : 3rd And Basement Levels									
Worn/Erode, Extent : Moderate, Area Affected : 20%									
Location : Basement									
Terrazzo	5%	Now	$309,500	LIFE		* *	5	$129,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Main Lobby									
Vinyl Tile	20%	Now	$365,800	2036	$18,291,200		3	$248,300	
Cracking/Crumbling, Extent : Light, Area Affected : 1%									
Location : 3rd Floor									
Interior Walls									
Cast in Place Concrete	64%			LIFE		* *	10	$1,655,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Basement									
Ceramic Tile	2%			2039		* *	5	$20,700	
Cracking/Crumbling, Extent : Light, Area Affected : 1%									
Location : 1st Floor Mens Room									
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%			2044		* *	5	$51,700	

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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
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%			2041	* *	5	$331,100	
Exposed Struc: Concrete	90%	Now	$22,323,400	LIFE	* *	5	$465,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Stair Bulkhead Beams								
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Throughout Basement								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Basement Below Grade At Atrium								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	* *			
On-Site Walkways								
Cast in Place Concrete	100%	Now	$319,400	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Loading Dock And East And Main Entry Stairs								
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : East Entry And Southeast Sitting Area								
Spalling, Extent : Moderate, Area Affected : 2%								
Location : East Entry Stairs, Main Entry Ramp Cheek Wall, And Northwest Stairs								
Tripping Hazard, Extent : Severe, Area Affected : 2%								
Location : Main Entry Ramp And Southeast Sitting Area								
Parking/Driveway								
Asphalt	100%	Now	$703,400	2039	* *			
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%			2036	$58,200	3	$9,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Four 600 Ampere And One 1,000 Ampere Main Service Disconnect Switches								
Transformers								
Dry Type	100%			2034	$169,500	3	$12,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Five 2,500 Kilovolt Ampere, 27,000 Volts Primary 480 Volts Secondary								
Feeders								
Cable	100%			2035	$20,300	1		
Raceway								
Conduit	100%			2036	$49,000	1		
Under 600 Volts								

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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								
Service Equipment								
Fused Disc Sw	30%			2036		5	$2,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 1								
Explanation : Two 4,000 Ampere Main Service Disconnect Switches								
Fused Disc Sw	65%			2036		5	$6,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 2								
Explanation : Four 5,000 Ampere Main Service Disconnect Switches								
Photovoltaic Panel(s)	5%			2032		1		
Transformers								
Dry Type	100%			2034	$26,700	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%			2036		5	$9,500	
Raceway								
Busway	10%			2041	* *	1		
Conduit	70%			2036		1		
Conduit	20%			2046	* *	1		
Panelboards								
Fused Disc Sw	10%			2035		5	$5,100	
Molded Case Bkrs	80%			2035		5	$46,600	
Molded Case Bkrs	10%			2044	* *	5	$5,800	
Wiring								
Busway	5%			2034		1		
Thermoplastic	40%			2046	* *	1		
Thermoplastic	55%			2036		1		
Motor Controllers								
Locally Mounted	70%			2034		5	$10,400	
Locally Mounted	30%			2041	* *	5	$4,500	
Ground								
Grounding Devices								
Generic	50%			LIFE	* *	5	$32,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement North								
Explanation : Location Noted								
Generic	50%			LIFE	* *	5	$32,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement South								
Explanation : Location Noted								
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	* *	1	$680,500	

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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
Stand-by Power								
Generators								
Diesel	75%			2032	$60,400	1	$642,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Rear Of The Building								
Explanation : Emergency Generator Rated At 125 Kilovolt Amperes.								
Natural Gas	25%			2045	* *	1	$214,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Loading Dock								
Explanation : Rating Not Accessible								
Batteries								
Lead/Acid	40%			2027	$1,000	5	$32,800	
Lead/Acid	40%			2027	$1,000	5	$32,800	
Lead/Acid	20%	Now	$200	2029	$500	5	$8,200	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement								
Explanation : Battery Energy Storage System With Solar Panels, Batteries Not Functioning. Type-ll1500w X 240 Cells. Total Energy Discharged - 5760mwh (24 Hours)								
Fuel Storage								
Day Tank	100%			2044	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Rear Of The Building								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	10%			2031	$2,469,500	10	$202,900	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : 3rd Floor								
Fluorescent	20%			2036	$4,939,000	10	$405,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Penthouse								
LED	70%			2041	* *			
Egress Lighting								
Emergency, Battery	25%			2036	$928,200	10	$133,500	
Emergency, Battery	25%			2041	* *	10	$133,500	
Exit, Service	50%			2041	* *	1		
Exterior Lighting								
LED	25%			2041	* *			
No Component	75%							
Alarm								
Security System								
Generic	100%			2036	$4,152,100	1	$826,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								

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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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2031	$5,705,300	1-3	$1,404,300	
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%			2046	* *	1		
Natural Gas	90%			2046	* *	1		
Conversion Equipment								
Hot Water Boiler	60%			2041	* *	1	$656,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boilers Rooms In Tenant Spaces								
Explanation : 40 Gas Fired Hot Water Boilers								
Hot Water Boiler	30%			2034	$7,050,800	1	$328,100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Penthouse								
Radiant Heater	10%			2036	$5,756,400	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%			2044	* *	4	$147,200	
No Component	10%							
Terminal Devices								
Convector/Radiator	70%			2041	* *	1	$500,100	
Fan Coil Unit/Heat	20%			2036	$10,967,900	1	$142,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout Tenant Storge Areas								
Explanation : Hot Water Unit Heaters								
No Component	10%							
Controls								
Electrical	100%			2031	$12,296,300			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		

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

DEPT. OF SMALL BUSINESS SERV. - 801
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
Air Conditioning								
Conversion Equipment								
Split Unit	5%			2041	* *			
No Component	95%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Roof								
Explanation : Tenant Equipment								
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	$195,300	
No Component	90%							
Exhaust Fans								
Interior	10%			2041	* *	2	$6,800	
Roof	5%			2036	$214,600	2	$3,400	
No Component	85%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
Water Heater With Tanks								
Electric	100%			2034	$70,900	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 150 Gallon Serves Basement								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2036	$1,158,100	4	$132,000	
Backflow Preventer								
Generic	100%			2036	$987,800	1	$135,400	
Fixtures								
Generic	100%							
Booster Pump w/Tank								
Generic	100%			2036	$36,200	1	$16,500	
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%			2036	$10,184,500	1-5	$1,156,500	
Sprinkler								
Generic	100%			2046	* *	1-2	$619,600	
Fire Pump								
Generic	100%			2039	* *	1	$413,000	

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

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

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

Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name	: **BROOKLYN WHOLESALE MEAT MARKET BLDG A**		
Address	: **5600 1ST AVENUE**		
Borough	: **BROOKLYN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0011.000 / 2431**	**Yr Built/Renovated**	: **1971 /**
Area Sq Ft	: **103,906**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **03-Feb-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **819** **Lot** : **1**	**BIN**	: **3255737**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,207,800	$146,700
Interior Architecture	$297,000	$66,200
Electrical	$80,600	$1,932,600
Mechanical	$864,000	$2,402,100
Site Pavements	$732,400	$2,441,500
Total	**$3,181,900**	**$6,989,000**
Importance Code A	$1,207,800	$518,800
Importance Code B	$1,177,700	$4,028,700
Importance Code C	$796,300	$2,441,500
Total	**$3,181,900**	**$6,989,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$35,000	$80,300		
Interior Architecture	$25,200	$3,800		$900
Electrical	$21,900	$17,400	$18,900	$16,900
Mechanical	$17,200	$102,300	$12,000	$13,200
Site Pavements	$77,000			
Total	**$176,300**	**$203,800**	**$30,800**	**$31,100**
Importance Code A	$36,200	$81,800	$1,300	$1,300
Importance Code B	$63,000	$122,100	$29,600	$29,800
Importance Code C	$77,000			
Total	**$176,300**	**$203,800**	**$30,800**	**$31,100**



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 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	$21,900	LIFE	* *	5	$36,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : South Elevation And Loading Dock								
Concrete Masonry Unit	20%			LIFE	* *	5	$18,300	
Masonry: Brick	50%	Now	$603,800	LIFE	* *	5	$73,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : At Base Course Throughout Loading Dock								
Metal Panel	10%			2053	* *	5-10	$100,800	
Metal Coiling Doors	15%			2038	* *	5	$68,800	
Deformed/Dented, Extent : Light, Area Affected : 10%								
Location : Throughout								
Windows								
Aluminum	95%	Now	$13,000	2041	* *	5	$500	
Caulking Deteriorated, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Metal Louvers	5%			2036	$2,700	10	$300	
Roof								
Modified Bitumen	90%	Now	$271,400	2038	* *			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%								
Location : Roof Edge								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Various Areas								
Spray-on Foam	10%			2038	* *	5	$36,800	
Soffits								
Exposed Struc: Steel	100%	0-2	$332,600	LIFE	* *	5	$39,700	
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Loading Dock Canopy								
Paint Peeling, Extent : Moderate, Area Affected : 100%								
Location : Loading Dock Canopy								
Interior								
Floors								
Cast in Place Concrete	20%	Now	$128,700	LIFE	* *	5	$66,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Loading Dock And Basement								
Vinyl Tile	5%	4+	$104,500	2038	* *	3	$2,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Not Accessible	75%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Tenant Controlled Spaces								
Explanation : Tenant Controlled Spaces								

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

DEPT. OF SMALL BUSINESS SERV. - 801
BROOKLYN WHOLESALE 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								
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Concrete Masonry Unit	15%	Now	$63,900	LIFE	* *	5	$5,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Fiberglass Panel	5%			LIFE	* *			
Not Accessible	70%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Tenant Controlled Spaces								
Explanation : Tenant Controlled Spaces								
Ceilings								
AcousTileSusp.Lay-In	5%	Now	$25,200	2038	* *	5	$3,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Offices								
Staining/Discoloring, Extent : Moderate, Area Affected : 60%								
Location : Offices								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
AcousTileSusp.Lay-In	5%			2038	* *	5	$7,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Meat Packing Areas								
Explanation : Special Laminated Lay In Tiles For Food Service Cold Rooms								
Exposed Struc: Concrete	10%			LIFE	* *	5	$2,400	
Exposed Struc: Steel	10%			LIFE	* *			
Not Accessible	70%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Tenant Controlled Spaces								
Explanation : Tenant Controlled Spaces								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2043	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 15%								
Location : Throughout								
Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : 54th Street								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
On-Site Walkways								
Cast in Place Concrete	100%	Now	$35,200	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								

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DEPT. OF SMALL BUSINESS SERV. - 801
BROOKLYN WHOLESALE 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
Site Pavements								
Parking/Driveway								
Asphalt	80%	Now	$732,400	2036	$2,441,500			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Potholes, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Cast in Place Concrete	20%	Now	$41,700	2046	* *			
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%			2033	$96,100	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : No Nameplate Rating Available								
Transformers								
Dry Type	100%			2031	$26,700	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 75 Kilovolt Amperes, 480 Volts Primary, 208/120 Volts Secondary								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$325,100	5	$400	
Raceway								
Conduit	100%			2033	$177,800	1		
Panelboards								
Fused Disc Sw	20%			2032	$51,900	5	$500	
Molded Case Bkrs	80%			2032	$207,600	5	$2,200	
Wiring								
Thermoplastic	100%			2033	$389,500	1		
Motor Controllers								
Locally Mounted	80%			2031	$37,500	5	$600	
Locally Mounted	20%			2038	* *	5	$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%	Now	$10,900	2053	* *	1	$28,800	
Not in Service, Extent : Severe, Area Affected : 100%								
Location : 2nd Floor Mechanical Room								

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
BROOKLYN WHOLESALE 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
Stand-by Power Generators								
Diesel	100%	Now	$80,600	2048	* *	1	$36,200	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 2nd Floor Mechanical Room								
Explanation : Two 565 Kilowatt, Not In Service, Abandoned Equipment								
Lighting								
Interior Lighting								
Fluorescent	20%			2033	$354,600	10	$19,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Offices								
Explanation : T-12 Lamps								
LED	80%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2041	* *	10	$12,500	
Exit, Service	50%			2041	* *	1		
Exterior Lighting								
Fluorescent	15%			2033	$62,200	10	$1,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Truck Loading Area								
Explanation : T-12 Lamps								
HID	15%			2033	$72,700	10		
No Component	70%							
Alarm								
Security System								
Generic	100%			2033	$195,100	1	$38,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2041	* *	1-3	$64,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	25%	Now	$700	2033	$14,900	1		
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : 2nd Floor Boiler Room								
Explanation : 2 Obsolete Oil Pumps								
No Component	75%							

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DEPT. OF SMALL BUSINESS SERV. - 801
BROOKLYN WHOLESALE 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
Heating								
Conversion Equipment								
Hot Water Boiler	25%			2031	$276,000	1	$12,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2nd Floor Mechanical Room								
Explanation : 2 Units								
No Component	75%							
Distribution								
Hot Wtr Piping/Pump	25%			2032	$14,200	4	$1,900	
No Component	75%							
Terminal Devices								
Fan Coil Unit/Heat	25%	0-2	$8,100	2028	$161,000	1	$7,600	
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : The Air Curtain, Various Locations In 1st Floor								
No Component	75%							
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	40%			2028	$613,200	1	$19,300	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Refrigeration Storage								
Explanation : All Systems Used For Refrigeration								
No Component	60%							
Terminal Devices								
Induction Unit	40%			2028	$89,800	1	$13,400	
No Component	60%							
Heat Rejection								
Air Cooled Condenser Unit	40%			2028	$48,100	2	$28,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : All Systems Used For Refrigeration Storage								
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	$11,600	
No Component	80%							
Exhaust Fans								
Roof	20%			2028	$40,300	2	$600	
No Component	80%							
Plumbing								

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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 WHOLESALE 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								
H/C Water Piping								
Brass/Copper	70%			2043	* *	1		
Galvanized Steel	30%			2031	$397,900	1		
HW Heat Exchanger								
HTHW/HW	100%			2033	$291,200			
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$20,800	4	$2,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : There Is No Reserve Unit Which It Is Needed.								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2033	$1,436,900	1-2	$29,100	

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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **03-Feb-2022**
Landmark Status : **NONE**
Areas Surveyed : **Roof, Floors 1,2**
Block : **819** **Lot** : **1** **BIN** : **3378176**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,408,500	$1,060,100
Interior Architecture	$129,400	$73,500
Electrical	$322,000	$784,700
Mechanical	$651,100	$1,810,200
Site Enclosure	$595,100	
Site Pavements	$3,886,900	$7,124,400
Total	**$6,993,000**	**$10,852,900**
Importance Code A	$1,408,500	$1,268,100
Importance Code B	$1,041,100	$2,460,500
Importance Code C	$4,543,500	$7,124,400
Total	**$6,993,000**	**$10,852,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$3,900	$20,200		
Interior Architecture	$48,700			$300
Electrical	$8,300	$70,000	$8,800	$7,300
Mechanical	$13,000	$92,400	$8,800	$10,000
Site Enclosure	$41,300			
Total	**$115,200**	**$182,600**	**$17,600**	**$17,700**
Importance Code A	$4,900	$21,400	$1,000	$1,000
Importance Code B	$110,300	$161,200	$16,600	$16,700
Importance Code C				
Total	**$115,200**	**$182,600**	**$17,600**	**$17,700**



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.
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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	$3,900	LIFE	* *	5	$6,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Loading Dock								
Concrete Masonry Unit	20%	Now	$56,500	LIFE	* *	5	$3,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : East And West Facades								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : West Facade								
Vertical Cracks, Extent : Severe, Area Affected : 15%								
Location : East Facade								
Masonry: Brick	50%	Now	$54,300	LIFE	* *	5	$13,200	1
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Base Of Wall Along Loading Dock And Building Corners								
Metal Panel	10%			2043	* *	5-10	$18,100	
Metal Coiling Doors	15%			2038	* *	5	$12,400	
Windows								
Aluminum	95%	Now	$585,600	2041	* *	5	$15,400	
Caulking Deteriorated, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Metal Louvers	5%			2036	$89,700	10	$10,100	
Roof								
Modified Bitumen	85%	Now	$423,700	2033	$847,400			
Blisters, Extent : Moderate, Area Affected : 10%								
Location : Roof								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%								
Location : Roof Edge								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Tenant Spaces								
Worn/Erode, Extent : Light, Area Affected : 100%								
Location : Throughout								
Spray-on Foam	15%			2038	* *	5	$18,200	
Soffits								
Exposed Struc: Steel	28%	4+	$288,500	LIFE	* *	5	$34,400	
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Loading Dock Canopy								
Paint Peeling, Extent : Light, Area Affected : 100%								
Location : Throughout								
Exposed Struc: Steel	72%			LIFE	* *	5	$88,500	
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 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								
Floors								
Cast in Place Concrete	15%	Now	$67,900	LIFE	* *	5	$17,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Loading Dock								
Vinyl Tile	5%			2033	$73,500	3	$1,300	
Not Accessible	80%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Tenant Controlled Spaces								
Explanation : Tenant Controlled Spaces								
Interior Walls								
Concrete Masonry Unit	25%	Now	$61,500	LIFE	* *	5	$2,600	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Stairs And Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
Location : Interior								
Not Accessible	75%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Tenant Controlled Spaces								
Explanation : Tenant Controlled Spaces								
Ceilings								
AcousTileSusp.Lay-In	10%	Now	$48,300	2046	* *	5	$4,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Offices, Corridors And Stairs								
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Offices, Corridors								
Exposed Struc: Steel	10%			LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Mechanical Rooms								
Not Accessible	80%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Tenant Controlled Spaces								
Explanation : Tenant Controlled Spaces								
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	$595,100	2063	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Water Edge And Rear Parking Lot								
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Along Water								
Impact Damage, Extent : Moderate, Area Affected : 20%								
Location : Rear Parking								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost 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
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	50%			2068	* *			
Cast in Place Concrete	50%	Now	$41,300	2083	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Along Water Edge								
Explanation : Retaining Wall Along Water Edge Is Falling Into The River								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2038	* *			
Parking/Driveway								
Asphalt	75%	Now	$3,562,200	2036	$7,124,400			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Parking Lot Front And Rear								
Potholes, Extent : Moderate, Area Affected : 5%								
Location : Parking Lot Front And Rear								
Sinking/Subsiding, Extent : Severe, Area Affected : 10%								
Location : Along Water Edge								
Cast in Place Concrete	25%	Now	$324,800	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Ramps								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$48,100	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								
Transformers								
Dry Type	100%			2031	$26,700	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Three 45 Kilovolt Amperes, 480 Volts Primary, 208/120 Volts Secondary								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$227,600	5	$300	
Raceway								
Conduit	100%			2033	$134,000	1		
Panelboards								
Fused Disc Sw	5%			2032	$8,000	5	$100	
Molded Case Bkrs	95%			2032	$151,700	5	$2,000	
Wiring								
Thermoplastic	70%			2033	$124,500	1		
Thermoplastic	30%			2043	* *	1		

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

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								
Motor Controllers								
Locally Mounted	95%			2031	$44,500	5	$500	
Locally Mounted	5%			2038	* *	5		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	20%			2028	$267,200	10	$14,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Offices								
Explanation : T-12 Lamps								
LED	80%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2041	* *	10	$9,500	
Exit, Battery	50%			2041	* *	10	$2,600	
Exterior Lighting								
Fluorescent	15%			2028	$46,800	10	$1,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Truck Loading Area								
Explanation : T-12 Lamps								
HID	15%			2028	$54,800	10		
No Component	70%							
Alarm								
Security System								
Generic	100%			2033	$147,000	1	$29,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Camera								
Fire/Smoke Detection								
Generic, Analog	100%			2041	* *	1-3	$48,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	25%	Now	$600	2033	$11,200	1		
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : 2nd Floor Boiler Room								
Explanation : 2 Obsolete Oil Pumps								
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.*

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	25%			2031	$208,000	1	$9,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2nd Floor Mechanical Room								
Explanation : 2 Units								
No Component	75%							
Distribution								
Hot Wtr Piping/Pump	25%			2032	$10,700	4	$1,400	
No Component	75%							
Terminal Devices								
Fan Coil Unit/Heat	25%	0-2	$6,100	2028	$121,300	1	$5,700	
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : The Air Curtain, Various Locations In 1st Floor								
No Component	75%							
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	40%			2028	$462,100	1	$14,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Refrigeration Storage								
Explanation : All Systems Used For Refrigeration								
No Component	60%							
Terminal Devices								
Induction Unit	40%			2028	$67,700	1	$10,100	
No Component	60%							
Heat Rejection								
Air Cooled Condenser Unit	40%			2028	$36,300	2	$21,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : All Systems Used For Refrigeration Storage								
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2-5	$13,100	
No Component	70%							
Exhaust Fans								
Roof	30%			2028	$45,600	2	$700	
No Component	70%							
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2043	* *	1		
Galvanized Steel	30%			2031	$299,900	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
Plumbing								
HW Heat Exchanger								
HTHW/HW	100%			2033	$219,500			
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2033	$1,082,900	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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	:	**03-Feb-2022**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Roof, Floors 1,2**			
Block	:	**819** **Lot** : **1**	**BIN**	:	**3378177**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$463,800	$120,100
Interior Architecture	$68,700	
Electrical	$33,900	$243,800
Mechanical		$137,200
Total	**$566,400**	**$501,100**
Importance Code A	$463,800	$120,100
Importance Code B	$102,600	$381,000
Total	**$566,400**	**$501,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$57,400	$13,100		
Interior Architecture	$42,800			$1,600
Electrical	$26,100	$2,800	$900	$1,100
Mechanical	$4,600	$17,900	$1,600	$900
Total	**$130,900**	**$33,900**	**$2,600**	**$3,500**
Importance Code A	$57,900	$13,600	$500	$500
Importance Code B	$64,900	$20,200	$2,100	$3,000
Importance Code C	$8,100			
Total	**$130,900**	**$33,900**	**$2,600**	**$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

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	$36,000	2033	$120,100			
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%			2046	* *	5	$3,000	
Stucco Cement	60%	Now	$320,600	2046	* *	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	$21,400	2041	* *	5	$1,100	
Air Infiltration, Extent : Light, Area Affected : 20%								
Location : Throughout								
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Parapets								
Pre-Cast Concrete	100%			LIFE	* *	5	$7,900	
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Interior Parapet								
Explanation : Liquid Waterproofing Applied								
Roof								
Modified Bitumen	100%			2028	$143,200	10	$13,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Liquid Waterproofing Applied								
Interior								
Floors								
Cast in Place Concrete	10%	Now	$6,600	LIFE	* *	5	$3,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout And Stairs								
Ceramic Tile	5%	Now	$2,200	2036	$43,800	5	$400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Toilets And Showers								
Quarry Tile	5%			2046	* *	5	$1,200	
Vinyl Tile	80%	Now	$68,700	2038	* *	3	$4,700	
Cracking/Crumbling, Extent : Light, Area Affected : 25%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 40%								
Location : Second Floor, Stairs								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost 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								
Interior Walls								
Concrete Masonry Unit	25%			LIFE	* *	5	$700	
Gypsum Board	40%			LIFE	* *	5	$1,600	
Metal Panel	5%			LIFE	* *			
Plaster	25%	Now	$8,100	LIFE	* *	5	$500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Stairs And Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Stairs, Bunk And Offices								
Wood	5%			LIFE	* *	5	$1,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Wood Paneling								
Ceilings								
AcousTileSusp.Lay-In	100%	Now	$25,800	2046	* *	5	$7,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : Throughout								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			
Parking/Driveway								
Asphalt	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								
Fused Disc Sw	100%			2033	$7,500	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 400 Amperes.								
Transformers								
Dry Type	100%			2031	$26,700	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2nd Floor								
Explanation : No Nameplate Ratings Available								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$108,400	5		
Raceway								
Conduit	100%			2033	$16,200	1		

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

DEPT. OF SMALL BUSINESS SERV. - 801

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								
Panelboards								
Fused Disc Sw	10%			2032	$2,000	5		
Molded Case Bkrs	90%			2032	$18,000	5	$200	
Wiring								
Thermoplastic	100%			2033	$21,100	1		
Motor Controllers								
Locally Mounted	100%			2038	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$100	
Lighting								
Interior Lighting								
Fluorescent	80%			2033	$135,400	10	$7,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	20%			2028	$33,900	10	$1,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2nd Floor								
Explanation : T-12 Lamps								
Egress Lighting								
Emergency, Service	50%			2033	$3,100	1		
Exit, Service	50%			2033	$2,100	1		
Exterior Lighting								
HID	30%			2033	$13,900	10		
No Component	70%							
Alarm								
Security System								
Generic	100%			2033	$18,600	1	$3,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%	Now	$25,600	2043	* *	1-3	$5,600	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Fire Alarm System Is Not Functional, Alarm Bells, Manual Pull Stations.								

Mechanical	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%			2043	* *	1		

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

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
Heating								
Conversion Equipment								
Furnace	100%			2038	* *	1	$4,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Mounted								
Explanation : 2 Rooftop Package Units								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2038	* *	2	$600	
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Rooftop Units On Roof								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$5,500	
Exhaust Fans								
Roof	100%			2038	* *	2	$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$17,100	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : One 75 Gallon Unit								
Sanitary Piping								
Cast Iron	10%	Now	$3,700	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : 1st Floor Bathroom								
Leak Evident, Extent : Moderate, Area Affected : 20%								
Location : 2nd Floor Bathroom To 1st Floor Bathroom								
Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Fire Suppression								
Sprinkler								
Generic	100%			2033	$137,200	1-2	$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.*

Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	: **04-Dec-2024**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Floors 1,2,3**				
Block	: **725**	**Lot**	: **1**	**BIN**	: **3345660**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$229,800	
Interior Architecture	$91,900	$142,900
Electrical		$271,000
Mechanical		$132,200
Total	**$321,700**	**$546,000**
Importance Code A	$229,800	$130,000
Importance Code B	$91,900	$416,000
Total	**$321,700**	**$546,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$74,400			
Interior Architecture	$114,900			$2,200
Electrical	$19,900	$400	$400	$500
Mechanical	$33,200	$300	$8,400	$300
Site Enclosure	$2,600			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$252,200**	**$7,900**	**$16,000**	**$10,200**
Importance Code A	$95,600	$300	$300	$300
Importance Code B	$138,700	$7,600	$15,600	$9,900
Importance Code C	$17,900			
Total	**$252,200**	**$7,900**	**$16,000**	**$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.*

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	$140,800	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/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout Lower Level								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout Lower Level								
Masonry: Granite	5%	Now	$14,200	LIFE	* *	5	$700	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Water Course								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Building Base								
Windows								
Aluminum	100%	Now	$89,000	2044	* *	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	$30,300	2051	* *			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%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost 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								
Soffits								
Metal Panel	100%	Now	$28,400	2066	* *	5	$2,000	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Soffits And Eaves								
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Soffits And Eaves								
Deformed/Dented, Extent : Moderate, Area Affected : 10%								
Location : Soffits And Eaves								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Soffits And Eaves								
Interior								
Floors								
Carpet	25%	Now	$50,800	2038	* *	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/Erode, Extent : Severe, Area Affected : 50%								
Location : 2nd Floor								
Cast in Place Concrete	5%			LIFE	* *	5	$2,500	
Terrazzo	10%	4+	$2,100	LIFE	* *	5	$900	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Front Entry Hall								
Vinyl Tile	45%			2036	$142,900	3	$2,600	
Vinyl Tile 9" X 9"	10%	Now	$91,900	2046	* *	3	$400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : 1st Floor And 2nd And 3rd Floor Landings								
Loose/Delam Surface, Extent : Moderate, Area Affected : 10%								
Location : 1st Floor And 2nd And 3rd Floor Landings								
Wood	5%	Now	$10,300	2051	* *	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	$2,100	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	$15,400	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. Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost 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								
Ceilings								
AcousTileSusp.Lay-In	20%	Now	$1,900	2041	* *	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	$13,800	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	$2,000	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	$14,000	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								
Retaining Walls								
Cast in Place Concrete	100%	Now	$2,600	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Hatch To Crawlspace								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	50%			2053	* *			
Under Construction	50%							
Parking/Driveway								
Under Construction	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								
Molded Case Bkrs	100%			2036	$130,000	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%			2036	$32,400	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 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%			2035	$27,900	5	$200	
Molded Case Bkrs	30%	2-4	$12,000	2061	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Stairs								
Explanation : On Extended Life								
Wiring								
Braided Cloth	70%			2035	$37,600	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	30%			2046	* *	1		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	80%			2031	$140,900	10	$7,600	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
LED	20%			2044	* *			
Egress Lighting								
Emergency, Battery	50%			2044	* *	10	$1,200	
Exit/Emergency Light Combo	50%			2044	* *			
Exterior Lighting								
HID	10%			2031	$4,800	10		
No Component	90%							
Alarm								
Security System								
Generic	100%			2031	$19,400	1	$3,900	
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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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%			2046	* *	5	$1,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Second Floor								
Explanation : Being Used On Second Floor								
Natural Gas	65%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : First And Third Floor								
Explanation : Being Used In First And Third Floor								
Conversion Equipment								
Furnace	33%	2-4	$10,600	2046	* *	1	$1,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Third Floor								
Explanation : 1 Unit. It Is On Extended Life Time.								
Furnace	33%	2-4	$10,600	2046	* *	1	$1,500	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Second Floor								
Explanation : 1 Obsolete Unit. It Is On Extended Life Time.								
Not Accessible	34%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : First 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%			2044	* *	1		
Conversion Equipment								
Window/Wall Unit	20%			2029	$7,800	1		
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2036	$66,300	1		
Galvanized Steel	50%	2-4	$3,300	2034	$65,900	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Water Heater With Tanks								
Electric	65%	Now	$7,700	2031	$15,400	4		
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Second And Third Floors								
Not Accessible	35%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : First Floor								
Explanation : Tenants Responsible For Their Hot Water								

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

Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$483,200	
Site Pavements	$100,200	$185,200
Total	**$583,400**	**$185,200**
Importance Code A	$483,200	
Importance Code C	$100,200	$185,200
Total	**$583,400**	**$185,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$50,100			
Site Pavements	$20,300			
Total	**$70,400**			
Importance Code A	$50,100			
Importance Code C	$20,300			
Total	**$70,400**			



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

DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL - MASTAS 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	$198,900	LIFE	* *	5	$24,100	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%								
Location : North Facade, Throughout								
Worn/Erode, 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	$2,000	LIFE	* *	5	$1,000	
Joint Mortar Miss/Erode, 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	$48,100	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	$284,400	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	$22,100			
Cast in Place Concrete	30%	0-2	$1,700	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : North Side Of Building								
Pavers/Stone	40%	0-2	$18,500	2035	$185,200			
Broken/Missing Elements, Extent : Light, Area Affected : 15%								
Location : West Side Of Building								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%								
Location : West Side Of Building								
Parking/Driveway								
Asphalt	100%	Now	$100,200	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 With Tanks								
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 2027 - 2030	FY 2031 - 2036
Site Pavements	$331,200	$1,985,200
Total	**$331,200**	**$1,985,200**
Importance Code C	$331,200	$1,985,200
Total	**$331,200**	**$1,985,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Site Pavements	$49,200			
Elevators/Escalators	$7,900	$7,900	$7,900	$7,900
Total	**$57,100**	**$7,900**	**$7,900**	**$7,900**
Importance Code B	$7,900	$7,900	$7,900	$7,900
Importance Code C	$49,200			
Total	**$57,100**	**$7,900**	**$7,900**	**$7,900**



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	$49,200	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	$99,300	2035	$1,985,200			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : North And East Sides Of Building								
Pavers/Stone	30%	Now	$231,900	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.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost 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

Mechanical	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 With Tanks								
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **05-Dec-2024**
Landmark Status : **NONE**
Areas Surveyed : **Floors 1**
Block : **725** **Lot** : **1** **BIN** : **3378183**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$671,500	$801,700
Interior Architecture	$735,500	$490,300
Electrical	$57,800	$1,247,200
Mechanical	$50,300	$4,198,700
Total	**$1,515,100**	**$6,737,900**
Importance Code A	$671,500	$801,700
Importance Code B	$843,700	$5,936,200
Total	**$1,515,100**	**$6,737,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$26,300			
Interior Architecture	$34,200			
Electrical	$87,400	$5,900	$5,900	$5,900
Mechanical	$46,800	$11,800	$5,900	$8,800
Site Pavements	$39,400			
Elevators/Escalators	$23,000	$23,000	$23,000	$23,000
Total	**$257,100**	**$40,700**	**$34,800**	**$37,800**
Importance Code A	$26,300			
Importance Code B	$183,000	$40,700	$34,800	$37,800
Importance Code C	$47,800			
Total	**$257,100**	**$40,700**	**$34,800**	**$37,800**



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%			LIFE	* *	5	$382,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : South Elevation								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entire Building								
Explanation : Building Inaccessible								
Masonry: Brick	10%			LIFE	* *	5	$8,700	
Horizontal Cracks, Extent : Moderate, Area Affected : 15%								
Location : At Stair Bulkhead								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : At Stair Bulkhead								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Stairwell								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entire Building								
Explanation : Building Inaccessible								
Metal Coiling Doors	2%			2041	* *	5	$2,700	
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Loading Dock								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entire Building								
Explanation : Building Inaccessible								
Windows								
Aluminum	100%			2061	* *	5	$44,000	
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/Erode, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entire Building								
Explanation : Building Inaccessible								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost 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								
Parapets								
Cast in Place Concrete	70%			LIFE	* *	5	$601,500	
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
Location : Parapet Coping								
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : East Facade, West Facade								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entire Building								
Explanation : Building Inaccessible								
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%			2041	* *	1		
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Loading Dock Canopy								
Deformed/Dented, Extent : Light, Area Affected : 5%								
Location : Loading Dock Canopy								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entire Building								
Explanation : Building Inaccessible								
Metal Panel	2%			2041	* *	10	$4,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Skylight								
Explanation : Covered With Metal Panel								
Spray-on Foam	88%			2041	* *	5	$130,200	
Soffits								
Exposed Struc: Steel	100%			LIFE	* *	5	$101,500	
Corrosion/Rusting, Extent : Light, Area Affected : 25%								
Location : Loading Dock Canopy Structure								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entire Building								
Explanation : Building Inaccessible								
Interior								
Floors								
Cast in Place Concrete	95%			LIFE	* *	5	$980,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entire Building								
Explanation : Building Inaccessible								
Steel Plate	5%			LIFE	* *	1		
Corrosion/Rusting, Extent : Severe, Area Affected : 40%								
Location : Stair Landings Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entire Building								
Explanation : Building Inaccessible								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost 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
Interior								
Interior Walls								
Cast in Place Concrete	20%			LIFE	* *	10	$5,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Fifth Floor								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entire Building								
Explanation : Building Inaccessible								
Concrete Masonry Unit	15%			LIFE	* *	5	$1,200	
Gypsum Board	5%			LIFE	* *	5-10	$800	
Masonry: Brick	58%			LIFE	* *	10	$1,700	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Stairwell Windows								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Stairwell								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entire Building								
Explanation : Building Inaccessible								
Metal Coiling Doors	2%			2052	* *	5	$1,000	
Ceilings								
Exposed Struc: Concrete	95%			LIFE	* *	5-10	$280,200	
Gypsum Board	5%			LIFE	* *	5-10	$40,600	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2056	* *			
Site Pavements								
Parking/Driveway								
Asphalt	100%	Now	$39,400	2045	* *			
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%			2036	$26,600	1		
Panelboards								
Fused Disc Sw	20%	2-4	$16,000	2061	* *	5	$400	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Fused Knife Sw	40%	2-4	$31,900	2061	* *	5	$700	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Molded Case Bkrs	40%			2052	* *	5	$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
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								
Wiring								
Braided Cloth	60%	2-4	$32,800	2061	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	40%			2056	* *	1		
Lighting								
Interior Lighting								
Fluorescent	40%			2031	$446,700	10	$57,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-12 Lamps								
Fluorescent	40%			2036	$446,700	10	$57,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	20%			2044	* *			
Egress Lighting								
Emergency, Battery	50%			2044	* *	10	$19,000	
Exit, Battery	50%			2044	* *	10	$5,300	
Exterior Lighting								
LED	20%			2044	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2036	$295,900	1	$58,900	
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%			2046	* *	1		
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2036	$1,012,300	1		
Galvanized Steel	50%	0-2	$50,300	2034	$1,006,300	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : 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. Maintenance $ are aggregated over a ten-year period. Site specific cost 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
Plumbing								
Sanitary Piping								
Cast Iron	30%	0-2	$29,800	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Cast Iron	70%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	0-2	$11,100	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 9 Years								
Fire Suppression								
Standpipe								
Generic	100%			2046	* *	1-5	$79,500	
Sprinkler								
Generic	100%			2036	$2,180,100	1-2	$44,200	

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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **05-Dec-2024**
Landmark Status : **NONE**
Areas Surveyed : **Floors 1**
Block : **725** **Lot** : **1** **BIN** : **3378184**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$506,800	$1,115,900
Interior Architecture	$677,400	$443,800
Electrical	$85,100	$963,200
Mechanical	$114,100	$3,800,300
Site Pavements	$132,400	
Total	**$1,515,800**	**$6,323,300**
Importance Code A	$506,800	$1,115,900
Importance Code B	$876,500	$5,207,400
Importance Code C	$132,400	
Total	**$1,515,800**	**$6,323,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$56,100			
Interior Architecture	$6,600			
Electrical	$2,900	$1,100	$1,100	$1,100
Mechanical	$32,300	$10,700	$5,300	$8,000
Site Enclosure	$7,100			
Site Pavements	$78,200			
Elevators/Escalators	$23,000	$23,000	$23,000	$23,000
Total	**$206,200**	**$34,800**	**$29,400**	**$32,100**
Importance Code A	$56,100			
Importance Code B	$58,200	$34,800	$29,400	$32,100
Importance Code C	$91,900			
Total	**$206,200**	**$34,800**	**$29,400**	**$32,100**



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 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%			LIFE	* *	5	$7,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Stair Bulkhead								
Exposed Reinforcement, Extent : Moderate, Area Affected : 15%								
Location : Stair Bulkhead								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entire Building								
Explanation : Building Inaccessible								
Cast in Place Concrete	58%			LIFE	* *	5	$228,100	
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								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entire Building								
Explanation : Building Inaccessible								
Masonry: Brick	25%			LIFE	* *	5	$19,700	
Joint Mortar Miss/Erode, 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/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entire Building								
Explanation : Building Inaccessible								
Metal Coiling Doors	5%			2041	* *	5	$6,100	
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entire Building								
Explanation : Building Inaccessible								
Stucco Cement	10%			2041	* *	5	$9,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entire Building								
Explanation : Building Inaccessible								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost 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								
Windows								
Steel	100%			2061	* *	5	$497,900	
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								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Entire Building								
Explanation : Building Inaccessible								
Parapets								
Cast in Place Concrete	60%			LIFE	* *	5	$466,700	
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								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entire Building								
Explanation : Building Inaccessible								
Cast in Place Concrete	40%			LIFE	* *	5	$311,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Interior Parapet								
Explanation : Building Inaaccessible, Roofing Spray Foam Cover Interior 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.*

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								
Roof								
Metal, Corrugated	15%			2049	* *	1		
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Loading Dock								
Deformed/Dented, Extent : Light, Area Affected : 5%								
Location : Loading Dock								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entire Building								
Explanation : Building Inaccessible								
Metal Panel	2%			2056	* *	10	$3,700	
Corrosion/Rusting, Extent : Moderate, Area Affected : 75%								
Location : Back Freight Elevator And Elevator Control								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entire Building								
Explanation : Building Inaccessible								
Spray-on Foam	83%			2041	* *	5	$111,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entire Building								
Explanation : Building Inaccessible								
Soffits								
Exposed Struc: Steel	100%			LIFE	* *	5	$92,400	
Corrosion/Rusting, Extent : Moderate, Area Affected : 35%								
Location : Loading Dock Canopy Structure								
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Loading Dock Canopy								
Explanation : Building Inaccessible, Canopy Sagging, Additional Bracing Installed								
Interior								
Floors								
Cast in Place Concrete	95%			LIFE	* *	5	$887,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Loading Docks								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entire Building								
Explanation : Building Inaccessible								
Steel Plate	5%			LIFE	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entire Building								
Explanation : Building Inaccessible								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost 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
Interior								
Interior Walls								
Cast in Place Concrete	15%			LIFE	* *	10	$3,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entire Building								
Explanation : Building Inaccessible								
Concrete Masonry Unit	15%			LIFE	* *	5	$1,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entire Building								
Explanation : Building Inaccessible								
Gypsum Board	5%			LIFE	* *	5-10	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entire Building								
Explanation : Building Inaccessible								
Masonry: Brick	10%			LIFE	* *	10	$300	
Diagonal Cracks, Extent : Moderate, Area Affected : 15%								
Location : East Stair								
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Stairwell								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entire Building								
Explanation : Building Inaccessible								
Masonry: Brick	53%			LIFE	* *	10	$1,400	
Metal Coiling Doors	2%			2052	* *	5	$900	
Ceilings								
Exposed Struc: Concrete	73%			LIFE	* *	5-10	$194,900	
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								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entire Building								
Explanation : Building Inaccessible								
Exposed Struc: Concrete	2%			LIFE	* *	5-10	$5,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Back Freight Elevator Control Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entire Building								
Explanation : Building Inaccessible								
Exposed Struc: Concrete	25%			LIFE	* *	5-10	$66,700	
Site Enclosure								
Fence/Gates								
Chain Link	100%	2-4	$7,100	2056	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : West Side Of Building								

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

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
Site Pavements								
Parking/Driveway								
Asphalt	40%	Now	$43,000	2045	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Parking Lot, Loading Dock								
Cast in Place Concrete	45%	Now	$132,400	2041	* *			
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	$35,200	2039	* *			
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%			2056	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes. Building Is Not Accessible								
Switchgear / Switchboard								
Fused Disc Sw	100%			2056	* *	5	$600	
Raceway								
Conduit	80%			2046	* *	1		
Conduit	20%			2056	* *	1		
Panelboards								
Fused Disc Sw	20%			2052	* *	5	$700	
Molded Case Bkrs	80%			2052	* *	5	$3,000	
Wiring								
Thermoplastic	80%			2036	$28,900	1		
Thermoplastic	20%			2056	* *	1		
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-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
Lighting								
Interior Lighting								
Fluorescent	65%			2031	$657,000	10	$85,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-12 Lamps								
Fluorescent	25%			2036	$252,700	10	$32,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	10%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2041	* *	10	$17,200	
Exit, Service	50%			2041	* *	1		
Exterior Lighting								
LED	20%			2044	* *			
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2036	$53,500	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%			2046	* *	1		
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%			2036	$916,300	1		
Galvanized Steel	35%	0-2	$63,800	2034	$637,600	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Galvanized Steel	15%			2034	$273,200	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.*

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
Plumbing								
Sanitary Piping								
Cast Iron	30%	0-2	$27,000	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Cast Iron	70%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	0-2	$50,300	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%			2046	* *	1-5	$71,900	
Sprinkler								
Generic	100%			2036	$1,973,200	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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$208,200	
Interior Architecture	$120,800	
Mechanical	$55,500	$113,200
Site Pavements		$131,200
Total	**$384,500**	**$244,400**
Importance Code A	$208,200	$113,200
Importance Code B	$55,500	
Importance Code C	$120,800	$131,200
Total	**$384,500**	**$244,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$1,100			
Interior Architecture	$58,000			
Electrical	$27,200			$11,500
Mechanical	$26,400	$400		$400
Site Pavements	$4,100			
Total	**$116,800**	**$400**		**$11,900**
Importance Code A	$1,200	$400		$400
Importance Code B	$101,500			$11,500
Importance Code C	$14,200			
Total	**$116,800**	**$400**		**$11,900**



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

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	$400	
Masonry: Brick	90%	Now	$208,200	LIFE	* *	5	$12,600	
Diagonal Cracks, Extent : Severe, Area Affected : 15%								
Location : South Facade								
Spalling, Extent : Severe, Area Affected : 25%								
Location : South Facade								
Worn/Erode, 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	$35,100	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	$8,500	LIFE	* *	5	$10,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Panel/Paver: Cer/Brk	15%	Now	$8,400	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	$600	LIFE	* *	5	$100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Shop Walls								
Masonry: Brick	70%	Now	$120,800	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Joint Mortar Miss/Erode, 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	$9,500	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 Struc: Concrete	40%	Now	$7,000	LIFE	* *	5	$400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout Pump House Side of Building								
Exposed Struc: Wood	60%	Now	$24,000	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	$15,900			
Cast in Place Concrete	50%	4+	$500	2037	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : North And West Sides Of Building								
Parking/Driveway								
Asphalt	50%			2035	$131,200			
Cast in Place Concrete	50%	4+	$3,600	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.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

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

Electrical	Current Repair			Future Replacement		Maintenance		
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	$32,500	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	$4,400	1		
Panelboards								
Molded Case Bkrs	100%			2031	$10,000	5	$100	
Wiring								
Thermoplastic	100%			2032	$9,000	1		
Motor Controllers								
Locally Mounted	100%			2030	$11,500	5		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	50%			2027	$15,400	10	$2,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-12 Lamps								
Fluorescent	50%	Now	$6,200	2042	* *			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Shops								
Exterior Lighting								
Fluorescent	20%			2027	$3,500	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	$113,200	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. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost 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	$2,800	2030	$55,500	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Bathroom								
Water Heater With Tanks								
Electric	100%			2027	$23,600	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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	:	**04-Dec-2024**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Roof, Floors 1,2,3,4**			
Block	:	**715** **Lot** : **1**	**BIN**	:	**3345581**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$489,100	$166,600
Interior Architecture	$1,700,700	$438,500
Electrical		$130,000
Mechanical	$276,400	$2,216,100
Total	**$2,466,300**	**$2,951,300**
Importance Code A	$489,100	$166,600
Importance Code B	$1,867,400	$2,784,600
Importance Code C	$109,700	
Total	**$2,466,300**	**$2,951,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$42,400	$23,900		
Interior Architecture	$39,600		$2,600	
Electrical	$2,400		$1,200	$200
Mechanical	$35,900	$8,800	$13,100	$8,800
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$127,600**	**$39,900**	**$24,000**	**$16,200**
Importance Code A	$67,700	$24,300	$400	$400
Importance Code B	$56,100	$15,600	$23,400	$15,800
Importance Code C	$3,800		$200	
Total	**$127,600**	**$39,900**	**$24,000**	**$16,200**



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

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%			LIFE	* *	5	$191,000	
Metal Coiling Doors	10%			2053	* *	5	$33,200	
Windows								
Aluminum	80%			2058	* *	5	$14,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Upper Floors								
Explanation : Recent Replacements								
Steel	20%	Now	$276,500	2061	* *	5	$23,000	
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								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Ground Floor Windows								
Explanation : Old Windows Not Replaced								
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								
Roof								
Skylight, Metal/Glass	5%	4+	$31,500	2046	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Stair Bulkheads								
Spray-on Foam	95%	Now	$58,600	2041	* *	5	$71,100	
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								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF SMALL BUSINESS SERV. - 801
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								
Floors								
Cast in Place Concrete	23%			LIFE	* *	5	$241,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : Under Construction								
Ceramic Tile	2%			2039	* *	5	$4,800	
Wood	75%	Now	$1,071,300	2051	* *	5	$168,400	
Deteriorated Finish, Extent : Severe, Area Affected : 100%								
Location : Fourth Floor								
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Fourth Floor Corridors								
Split/Cracked, Extent : Severe, Area Affected : 25%								
Location : Fourth Floor								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Fourth Floor								
Interior Walls								
Ceramic Tile	1%			2039	* *	5	$400	
Concrete Masonry Unit	5%			LIFE	* *	5	$1,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : Under Construction								
Gypsum Board	10%	Now	$1,100	LIFE	* *	5	$2,300	
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%								
Location : Throughout Corridor Upper Floors								
Masonry: Brick	74%	Now	$109,700	LIFE	* *			
Worn/Erode, Extent : Severe, Area Affected : 25%								
Location : Fourth Floors								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : Under Construction								
Plaster	10%	Now	$1,900	LIFE	* *	5	$1,200	
Horizontal Cracks, Extent : Moderate, Area Affected : 2%								
Location : Stairs								
Ceilings								
Exposed Struc: Concrete	5%	Now	$35,900	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%			LIFE	* *	5-10	$82,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : Under Construction								
Gypsum Board	40%			LIFE	* *	5-10	$329,300	
Plaster	25%			LIFE	* *	5-10	$102,900	
Site Pavements								

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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
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	80%			2053	* *			
Under Construction	20%							
Parking/Driveway								
Asphalt	100%			2049	* *			

Electrical	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%			2041	* *	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%			2036	$15,100	5	$700	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	$130,000	5	$700	
Raceway								
Conduit	25%			2062	* *	1		
Under Construction	75%							
Panelboards								
Fused Disc Sw	10%			2035	$8,000	5	$400	
Molded Case Bkrs	40%			2044	* *	5	$1,700	
Under Construction	50%							
Wiring								
Thermoplastic	70%			2036	$38,200	1		
Under Construction	30%							
Ground								

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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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$4,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : First Floor								
Explanation : Water Main Pipe Grounded								
Lighting								
Interior Lighting								
LED	25%			2044	* *			
Under Construction	75%							
Egress Lighting								
Emergency, Battery	50%			2044	* *	10	$19,300	
Exit, LED	50%			2071	* *	1		
Exterior Lighting								
LED	20%			2044	* *			
No Component	80%							
Alarm								
Security System								
Under Construction	100%							
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								
Natural Gas	100%			2046	* *	1		
Conversion Equipment								
Furnace	5%	2-4	$25,300	2046	* *	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 Gasoline 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.								
Terminal Devices								
Fan Coil Unit/Heat	100%			2041	* *	1	$52,500	
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		

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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
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	5%			2031	$136,400	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%			2036	$31,500	2	$500	
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2036	$1,042,900	1		
Galvanized Steel	50%	2-4	$51,800	2034	$1,036,700	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								
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%	2-4	$224,600	2046	* *	1-2	$39,400	
Corroded, Extent : Severe, Area Affected : 25%								
Location : 1st Floor								

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Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	: **04-Dec-2024**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Floors 1**				
Block	: **715**	**Lot**	: **1**	**BIN**	: **3378186**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$522,100	$1,115,400
Interior Architecture	$474,100	$170,900
Electrical		$303,400
Mechanical		$1,700,100
Total	**$996,200**	**$3,289,800**
Importance Code A	$522,100	$2,072,300
Importance Code B	$288,100	$1,217,500
Importance Code C	$186,000	
Total	**$996,200**	**$3,289,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$50,300		$3,700	
Interior Architecture	$2,400		$6,500	
Electrical	$37,700	$1,400	$1,600	$1,400
Mechanical	$2,000	$4,800	$2,000	$4,800
Total	**$92,400**	**$6,200**	**$13,900**	**$6,200**
Importance Code A	$50,300	$3,400	$3,700	$3,400
Importance Code B	$39,700	$2,700	$10,100	$2,800
Importance Code C	$2,400			
Total	**$92,400**	**$6,200**	**$13,900**	**$6,200**



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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								
Exterior Walls								
Masonry: Brick	70%			LIFE	* *	5	$67,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Joint Mortar Miss/Erode, 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/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entire Building								
Explanation : Building Inaccessible								
Metal Coiling Doors	5%			2049	* *	5	$7,500	
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								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entire Building								
Explanation : Building Inaccessible								
Metal Coiling Doors	15%			2041	* *	5	$22,500	
Stucco Cement	10%			2041	* *	5	$12,000	
Windows								
Steel	100%	Now	$432,000	2061	* *	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 : Entire Building								
Explanation : Building Inaccessible, Windows Boarded Over								

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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	
Masonry: Brick	95%			LIFE	* *	5-10	$105,500	
Joint Mortar Miss/Erode, 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/Erode, Extent : Moderate, Area Affected : 30%								
Location : Throughout, Outside Face								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entire Building								
Explanation : Building Inaccessible								
Roof								
Metal, Corrugated	5%			2041	* *	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								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entire Building								
Explanation : Building Inaccessible								
Spray-on Foam	95%			2036	$849,400	5	$206,200	
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/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entire Building								
Explanation : Building Inaccessible								
Interior								

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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								
Floors								
Cast in Place Concrete	90%			LIFE	* *	5	$341,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entire Building								
Explanation : Building Inaccessible								
Ceramic Tile	5%			2049	* *	5	$4,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entire Building								
Explanation : Building Inaccessible								
Wood	5%			2071	* *	5	$8,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entire Building								
Explanation : Building Inaccessible								
Interior Walls								
Gypsum Board	10%			LIFE	* *	5-10	$3,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entire Building								
Explanation : Building Inaccessible								
Masonry: Brick	90%	Now	$186,000	LIFE	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entire Building								
Explanation : Building Inaccessible								
Ceilings								
AcousTileSusp.Lay-In	10%			2049	* *	5	$8,700	
Broken/Missing Elements, Extent : Severe, Area Affected : 90%								
Location : Office And Showroom								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Office And Showroom								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entire Building								
Explanation : Building Inaccessible								
Exposed Struc: Wood	90%			LIFE	* *	10	$117,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entire Building								
Explanation : Building Inaccessible								
Site Enclosure								

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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
Site Enclosure								
Fence/Gates								
Chain Link	100%			2046	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : North And East Side Of Building								
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Entire Site								
Explanation : Under Construction								
Site Pavements								
Public Sidewalk								
Under Construction	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%			2036	$3,800	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : Main Service Disconnect Switch Rated At 400 Amperes. Building Is Not Accessible								
Raceway								
Conduit	100%			2036	$4,400	1		
Panelboards								
Fused Disc Sw	50%			2044	* *	5	$400	
Fused Knife Sw	30%	0-2	$6,000	2061	* *	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Molded Case Bkrs	10%			2035	$2,000	5	$100	
Molded Case Bkrs	10%			2044	* *	5	$100	
Wiring								
Thermoplastic	100%			2036	$9,000	1		
Lighting								

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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
Lighting								
Interior Lighting								
Fluorescent	40%			2031	$104,200	10	$13,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	40%			2031	$104,200	10	$13,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-12 Lamps								
Fluorescent	10%			2031	$26,000	10	$3,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : Compact Fluorescent Lights								
LED	10%			2044	* *			
Exterior Lighting								
HID	10%			2031	$17,200	10		
LED	10%			2044	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2036	$69,000	1	$13,700	
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
Heating								
Energy Source								
Natural Gas	100%			2046	* *	1		
Conversion Equipment								
Radiant Heater	100%			2036	$956,900	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%			2031	$7,900	2	$600	
No Component	50%							
Plumbing								

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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
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2046	* *	1		
Galvanized Steel	50%			2034	$234,700	1		
Water Heater With Tanks								
Electric	100%			2031	$23,600	4		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2036	$508,500	1-2	$10,300	

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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name : **BUSH TERMINAL-OTHERS BUILDING A - WAREHOUSE**
Address : **41ST - 51ST STREET AND 1ST AVE.**
Borough : **BROOKLYN**
Agency's Number : **N/A**
Program / Asset # : **DBS0017.000 / 2157**
Yr Built/Renovated : **1910 / 2000**
Area Sq Ft : **208,400**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **13-Jun-2017**
Landmark Status : **NONE**
Areas Surveyed : **Roof, Floors 1,2,5**
Block : **715** **Lot** : **1** **BIN** : **3378187**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$3,572,100	$1,162,400
Interior Architecture	$1,952,700	$676,500
Electrical	$2,237,400	$685,100
Mechanical	$390,100	$2,769,600
Site Pavements	$129,900	$3,029,500
Total	**$8,282,200**	**$8,323,100**
Importance Code A	$3,883,300	$1,162,400
Importance Code B	$4,172,700	$4,131,200
Importance Code C	$226,300	$3,029,500
Total	**$8,282,200**	**$8,323,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$34,500	$10,600	$700	
Interior Architecture	$15,600			$400
Electrical	$44,900	$108,900	$2,300	$2,400
Mechanical	$9,300	$59,500	$13,500	$13,300
Site Enclosure	$4,000			
Site Pavements	$39,600			
Elevators/Escalators	$22,300	$22,300	$22,300	$22,300
Total	**$170,300**	**$201,300**	**$38,900**	**$38,400**
Importance Code A	$39,700	$61,400	$5,900	$5,200
Importance Code B	$85,300	$139,800	$33,000	$33,200
Importance Code C	$45,300			
Total	**$170,300**	**$201,300**	**$38,900**	**$38,400**



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

DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL-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	$202,100	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	$778,800	LIFE	* *	5	$94,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Loading Dock Bays On West Side Of Building								
Joint Mortar Miss/Erode, 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	$721,500	5	$21,100	
Windows								
Aluminum	5%			2044	* *	5	$1,500	
Steel	95%	Now	$1,280,500	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	$20,800	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								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost 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
Exterior								
Roof								
Modified Bitumen	98%	Now	$1,310,700	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/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Skylight, Metal/Glass	2%	Now	$13,800	2058	* *			
Water Penetration, Extent : Moderate, Area Affected : 75%								
Location : Staircases								
Interior								
Floors								
Cast in Place Concrete	20%	Now	$263,800	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/Erode, Extent : Moderate, Area Affected : 25%								
Location : Loading Areas								
Ceramic Tile	1%			2037	* *	5	$3,100	
Vinyl Tile 9" X 9"	1%	Now	$12,400	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/Erode, Extent : Moderate, Area Affected : 50%								
Location : First Floor								
Wood	78%	Now	$1,442,800	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/Erode, 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.
*** 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
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	$1,600	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	$96,300	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	$61,900	2048	* *	5	$3,100	
Broken/Missing Elements, Extent : Severe, Area Affected : 90%								
Location : 2nd Floor								
Gypsum Board	81%	Now	$87,900	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	$4,000	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	$77,300	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	$39,600	2033	$396,300			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : North And West Sides Of Building								
Pavers/Stone	50%	Now	$52,700	2031	$2,633,200			
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	$45,300	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	$5,200	2028	$260,100	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	$16,000	5	$500	
Fused Toggle Switch	40%	2-4	$63,900	2053	* *	5	$1,000	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : 2nd Floor								
Molded Case Bkrs	50%			2036	$79,800	5	$2,700	
Wiring								
Braided Cloth	10%	2-4	$10,900	2053	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	90%			2038	* *	1		
Motor Controllers								
Locally Mounted	100%			2033	$459,400	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	$1,181,000	10	$152,900	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	10%			2027	$147,600	10	$19,100	
T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
HID	5%	0-2	$74,000	2038	* *			
Obsolete Fixtures, Extent : Moderate, Area Affected : 100%								
Location : 2nd Floor								
Incandescent	5%			2028	$66,600	2	$200	
Obsolete Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Elevator Machine Room								
Egress Lighting								
Emergency, Battery	50%			2028	$173,900	10	$25,000	
Exit, Service	50%			2028	$35,100	1		
Exterior Lighting								
HID	15%	4+	$7,300	2033	$145,900			
Damaged Fixtures, Extent : Severe, Area Affected : 5%								
Location : Exterior East Wall								
No Component	85%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2028	$117,400	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	$311,200	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.

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

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

Mechanical	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%			2027	$78,900	1		
No Component	90%							
Ventilation								
Exhaust Fans								
Interior	5%			2028	$46,200	2	$300	
No Component	95%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2033	$2,660,500	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2033	$109,100	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.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name	: **BUSH TERMINAL-OTHERS BUILDING B - WAREHOUSE**		
Address	: **41ST - 51ST STREET AND 1ST AVE.**		
Borough	: **BROOKLYN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0017.010 / 2158**	**Yr Built/Renovated**	: **1910 / 2000**
Area Sq Ft	: **267,120**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **05-Dec-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,3,4,6**		
Block	: **715** **Lot** : **1**	**BIN**	: **3378188**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$2,188,400	$877,800
Interior Architecture	$1,842,000	$303,100
Electrical	$110,200	$2,992,500
Mechanical		$5,968,400
Total	**$4,140,600**	**$10,141,800**
Importance Code A	$2,188,400	$877,800
Importance Code B	$1,952,200	$9,264,000
Total	**$4,140,600**	**$10,141,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$146,100			
Interior Architecture	$67,100			$9,000
Electrical	$29,900	$24,900	$24,900	$33,000
Mechanical	$33,200	$38,200	$33,200	$38,200
Elevators/Escalators	$30,700	$30,700	$30,700	$30,700
Total	**$307,100**	**$93,800**	**$88,800**	**$110,900**
Importance Code A	$172,600	$26,500	$26,500	$26,500
Importance Code B	$120,700	$67,400	$62,400	$84,500
Importance Code C	$13,800			
Total	**$307,100**	**$93,800**	**$88,800**	**$110,900**



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	$44,400	LIFE	* *	5	$74,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Elevator Machine Room Bulkhead								
Masonry: Brick	85%	Now	$1,037,800	LIFE	* *	5	$126,000	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Loading Dock Wall At West And North Elevation								
Painted Surfaces, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Sidewalk Shed in Use, Extent : Light, Area Affected : 50%								
Location : South And West Facades								
Spalling, Extent : Moderate, Area Affected : 20%								
Location : East And West Facades								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Metal Sect. OHD	5%			2041	* *	5	$23,200	
Windows								
Aluminum	100%	Now	$1,150,600	2061	* *	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	$47,700	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								
Skylight, Metal/Glass	2%	Now	$12,600	2056	* *			
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
Location : Stair								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Spray-on Foam	98%	Now	$12,100	2036	$604,300	5	$73,300	
Blisters, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Into 6th Floor								
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-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
Interior								
Floors								
Cast in Place Concrete	15%	Now	$91,700	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%			2045	* *	5	$18,000	
Panel/Paver: Concrete	20%	4+	$108,900	2046	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : First Floor								
Terrazzo	5%			LIFE	* *	5	$28,100	
Wood	55%	Now	$1,178,400	2051	* *	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 Struc: Concrete	10%			LIFE	* *	5-10	$44,900	
Exposed Struc: Wood	75%			LIFE	* *	10	$404,100	
Plaster	15%			LIFE	* *	5-10	$92,600	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2053	* *			
On-Site Walkways								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Northside Of Building								
Explanation : Gravel								
Parking/Driveway								
Cast in Place Concrete	100%			2053	* *			

Electrical	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%			2036	$23,200	5	$1,100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2036	$260,100	5	$7,000	

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

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
Under 600 Volts								
Raceway								
Conduit	10%			2056	* *	1		
Conduit	90%			2036	$47,800	1		
Panelboards								
Fused Disc Sw	10%			2035	$16,000	5	$600	
Molded Case Bkrs	80%			2035	$127,700	5	$5,600	
Under Construction	10%							
Wiring								
Braided Cloth	50%			2035	$54,600	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	40%			2036	$43,700	1		
Under Construction	10%							
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	40%			2036	$756,900	10	$98,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : T-8 Lamps								
Fluorescent	5%			2036	$94,600	10	$12,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : Compact Fluorescent Lights								
Fluorescent	45%			2031	$851,500	10	$110,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-12 Lamps								
LED	10%			2044	* *			
Egress Lighting								
Emergency, Battery	5%			2041	* *	10	$2,900	
Exit/Emergency Light Combo	90%			2044	* *			
Exit, LED	5%			2064	* *	1		
Exterior Lighting								
LED	20%			2044	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2041	* *	1	$99,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
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
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
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2031	$689,000	1-3	$169,600	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2062	* *	1		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Conversion Equipment								
Steam Boiler	100%			2053	* *	1	$264,500	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room. 1st Floor								
Distribution								
Steam Piping/Pump	100%			2036	$2,139,100			
Terminal Devices								
Convector/Radiator	20%			2034	$436,900	1	$17,300	
Not Accessible	80%							
Controls								
Electrical	100%			2035	$1,485,000			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Window/Wall Unit	20%			2031	$202,400	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%			2046	* *	1		
Galvanized Steel	50%			2034	$1,705,100	1		
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.
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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
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
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%			2046	* *	1-2	$74,800	

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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$539,700	
Site Pavements		$87,700
Total	**$539,700**	**$87,700**
Importance Code A	$539,700	
Importance Code C		$87,700
Total	**$539,700**	**$87,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$64,900			
Total	**$64,900**			
Importance Code A	$64,900			
Total	**$64,900**			



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 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	$376,800	LIFE	* *	5	$22,900	1
Diagonal Cracks, Extent : Severe, Area Affected : 25%								
Location : East Facade, Throughout								
Joint Mortar Miss/Erode, 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	$162,900	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	$36,000	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	$28,900	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	$87,700			
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 With Tanks								
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,907,800	$6,202,200
Interior Architecture	$1,235,600	$3,080,300
Electrical	$744,200	$1,280,300
Mechanical	$293,600	$3,489,100
Site Pavements	$332,200	$7,180,100
Total	**$4,513,400**	**$21,232,100**
Importance Code A	$1,907,800	$6,305,000
Importance Code B	$1,639,900	$7,438,600
Importance Code C	$965,800	$7,488,500
Total	**$4,513,400**	**$21,232,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$45,400		$19,600	
Interior Architecture	$17,300	$7,200	$37,900	$628,300
Electrical	$7,800	$1,100	$46,700	$48,000
Mechanical	$48,100	$10,700	$26,700	$10,700
Site Pavements	$26,800			
Total	**$145,300**	**$19,000**	**$131,000**	**$687,000**
Importance Code A	$69,700		$21,400	
Importance Code B	$48,800	$19,000	$109,500	$687,000
Importance Code C	$26,800			
Total	**$145,300**	**$19,000**	**$131,000**	**$687,000**



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 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	$45,400	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	$528,600	LIFE	* *	5	$61,600	
Efflorescence, Extent : Moderate, Area Affected : 10%								
Location : North Facade Of Courtyard And Second Floor								
Joint Mortar Miss/Erode, 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	$4,050,900	5	$118,500	
Weathering Steel	5%			LIFE	* *	1		
Windows								
Aluminum	100%	Now	$215,200	2030	$1,076,100	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	$87,900	2036	$1,757,800	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	$611,100	3	$69,100	
Cast in Place Concrete	55%	Now	$215,500	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	$649,300	5	$11,500	
Vinyl Tile	25%			2031	$1,590,700	3	$21,600	
Interior Walls								
Cast in Place Concrete	5%	Now	$633,500	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	$129,400	5	$10,100	
AcousTileSusp.Lay-In	40%			2044	* *	5	$64,300	
Exposed Struc: Concrete	25%			LIFE	* *	5	$6,300	
Exposed Struc: Steel	10%	Now	$386,600	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	$125,400			
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	$26,800	2036	$535,200			
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	$140,300	2034	$2,806,700			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Cast in Place Concrete	50%	Now	$191,900	2036	$3,838,200			
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	$102,800	5	$700	
Transformers								
Dry Type	100%			2029	$26,700	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 225 Kilovolt-ampere, 480 Volt-2018/120 Volt								
Switchgear / Switchboard								
Fused Disc Sw	100%			2031	$357,600	5	$700	
Raceway								
Conduit	100%			2031	$368,100	1		
Panelboards								
Fused Disc Sw	15%			2030	$44,900	5	$500	
Molded Case Bkrs	85%			2030	$254,500	5	$3,400	
Wiring								
Braided Cloth	30%	2-4	$168,800	2056	* *	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout								
Thermoplastic	70%			2031	$394,000	1		
Motor Controllers								
Motor Control Center	70%	0-2	$243,200	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.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost 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

Electrical	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 : N/A, 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 : N/A, 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%			2027	$6,600	1		
Exterior Lighting								
LED	100%			2039	* *			
Alarm								
Security System								
No Component	80%							
Generic	20%			2036	$57,800	1	$11,500	
Other Observation, Extent : N/A, 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	$24,300	2034	$40,500	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	$67,300	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	$503,400	1	$19,900	
Fan Coil Unit/Heat	60%			2031	$2,289,300	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	$227,000	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	$4,500	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	$422,500	1	$44,700	
Other Observation, Extent : Light, Area Affected : 90%								
Location : Throughout								
Explanation : For Warehouse Refrigeration								
Fan Coil - 2 Pipe	10%			2031	$46,900	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	$7,100	2	$10,700	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$85,800	
Exhaust Fans								
Roof	15%			2031	$44,800	2	$700	
No Component	85%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2041	* *	1		
HW Heat Exchanger								
HTHW/HW	100%	2-4	$129,400	2041	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement								
Explanation : Two 350 Gallon Tanks Obsolete Unit								
Sanitary Piping								
Cast Iron	100%	Now	$96,900	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	$4,700	4	$4,900	
Fixtures								
Generic	100%							

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Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$2,009,000	$6,935,900
Interior Architecture	$1,565,600	$3,417,200
Electrical	$1,134,100	$1,283,600
Mechanical	$356,700	$4,054,800
Site Pavements	$309,500	$6,695,400
Total	**$5,374,900**	**$22,386,800**
Importance Code A	$2,009,000	$7,096,900
Importance Code B	$2,003,600	$8,419,600
Importance Code C	$1,362,300	$6,870,300
Total	**$5,374,900**	**$22,386,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				
Interior Architecture	$639,000	$7,300	$32,200	$17,600
Electrical	$21,400	$1,300	$37,900	$53,500
Mechanical	$56,200	$15,500	$27,500	$15,500
Site Pavements	$25,200			
Total	**$741,900**	**$24,200**	**$97,700**	**$86,600**
Importance Code A	$24,700	$200	$1,900	
Importance Code B	$691,900	$24,000	$95,700	$86,600
Importance Code C	$25,200			
Total	**$741,900**	**$24,200**	**$97,700**	**$86,600**



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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	$54,600	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	$636,400	LIFE	* *	5	$74,200	
Joint Mortar Miss/Erode, 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	$4,876,700	5	$142,700	
Weathering Steel	5%			LIFE	* *	1		
Windows								
Aluminum	100%	Now	$206,000	2030	$1,029,800	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	$82,100	2036	$1,642,900	5	$199,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Inner Courtyard Roof								
Ponding, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Worn/Erode, 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	$621,400	3	$70,300	
Cast in Place Concrete	55%	Now	$219,200	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	$660,400	5	$11,700	
Vinyl Tile	25%			2031	$1,617,700	3	$22,000	
Interior Walls								
Cast in Place Concrete	15%	Now	$604,400	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Basement Mechanical Spaces								
Concrete Masonry Unit	45%	Now	$448,400	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	$242,200	5	$18,800	
AcousTileSusp.Lay-In	35%			2044	* *	5	$52,700	
Exposed Struc: Concrete	25%	Now	$112,800	LIFE	* *	5	$5,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Basement Electrical Room And Service Tunnel								
Exposed Struc: Steel	10%	Now	$180,900	LIFE	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Service Tunnel In Basement								
Fiber Board	15%			2036	$440,200			
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	$25,200	2036	$504,700			
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	$130,700	2034	$2,614,900			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Cast in Place Concrete	50%	Now	$178,800	2036	$3,575,800			
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	$58,200	3	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 600 Amperes, 4.8 Kilovolt								
Transformers								
Dry Type	100%			2029	$169,500	3	$900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2,000 Amperes, 4160-480/265 Volts								
Feeders								
Cable	100%			2030	$20,300	1		
Raceway								
Conduit	100%			2031	$49,000	1		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	$102,800	5	$700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 800 Ampere Switch. There Is Some Rust On The Enclosure.								
Transformers								
Dry Type	100%			2029	$26,700	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	$357,600	5	$700	
Raceway								
Conduit	95%			2031	$349,700	1		
Conduit	5%			2051	* *	1		
Panelboards								
Fused Disc Sw	10%			2030	$29,900	5	$400	
Molded Case Bkrs	90%			2030	$269,400	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	$309,600	2056	* *	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout								
Thermoplastic	40%			2031	$225,100	1		
Thermoplastic	5%			2051	* *	1		
Motor Controllers								
Locally Mounted	20%			2029	$9,400	5	$200	
Motor Control Center	80%	0-2	$278,000	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	$131,300	10	$18,900	
Exit, Service	20%			2036	$13,500	1		
Exit, Service	30%			2027	$20,200	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	$58,800	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	$24,700	2034	$41,200	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	$68,400	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	$511,900	1	$20,200	
Fan Coil Unit/Heat	60%			2031	$2,328,100	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	$230,900	1	$7,300	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Roof								
Explanation : R404a Refrigerant								
Split Unit	5%			2036	$185,800			
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	$6,800	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	$644,500	1	$45,500	
Other Observation, Extent : Light, Area Affected : 90%								
Location : Throughout								
Explanation : For Warehouse Refrigeration								
Fan Coil - 2 Pipe	10%			2031	$71,600	1	$5,100	
Other Observation, Extent : Light, Area Affected : 10%								
Location : 2nd Floor								
Explanation : For Office Area								
Heat Rejection								
Dry Cooler	10%			2036	$10,800	2	$10,900	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$87,300	
Exhaust Fans								
Roof	15%			2031	$45,600	2	$700	
No Component	85%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2041	* *	1		
HW Heat Exchanger								
HTHW/HW	100%	2-4	$131,600	2041	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement								
Explanation : Two 350 Gallon Tanks And Obsolete Unit								
Sanitary Piping								
Cast Iron	100%	Now	$98,600	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	$15,700	4	$2,500	
Submersible	50%			2027	$2,400	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	$81,900	4	$9,300	
Fixtures								
Generic	100%							
Fire Suppression								
Chemical System								
Generic	100%			2027	$58,100	1-10	$29,000	

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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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	: **01-Dec-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **2781** **Lot** : **500**	**BIN**	: **2109484**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$5,948,500	$275,600
Interior Architecture	$1,421,700	$1,806,400
Electrical	$541,000	$2,096,100
Mechanical	$764,400	$2,329,400
Site Pavements	$196,500	
Total	**$8,872,100**	**$6,507,500**
Importance Code A	$6,051,300	$333,800
Importance Code B	$1,602,300	$6,113,200
Importance Code C	$1,218,500	$60,500
Total	**$8,872,100**	**$6,507,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$20,500		$3,600	
Interior Architecture	$36,400	$11,700	$7,200	$17,600
Electrical	$7,800	$8,100	$25,400	$5,800
Mechanical	$76,500	$5,700	$37,500	$5,700
Site Pavements	$43,200			
Total	**$184,400**	**$25,400**	**$73,600**	**$29,100**
Importance Code A	$61,800	$200	$5,500	
Importance Code B	$60,600	$25,300	$68,100	$29,100
Importance Code C	$62,000			
Total	**$184,400**	**$25,400**	**$73,600**	**$29,100**



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
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	$79,700	LIFE	* *	5	$33,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Loading Docks								
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : Loading Docks								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Into Basement Electrical Room From Foundation								
Other Observation, Extent : N/A, Area Affected : 80%								
Location : All Facades								
Explanation : Facade Netting								
Concrete Masonry Unit	70%	Now	$4,994,500	LIFE	* *	5	$58,200	1
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 25%								
Location : North And South Facades								
Misaligned/Bulging, Extent : Severe, Area Affected : 25%								
Location : Various Locations								
Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%								
Location : At Window Openings								
Staining/Discoloring, Extent : Severe, Area Affected : 25%								
Location : North And South Facades								
Metal Coiling Doors	20%	2-4	$142,200	2039	* *	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%	Now	$642,600	2059	* *	5	$6,700	
Air Infiltration, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Caulking Deteriorated, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Parapets								
Concrete Masonry Unit	90%	Now	$20,500	LIFE	* *	5	$18,700	
Expansion Joint Failure, Extent : Moderate, Area Affected : 25%								
Location : North Facade, South Facade. Exterior Face								
Metal Panel	10%			2054	* *	5	$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
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								
Roof								
Spray-on Foam	100%	Now	$89,500	2039	* *	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%			2044	* *	5-10		
Interior								
Floors								
Carpet	15%			2033	$621,800	3	$70,300	
Cast in Place Concrete	60%	Now	$239,200	LIFE	* *	5	$307,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Basement								
Ceramic Tile	5%			2043	* *	5	$11,700	
Vinyl Tile	20%			2034	$1,294,900	3	$17,600	
Interior Walls								
Cast in Place Concrete	20%	Now	$1,022,000	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%			LIFE	* *	5	$60,500	
Fiberglass Panel	10%			LIFE	* *			
Glass: Single Pane	5%			LIFE	* *	5	$12,600	
Gypsum Board	20%	4+	$18,800	LIFE	* *	5	$40,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Ceilings								
AcousTileConcealSpLn	5%			2039	* *	5	$14,300	
AcousTileSusp.Lay-In	50%			2047	* *	5	$114,700	
Exposed Struc: Concrete	15%	4+	$103,100	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	$16,400	2039	* *			
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	$196,500	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Potholes, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Cast in Place Concrete	20%	2-4	$26,900	2039	* *			
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%			2034	$58,200	3	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 600 Amperes, Four160 Volts								
Transformers								
Dry Type	100%			2032	$169,500	3	$900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2,000 Kilovolt Ampere, Four 160 Volt Primary, 480 Volt Secondary								
Feeders								
Cable	100%			2033	$20,300	1		
Raceway								
Conduit	100%			2034	$49,000	1		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2-4	$102,800	2064	* *	5	$300	
Water Present, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 600 Amperes								
Transformers								
Dry Type	100%			2032	$26,700	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 225 Kilovolt Ampere, One 30 Kilovolt Ampere, One 25 Kilovolt Ampere, 460 Volt Primary, 120 Volt Secondary								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$357,600	5	$700	
Raceway								
Conduit	100%			2034	$368,100	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF SMALL BUSINESS SERV. - 801
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%			2033	$29,900	5	$400	
Molded Case Bkrs	90%			2033	$269,400	5	$3,700	
Wiring								
Braided Cloth	60%	2-4	$337,700	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	40%			2034	$225,100	1		
Motor Controllers								
Locally Mounted	30%			2032	$14,100	5	$300	
Motor Control Center	70%			2032	$243,200	5	$3,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,300	
Lighting								
Interior Lighting								
Fluorescent	70%			2039	* *	10	$100,500	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 70%								
Location : Throughout The Building								
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 30%								
Location : Throughout The Building								
LED	30%			2039	* *			
Egress Lighting								
Emergency, Battery	50%			2039	* *	10	$18,900	
Exit, Battery	50%			2034	$110,900	10	$5,300	
Exterior Lighting								
LED	15%			2039	* *			
No Component	85%							
Alarm								
Security System								
Generic	100%			2034	$294,000	1	$58,500	
Other Observation, Extent : N/A, 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								
HTHW/HW	100%			2044	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Hot Water From Utility 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.
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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

Mechanical	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								
HTHW/HW Exchanger	100%	Now	$41,300	2049	* *	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	$102,700	2042	* *	4	$7,700	
Corroded, Extent : Moderate, Area Affected : 30%								
Location : Valves And Piping, Tunnel Area								
Insul. Deteriorating, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Leak Evident, Extent : Severe, Area Affected : 20%								
Location : Basement. Piping Leaking At Basement								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Explanation : Defective Valves								
Terminal Devices								
Convector/Radiator	40%			2039	* *	1	$20,200	
Fan Coil Unit/Heat	60%			2034	$2,329,400	1	$30,300	
Air Conditioning								
Energy Source								
District Chilled Water	95%			2044	* *	1		
Other Observation, Extent : Light, Area Affected : 95%								
Location : Tunnel								
Explanation : Coolant From Utility Building, For Refrigeration Only.								
Electricity	5%			2042	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	5%			2039	* *	1	$3,600	
Other Observation, Extent : Light, Area Affected : 5%								
Location : Roof								
Explanation : 3 Units, Refrigerant R-507 Tenant Owned								
No Component	95%							
Distribution								
CW & CHW Wtr Pipe/Pump	95%	Now	$2,400	2044	* *	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%							

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
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								
Terminal Devices								
Fan Coil - 2 Pipe	5%			2039	* *	1	$2,500	
Other Observation, Extent : Light, Area Affected : 5%								
Location : Office								
Explanation : For Office								
No Component	95%							
Heat Rejection								
Dry Cooler	5%			2039	* *	2	$5,500	
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$87,300	
Exhaust Fans								
Roof	15%	Now	$22,800	2034	$45,600	2	$600	
Broken, Extent : Severe, Area Affected : 30%								
Location : Roof								
No Component	85%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	$201,100	2044	* *	1		
Corroded, Extent : Severe, Area Affected : 20%								
Location : Basement								
HW Heat Exchanger								
HTHW/HW	100%	Now	$263,300	2064	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Tunnel								
Explanation : Obsolete Unit								
Sanitary Piping								
Cast Iron	100%	Now	$197,300	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	50%			2029	$15,700	4	$1,700	
Submersible	50%			2027	$2,400	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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	: **03-Apr-2025**		**Landmark Status**	: **NONE**	
Areas Surveyed	: **Roof, Floors 1,2**				
Block	: **2781**	**Lot** : **500**	**BIN**	: **2120454**	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$719,800	$3,762,000
Interior Architecture	$1,087,900	$819,900
Electrical		$1,500,700
Mechanical		$5,388,000
Site Pavements	$898,200	
Total	**$2,705,900**	**$11,470,500**
Importance Code A	$719,800	$4,118,200
Importance Code B	$650,500	$7,277,400
Importance Code C	$1,335,600	$75,000
Total	**$2,705,900**	**$11,470,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$11,900	
Interior Architecture	$42,700		$13,800	$15,700
Electrical	$16,400	$14,300	$18,000	$15,600
Mechanical	$47,800	$16,300	$32,300	$16,300
Site Enclosure	$18,000			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$139,300**	**$45,000**	**$90,400**	**$62,000**
Importance Code A	$500	$1,100	$12,200	$1,200
Importance Code B	$114,100	$43,900	$78,200	$48,300
Importance Code C	$24,700			$12,500
Total	**$139,300**	**$45,000**	**$90,400**	**$62,000**



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
Exterior								
Exterior Walls								
Cast in Place Concrete	20%	Now	$90,800	LIFE	* *	5	$151,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Loading Docks And Facade Base								
Metal Panel	75%			2056	* *	5-10	$782,300	
Metal Sect. OHD	5%			2049	* *	5	$23,700	
Parapets								
Metal Panel	10%			2036	$224,500	5	$10,700	
No Component	90%							
Roof								
Single Ply Membrane	35%			2036	$2,295,000	10	$112,000	
Debris Present, Extent : Moderate, Area Affected : 15%								
Location : Lower Roofs								
Patching Evident, Extent : Moderate, Area Affected : 20%								
Location : Lower Roofs								
Spray-on Foam	65%	Now	$571,300	2041	* *	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%			2035	$203,700	3	$17,300	
Cast in Place Concrete	90%			LIFE	* *	5	$906,900	
Cracking/Crumbling, Extent : Light, Area Affected : 25%								
Location : 1st Floor								
Ceramic Tile	2%			2045	* *	5	$4,600	
Vinyl Tile	3%			2036	$190,900	3	$3,500	
Interior Walls								
Ceramic Tile	3%			2045	* *	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%			2049	* *	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	
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
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+	$18,000	2049	* *	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%			2049	* *			
Parking/Driveway								
Asphalt	80%	Now	$898,200	2045	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Parking Areas								
Potholes, Extent : Severe, Area Affected : 5%								
Location : Parking Areas								
Cast in Place Concrete	20%			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								
Fused Disc Sw	100%			2036	$58,200	3	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Service Disconnect Rated At 600 Amperes.								
Transformers								
Dry Type	100%			2034	$169,500	3	$800	
Other Observation, Extent : N/A, 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%			2035	$20,300	1		
Raceway								
Conduit	100%			2036	$49,000	1		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$102,800	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Service Disconnect Switches Rated At One 6000 Amperes And Four 3000 Amperes.								
Transformers								
Dry Type	100%			2034	$26,700	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 750 Kilovolt Ampere And One 150 Kilovolt Ampere 480 Volts Primary 208/120 Volts Secondary								

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

Electrical	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	40%			2036	$130,000	5	$300	
Fused Disc Sw	60%			2046	* *	5	$400	
Raceway								
Conduit	90%			2036	$160,100	1		
Conduit	10%			2046	* *	1		
Panelboards								
Fused Disc Sw	5%			2035	$15,000	5	$200	
Fused Disc Sw	5%			2044	* *	5	$200	
Molded Case Bkrs	70%			2035	$209,600	5	$2,800	
Molded Case Bkrs	20%			2044	* *	5	$800	
Wiring								
Thermoplastic	100%			2046	* *	1		
Motor Controllers								
Locally Mounted	90%			2034	$42,200	5	$900	
Locally Mounted	10%			2041	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$4,400	
Lighting								
Interior Lighting								
Fluorescent	15%			2036	$383,900	10	$20,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Offices								
Explanation : T-8 Lamps								
LED	85%			2041	* *			
Egress Lighting								
Emergency, Service	20%			2036	$18,500	1		
Emergency, Battery	50%			2036	$125,900	10	$18,100	
Exit, LED	30%			2051	* *	1		
Exterior Lighting								
LED	20%			2036	$160,800			
No Component	80%							
Alarm								
Security System								
Generic	100%			2041	* *	1	$56,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$92,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Alarm Bells, Horns, Smoke Detectors, Manual Pull Stations								

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

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
Heating								
Energy Source								
Electricity	5%			2056	* *	1		
Natural Gas	5%			2056	* *	1		
No Component	90%							
Conversion Equipment								
Furnace	5%			2036	$23,300	1	$3,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Mechanical Equipment Room								
Explanation : 1 Unit.								
Radiant Heater	5%			2036	$195,200	2	$3,500	
Other Observation, Extent : N/A, 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%							
Controls								
Electrical	10%			2034	$8,300			
No Component	90%							
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	80%			2031	$1,770,300	1	$55,700	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Ext Pkg Unit - Heating/Cooling	20%			2036	$504,000	2	$1,800	
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Upper Roof								
Explanation : 7 Units								
Terminal Devices								
Air Handler/Dir Expansion	80%			2031	$2,300,700	1		
No Component	20%							
Heat Rejection								
Dry Cooler	80%			2031	$550,700	2	$83,600	
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	25%			LIFE	* *	2-5	$33,100	
No Component	75%							
Exhaust Fans								
Roof	25%			2041	* *	2	$1,200	
No Component	75%							
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
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								
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
Water Heater With Tanks								
Gas Fired	25%			2034	$34,200	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Boiler Room								
Explanation : Five 120 Gallon Units								
No Component	75%							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	$4,600	4	$4,800	
Backflow Preventer								
Generic	100%			2036	$67,000	1	$9,200	
Other Observation, Extent : N/A, 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 : N/A, Area Affected : 100%								
Location : From 1st To 2nd Floor								
Explanation : 2 Units								
Fire Suppression								
Sprinkler								
Generic	100%			2046	* *	1-2	$42,000	
Fire Pump								
Generic	100%			2039	* *	1	$28,000	

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

Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	:	**01-Dec-2022**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Roof, Floors 1**			
Block	:	**2781** **Lot** : **500**	**BIN**	:	**2109485**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$407,200	$53,200
Interior Architecture	$73,000	$190,900
Electrical		$2,274,700
Mechanical	$55,100	$298,000
Total	**$535,300**	**$2,816,800**
Importance Code A	$407,200	$176,400
Importance Code B	$55,100	$2,640,300
Importance Code C	$73,000	
Total	**$535,300**	**$2,816,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$36,200		$9,800	
Interior Architecture	$3,700	$300		
Electrical	$2,400	$2,000	$20,600	$1,400
Mechanical	$69,300	$6,800	$98,300	$6,000
Site Pavements	$3,000			
Total	**$114,400**	**$9,200**	**$128,800**	**$7,400**
Importance Code A	$37,900	$2,000	$12,100	$1,900
Importance Code B	$73,600	$7,200	$116,700	$5,400
Importance Code C	$3,000			
Total	**$114,400**	**$9,200**	**$128,800**	**$7,400**



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

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	$354,000	LIFE	* *	5	$41,300	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : South Facade								
Metal Coiling Doors	5%			2039	* *	5	$12,100	
Weathering Steel	3%			LIFE	* *	1		
Window Wall	2%			2044	* *	5	$5,800	
Windows								
Metal Louvers	100%			2037	* *	10	$10,200	
Parapets								
Concrete Masonry Unit	95%	Now	$26,000	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/Erode, Extent : Moderate, Area Affected : 25%								
Location : Interior Face								
Metal Panel	5%			2044	* *	5	$1,700	
Roof								
Spray-on Foam	100%			2042	* *	5	$106,400	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Main Roof In 2019								
Soffits								
Metal Panel	100%			2044	* *	5-10		
Interior								
Floors								
Cast in Place Concrete	93%			LIFE	* *	5	$113,700	
Ceramic Tile	2%			2037	* *	5	$1,100	
Vinyl Tile	5%			2034	$77,200	3	$1,000	
Interior Walls								
Concrete Masonry Unit	80%	Now	$73,000	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	$3,100	2039	* *	5	$1,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Exposed Struc: Concrete	75%			LIFE	* *	5	$4,400	
Exposed Struc: Steel	15%			LIFE	* *			
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.
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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
Site Enclosure								
Fence/Gates								
Concrete Masonry Unit	100%			2044	* *			
Vegetation Growth, Extent : Moderate, Area Affected : 20%								
Location : Transformer Pads								
Free Standing Walls								
Concrete Masonry Unit	100%			2044	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Transformer Pads								
Explanation : Dividing Walls								
Site Pavements								
On-Site Walkways								
Asphalt	15%	Now	$300	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Walkway At South Main Entry Area								
Cast in Place Concrete	85%	Now	$2,700	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Walkway Located At Southwest Corner Of Building								
Parking/Driveway								
Asphalt	100%			2037	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2034	$58,200	3	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Four 1,200 Amperes, 15 Kilovolt Main Circuit Breakers								
Transformers								
Dry Type	40%			2032	$153,600	3	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 1,500 Kilovolt Ampere, Four 160 Volt Primary, 480/277 Volt Secondary								
Liquid Filled	60%			2032	$230,400	3	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside								
Explanation : Four 4,200 Kilovolt Ampere, 15 Kilovolt Primary, Four 160 Volt Secondary								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2034	$58,200	3	$300	
Feeders								
Cable	100%			2033	$31,700	1		
Raceway								
Conduit	100%			2034	$49,000	1		
Under 600 Volts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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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 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								
Service Equipment								
Molded Case Bkrs	100%			2034	$65,000	5	$1,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Switches One Rated At 1,000 Amperes And One Rated At 2,500 Amperes.								
Transformers								
Dry Type	100%			2032	$66,500	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 150 Kilovolt Ampere, 480 Volt Primary, 120 Volt Secondary								
Switchgear / Switchboard								
Fused Disc Sw	50%			2034	$311,000	5	$100	
Molded Case Bkrs	50%			2034	$311,000	5	$500	
Raceway								
Conduit	100%			2034	$785,500	1		
Panelboards								
Fused Disc Sw	25%			2033	$23,900	5	$200	
Molded Case Bkrs	75%			2033	$71,700	5	$700	
Wiring								
Thermoplastic	100%			2034	$93,500	1		
Motor Controllers								
Locally Mounted	10%			2032	$5,900	5		
Motor Control Center	90%			2032	$44,200	5	$900	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	50%			2039	* *	10	$17,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	50%			2039	* *			
Egress Lighting								
Emergency, Battery	50%			2034	$31,300	10	$4,500	
Exit, Battery	50%			2039	* *	10	$1,300	
Exterior Lighting								
LED	20%			2039	* *			
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2037	* *	5	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside								
Explanation : Located In The Stack Only								
Alarm								

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

DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT CO-OP MEAT MARKET 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
Alarm								
Security System								
Generic	100%			2034	$70,100	1	$13,900	
Other Observation, Extent : N/A, 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								
Interruptible Gas/Dual Fuel	100%			2054	* *	1		
Conversion Equipment								
Hot Water Boiler	95%			2047	* *	1	$17,500	
Other Observation, Extent : N/A, Area Affected : 95%								
Location : Boiler Room								
Explanation : 2 Units								
Radiant Heater	5%			2034	$48,600	2	$900	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Office And Hallway								
Explanation : 6 Electric Radiants								
Distribution								
Hot Wtr Piping/Pump	95%	0-2	$3,900	2042	* *	4	$1,700	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Basement. Leaking Hot Water								
No Component	5%							
Terminal Devices								
Air Handler	10%			2034	$70,300	1	$2,300	
No Component	90%							
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	90%			2037	* *	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%			2029	$55,100	1	$1,700	
R-22 Refrigerant, Extent : Light, Area Affected : 10%								
Location : 2 Units, Roof								

Note : 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 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
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	90%			2044	* *	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%			2035	$169,700	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%							
Exhaust Fans								
Interior	20%			2029	$33,100	2	$200	
Roof	80%	Now	$5,800	2034	$58,000	2	$700	
Noisy/Vibrating, Extent : Severe, Area Affected : 60%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks								
Electric	100%			2029	$23,600	4		
Sanitary Piping								
Cast Iron	100%	Now	$47,000	LIFE	* *	1		
Corroded, Extent : Severe, Area Affected : 20%								
Location : Basement								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2029	$7,500	4	$800	
Sewage Ejector(s)								
Electric	100%			2029	$19,500	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.
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Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	:	**01-Dec-2022**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Roof, Floors 1,2**			
Block	:	**2781** **Lot** : **500**	**BIN**	:	**2109487**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$463,700	$437,200
Interior Architecture	$754,200	$934,100
Electrical	$66,700	$857,300
Mechanical	$189,100	$469,800
Site Pavements	$188,300	
Total	**$1,662,000**	**$2,698,400**
Importance Code A	$652,800	$495,400
Importance Code B	$820,900	$2,203,000
Importance Code C	$188,300	
Total	**$1,662,000**	**$2,698,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$40,400		$35,200	
Interior Architecture	$45,200	$4,900	$9,500	$16,300
Electrical	$7,600	$7,400	$23,500	$5,400
Mechanical	$42,600	$7,100	$39,300	$7,100
Total	**$135,800**	**$19,500**	**$107,600**	**$28,900**
Importance Code A	$41,300	$200	$36,200	
Importance Code B	$94,500	$19,300	$71,400	$28,900
Importance Code C				
Total	**$135,800**	**$19,500**	**$107,600**	**$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
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	$18,500	LIFE	* *	5	$30,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Concrete Masonry Unit	75%	Now	$248,300	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%			2054	* *	5-10	$84,900	
Metal Coiling Doors	5%			2039	* *	5	$19,300	
Weathering Steel	5%			LIFE	* *	1		
Windows								
Aluminum	90%	Now	$20,400	2033	$102,100	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%			2037	* *	10	$1,500	
Parapets								
Concrete Masonry Unit	90%			LIFE	* *	5	$12,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Parapet Wall								
Explanation : Spray On Foam On Roof Side								
Metal Panel	10%			2054	* *	5	$4,800	
Roof								
Spray-on Foam	100%			2039	* *	5	$430,900	
Soffits								
Metal Panel	100%			2044	* *	5-10		
Interior								
Floors								
Carpet	15%			2033	$577,100	3	$65,300	
Cast in Place Concrete	70%	0-2	$647,600	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/Erode, Extent : Moderate, Area Affected : 25%								
Location : Cooler Corridors								
Ceramic Tile	2%			2043	* *	5	$4,400	
Quarry Tile	3%			2039	* *	5	$9,800	
Vinyl Tile	10%			2034	$601,000	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%			LIFE	* *	5	$25,300	
Fiberglass Panel	25%			LIFE	* *			
Gypsum Board	20%			LIFE	* *	5	$16,900	
Plywood/Hardboard	10%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	25%			2047	* *	5	$57,700	
AcousTileSusp.Lay-In	5%			2039	* *	5	$9,200	
Exposed Struc: Concrete	5%			LIFE	* *	5	$1,400	
Exposed Struc: Steel	38%			LIFE	* *			
Exposed Struc: Steel	12%	2-4	$106,600	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%			2039	* *			
Parking/Driveway								
Asphalt	85%	Now	$188,300	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : North And East Sides Of Building								
Cast in Place Concrete	15%			2039	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$58,200	3	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Main Service Switch Rated At 600 Amperes.								
Transformers								
Dry Type	100%			2032	$169,500	3	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1,000 Kilovolt Ampere, Four 160 Primary, 480 Secondary								
Feeders								
Cable	100%			2033	$20,300	1		
Raceway								
Conduit	100%			2034	$49,000	1		
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
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%			2032	$26,700	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 112.5 Kilovolt Ampere, One 75 Kilovolt Ampere And Two 45 Kilovolt Ampere, 480 Volt Primary, 208 Volt Secondary								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$97,500	5	$600	
Raceway								
Conduit	100%			2034	$17,700	1		
Panelboards								
Fused Disc Sw	20%			2033	$12,000	5	$700	
Molded Case Bkrs	80%			2033	$47,900	5	$3,100	
Wiring								
Thermoplastic	100%			2034	$36,200	1		
Motor Controllers								
Locally Mounted	5%			2032	$9,200	5		
Motor Control Center	95%			2032	$259,300	5	$3,800	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	50%			2039	* *	10	$66,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	50%			2039	* *			
Egress Lighting								
Emergency, Battery	50%			2039	* *	10	$17,500	
Exit, Service	50%			2039	* *	1		
Exterior Lighting								
LED	10%			2039	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2034	$272,800	1	$54,300	
Other Observation, Extent : N/A, 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								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost 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								
HTHW/HW	20%			2044	* *	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%			2037	* *	2	$1,300	
Radiant Heater	5%			2029	$189,100	2	$3,400	
Other Observation, Extent : N/A, Area Affected : 5%								
Location : Stairway Only								
Explanation : 4 Units								
No Component	80%							
Distribution								
Hot Wtr Piping/Pump	15%	Now	$1,000	2042	* *	4	$1,100	
Insul. Deteriorating, Extent : Moderate, Area Affected : 15%								
Location : Mechanical Room								
No Component	85%							
Terminal Devices								
Fan Coil Unit/Heat	15%			2034	$108,100	1	$7,000	
No Component	85%							
Air Conditioning								
Energy Source								
Electricity	5%			2042	* *	1		
No Component	95%							
Conversion Equipment								
Exterior Pkg Unit - Cooling	5%			2034	$79,700	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%			2034	$282,000	2	$4,500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	$37,300	2044	* *	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Mechanical Room								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Water Heater With Tanks								
Electric	100%			2029	$23,600	4		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost 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								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2044	* *	1-2	$40,700	

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

Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name : **HUNTS POINT CO-OP MEAT MARKET WAREHOUSE BUILDING F**
Address : **363 FOOD CENTER DRIVE**
Borough : **BRONX**
Program / Asset # : **DBS0022.050 / 2134**
Area Sq Ft : **36,314**
Date of Survey : **01-Dec-2022**
Areas Surveyed : **Basement, Roof, Floors 1,2**
Block : **2781** **Lot** : **500**
Agency's Number : **N/A**
Yr Built/Renovated : **1973 / 2014**
Project Type : **ECONOMIC DEVELOPMENT**
Landmark Status : **NONE**
BIN : **2109486**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$59,800
Interior Architecture	$130,700	$95,100
Electrical		$295,800
Mechanical	$61,100	$536,900
Site Pavements	$296,300	
Total	**$488,100**	**$987,600**
Importance Code A		$118,000
Importance Code B	$135,000	$869,600
Importance Code C	$353,100	
Total	**$488,100**	**$987,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$77,300		$14,100	
Interior Architecture	$9,500	$1,200		$98,800
Electrical	$1,800	$1,900	$30,500	$1,400
Mechanical	$1,300	$1,600	$3,700	$1,600
Site Pavements	$5,100			
Total	**$95,000**	**$4,600**	**$48,400**	**$101,800**
Importance Code A	$77,500		$14,500	
Importance Code B	$12,400	$3,400	$33,900	$101,800
Importance Code C	$5,100	$1,200		
Total	**$95,000**	**$4,600**	**$48,400**	**$101,800**



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
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	$8,500	LIFE	* *	5	$14,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Concrete Masonry Unit	75%			LIFE	* *	5	$26,500	
Metal Panel	5%			2054	* *	5-10	$19,400	
Metal Coiling Doors	10%			2039	* *	5	$17,700	
Weathering Steel	5%			LIFE	* *	1		
Windows								
Aluminum	100%	Now	$8,200	2042	* *	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	$36,100	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%	4+	$24,600	2039	* *	5	$59,800	
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 15%								
Location : East And West Facades								
Soffits								
Metal Panel	100%			2054	* *	5-10		
Interior								
Floors								
Carpet	10%			2030	$96,100	3	$10,900	
Cast in Place Concrete	80%	0-2	$74,000	LIFE	* *	5	$95,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Quarry Tile	10%			2047	* *	5	$8,200	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%			2043	* *	5	$2,300	
Concrete Masonry Unit	65%	0-2	$56,800	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%			2047	* *	5	$5,300	
Exposed Struc: Steel	90%			LIFE	* *			
Site Pavements								

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

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

Architecture	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	$5,100	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Southwest Corner At Entry								
Parking/Driveway								
Asphalt	85%	Now	$238,700	2037	* *			
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	$57,600	2039	* *			
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%			2034	$58,200	3	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 600 Amperes, Four 160 Volt								
Transformers								
Dry Type	100%			2032	$169,500	3	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Rated At 1,000 Kilovolt Amperes								
Feeders								
Cable	100%			2033	$20,300	1		
Raceway								
Conduit	100%			2034	$49,000	1		
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2034	$32,500	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 1,600 Amperes								
Transformers								
Dry Type	100%			2032	$26,700	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 225 Kilovolt Ampere And One 15 Kilovolt Ampere								

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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%			2034	$32,500	5	$200	
Raceway								
Conduit	100%			2034	$4,400	1		
Panelboards								
Fused Disc Sw	20%			2033	$4,000	5	$200	
Molded Case Bkrs	80%			2033	$16,000	5	$800	
Wiring								
Thermoplastic	100%			2034	$9,000	1		
Motor Controllers								
Locally Mounted	20%			2032	$9,200	5		
Motor Control Center	80%			2032	$43,700	5	$800	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	70%			2039	* *	10	$23,300	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 40%								
Location : Throughout The Building								
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 60%								
Location : Throughout The Building								
LED	30%			2039	* *			
Egress Lighting								
Emergency, Battery	50%			2039	* *	10	$4,400	
Exit, Battery	50%			2039	* *	10	$1,200	
Exterior Lighting								
LED	15%			2034	$29,200			
No Component	85%							
Alarm								
Security System								
Generic	100%			2034	$68,200	1	$13,600	
Other Observation, Extent : N/A, 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								
Conversion Equipment								
Heat Pump Air Sourced	10%			2035		2	$1,100	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Roof								
Explanation : 6 Rooftop Package Units Are Tenant Owned								
No Component	90%							

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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 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
Air Conditioning								
Energy Source								
Electricity	15%			2042	* *	1		
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$20,300	
Exhaust Fans								
Roof	100%			2034	$70,500	2	$1,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	$466,400	1		
Water Heater With Tanks								
Electric	100%			2032	$23,600	4		
HW Heat Exchanger								
HTHW/HW	100%	Now	$61,100	2064	* *			
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%			2039	* *	4	$1,200	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2054	* *	1-2	$10,200	

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

Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name : **HUNTS POINT MARKET CHEFS WAREHOUSE EXPANSION**
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 : **05-Apr-2023**
Landmark Status : **NONE**
Areas Surveyed : **Roof, Floors 1**
Block : **2770** **Lot** : **1** **BIN** : **2109481**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$114,000
Interior Architecture		$65,100
Mechanical		$309,300
Total		**$488,400**
Importance Code A		$114,000
Importance Code B		$374,400
Total		**$488,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			$77,700	$2,200
Interior Architecture		$24,900		
Electrical	$10,500	$12,700	$26,900	$11,000
Mechanical	$11,300	$10,800	$17,700	$11,800
Total	**$21,900**	**$48,400**	**$122,300**	**$25,100**
Importance Code A	$2,200	$2,200	$80,100	$4,500
Importance Code B	$19,600	$43,600	$42,200	$20,600
Importance Code C		$2,600		
Total	**$21,900**	**$48,400**	**$122,300**	**$25,100**



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT MARKET CHEFS WAREHOUSE EXPANSION
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	
Concrete Masonry Unit	25%			LIFE	* *	5	$6,500	
Masonry: Brick	15%			LIFE	* *	5	$6,200	
Metal Panel	55%			2054	* *	5-10	$156,700	
Windows								
Aluminum	100%			2050	* *	5	$4,500	
Parapets								
Masonry: Brick	20%			LIFE	* *	5	$1,700	
No Component	80%							
Roof								
Single Ply Membrane	20%			2039	* *	10	$9,500	
Spray-on Foam	80%			2039	* *	5	$50,900	
Interior								
Floors								
Cast in Place Concrete	40%			LIFE	* *	5	$65,100	
Ceramic Tile	60%			2043	* *	5	$44,600	
Interior Walls								
Ceramic Tile	10%			2043	* *	5	$5,300	
Concrete Masonry Unit	10%			LIFE	* *	5	$2,100	
Gypsum Board	80%			LIFE	* *	5	$25,300	
Ceilings								
Exposed Struc: Steel	95%			LIFE	* *			
Gypsum Board	3%			LIFE	* *	5	$2,800	
Wood	2%			LIFE	* *	5	$13,000	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2054	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Parking/Driveway								
Asphalt	90%			2043	* *			
Cast in Place Concrete	10%			2047	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2054	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.								
Transformers								
Dry Type	100%			2047	* *	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
HUNTS POINT MARKET CHEFS WAREHOUSE EXPANSION
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								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2054	* *	5	$1,500	
Raceway								
Conduit	100%			2054	* *	1		
Panelboards								
Molded Case Bkrs	100%			2050	* *	5	$1,500	
Wiring								
Thermoplastic	100%			2054	* *	1		
Motor Controllers								
Locally Mounted	100%			2047	* *	5	$400	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	* *	1	$17,400	
Generators								
Diesel	100%			2043	* *	1	$21,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside								
Explanation : Emergency Generator Rated At 1,600 Kilowatts								
Batteries								
Lead/Acid	100%			2028	$2,500	5	$2,100	
Fuel Storage								
Main Tank	100%			2062	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside								
Explanation : 2,300 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	20%			2039	* *	10	$10,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Offices								
Explanation : Compact Fluorescent Lights								
LED	80%			2039	* *			
Egress Lighting								
Emergency, Battery	50%			2039	* *	10	$6,400	
Exit, LED	50%			2062	* *	1		
Exterior Lighting								
LED	30%			2039	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2039	* *	1	$21,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, 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
HUNTS POINT MARKET CHEFS WAREHOUSE EXPANSION
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
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2039	* *	1-3	$35,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2054	* *	1		
Conversion Equipment								
Furnace	80%			2039	* *	1	$22,300	
No Component	20%							
Terminal Devices								
Fan Coil Unit/Heat	100%			2039	* *	1	$18,200	
Controls								
Electrical	100%			2032	$251,200			
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	80%			2039	* *	2	$2,800	
Split Unit	20%			2039	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2054	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2032	$17,100	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Explanation : 74 Gallons								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Instantaneous Hot Water								
Natural Gas	100%			2039	* *			
Other Observation, Extent : Light, Area Affected : 5%								
Location : Bathroom								
Explanation : For Bathroom								
Fire Suppression								
Standpipe								
Generic	100%			2054	* *	1-5	$29,500	

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 MARKET CHEFS WAREHOUSE EXPANSION
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
Fire Suppression								
Sprinkler								
Generic	100%			2054	* *	1-2	$15,800	
Fire Pump								
Generic	100%			2043	* *	1	$10,600	
Chemical System								
Generic	100%			2032	$58,100	1-10	$29,000	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Explanation : 1 Set Fire Suppression System Covers 50 Square Feet (10x5).								

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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name : **HUNTS POINT MARKET CHEFS WAREHOUSE MAIN SECTION**
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 : **05-Apr-2023**
Landmark Status : **NONE**
Areas Surveyed : **Roof, Floors 1**
Block : **2770** **Lot** : **1** **BIN** : **2109480**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$108,100	$404,900
Interior Architecture		$283,400
Mechanical	$1,493,700	$367,700
Site Pavements	$224,900	
Total	**$1,826,700**	**$1,055,900**
Importance Code A	$108,100	$404,900
Importance Code B	$1,493,700	$651,100
Importance Code C	$224,900	
Total	**$1,826,700**	**$1,055,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$18,400		$64,900	
Interior Architecture	$3,300	$2,000		
Electrical	$22,900	$19,200	$19,200	$24,100
Mechanical	$74,300	$27,700	$57,300	$27,700
Total	**$118,900**	**$48,900**	**$141,400**	**$51,800**
Importance Code A	$26,000	$7,600	$72,500	$7,600
Importance Code B	$92,900	$41,300	$68,800	$44,100
Importance Code C				
Total	**$118,900**	**$48,900**	**$141,400**	**$51,800**



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

HUNTS POINT MARKET CHEFS WAREHOUSE MAIN SECTION

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%	4+	$5,100	LIFE	* *	5	$21,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Corners Of Building								
Concrete Masonry Unit	25%			LIFE	* *	5	$6,600	
Metal Panel	45%			2054	* *	5-10	$131,600	
Metal Coiling Doors	20%			2047	* *	5	$26,600	
Parapets								
Metal Rail	100%			2047	* *	5-10	$178,100	
Roof								
Spray-on Foam	100%			2034	$239,200	5	$58,100	
Blisters, Extent : Moderate, Area Affected : 5%								
Location : Throughout Roof Surface								
Other Observation, Extent : N/A, Area Affected : 10%								
Location : At Roof Penetrations And Throughout								
Explanation : Patching Repair Evident								
Soffits								
Exposed Struc: Steel	100%			LIFE	* *	5	$42,000	
Interior								
Floors								
Cast in Place Concrete	97%			LIFE	* *	5	$283,400	
Ceramic Tile	3%			2043	* *	5	$4,000	
Interior Walls								
Concrete Masonry Unit	25%			LIFE	* *	5	$5,200	
Gypsum Board	10%			LIFE	* *	5	$3,100	
Metal Panel	65%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	5%			2047	* *	5	$6,700	
Exposed Struc: Steel	95%			LIFE	* *			
Site Enclosure								
Fence/Gates								
Chain Link	100%			2044	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : West Side Of Building								
Explanation : Transformer Enclosure								
Free Standing Walls								
Concrete Masonry Unit	100%			2044	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : West Side Of Building								
Explanation : Dividing Walls At Transformers								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2039	* *			

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

DEPT. OF SMALL BUSINESS SERV. - 801

HUNTS POINT MARKET CHEFS WAREHOUSE MAIN SECTION

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								
Parking/Driveway								
Asphalt	75%			2037	* *			
Cast in Place Concrete	25%	Now	$224,900	2039	* *			
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%			2047	* *	5	$600	
Raceway								
Conduit	100%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2050	* *	5	$400	
Molded Case Bkrs	90%			2050	* *	5	$3,700	
Wiring								
Thermoplastic	100%			2054	* *	1		
Motor Controllers								
Locally Mounted	100%			2047	* *	5	$1,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	* *	1	$47,500	
Lighting								
Interior Lighting								
LED	100%			2039	* *			
Egress Lighting								
Emergency, Service	50%			2039	* *	1		
Exit, Service	50%			2039	* *	1		
Exterior Lighting								
LED	30%			2039	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2039	* *	1	$57,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2039	* *	1-3	$98,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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

DEPT. OF SMALL BUSINESS SERV. - 801

HUNTS POINT MARKET CHEFS WAREHOUSE MAIN SECTION

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%			2054	* *	1		
Conversion Equipment								
Furnace	100%			2039	* *	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%			2050	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	90%			2039	* *	1	$64,500	
Other Observation, Extent : Light, Area Affected : 90%								
Location : Roof								
Explanation : 30 Units, R-404a								
Ext Pkg Unit - Heating/Cooling	10%			2039	* *	2	$900	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Roof								
Explanation : 2 Package Units, R-410a								
Terminal Devices								
Fan Coil - 2 Pipe	90%			2039	* *	1	$44,900	
Fan Coil - 4 Pipe	10%			2039	* *	1	$5,000	
Heat Rejection								
Air Cooled Condenser Unit	90%			2039	* *	2	$96,800	
No Component	10%							
Dehumidifier								
No Component	90%							
Generic	10%			2035	$68,100			
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%	0-2	$30,000	2034	$299,600	2	$3,800	
Noisy/Vibrating, Extent : Moderate, Area Affected : 10%								
Location : Roof. One Unit Vibrating And Noisy. Possible Broken Bearing								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		

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

DEPT. OF SMALL BUSINESS SERV. - 801

HUNTS POINT MARKET CHEFS WAREHOUSE MAIN SECTION

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								
Sanitary Piping								
Cast Iron	100%	Now	$1,167,000	LIFE	* *	1		
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Underground								
Explanation : Underground Storm And Sewer Broken								
Storm Drain Piping								
Cast Iron	100%	Now	$326,700	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%			2054	* *	1-2	$43,200	
Fire Pump								
Generic	100%			2043	* *	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.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name	:	**HUNTS POINT MARKET CHEFS WAREHOUSE OFFICE SECTION**			
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	:	**05-Apr-2023**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Roof, Floors 1**			
Block	:	**2770** **Lot** : **1**	**BIN**	:	**2101215**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$54,600
Mechanical		$195,100
Total		**$249,800**
Importance Code A		$54,600
Importance Code B		$195,100
Total		**$249,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$2,700		$1,100	$1,400
Interior Architecture	$4,000	$2,600	$1,900	$2,300
Electrical	$1,700	$1,400	$2,800	$1,800
Mechanical	$72,800	$2,500	$23,200	$2,500
Total	**$81,200**	**$6,600**	**$29,000**	**$8,000**
Importance Code A	$5,100	$300	$1,900	$1,600
Importance Code B	$76,100	$5,300	$27,100	$6,300
Importance Code C		$1,000		
Total	**$81,200**	**$6,600**	**$29,000**	**$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
HUNTS POINT MARKET CHEFS WAREHOUSE OFFICE SECTION
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%			2054	* *	1		
Windows								
Aluminum	100%			2050	* *	5	$2,700	
Parapets								
Metal Panel	100%			2054	* *	5	$2,200	
Roof								
Spray-on Foam	100%	Now	$2,700	2034	$54,600	5	$6,600	
Blisters, Extent : Moderate, Area Affected : 10% Location : Throughout								
Soffits								
Exposed Struc: Steel	100%			LIFE	* *	5	$5,900	
Interior								
Floors								
Carpet	20%			2033	$58,900	3	$6,700	
Cast in Place Concrete	15%			LIFE	* *	5	$5,500	
Ceramic Tile	20%			2043	* *	5	$3,300	
Sheet Vinyl/Rubber	15%			2039	* *	5	$3,700	
Vinyl Tile	30%			2039	* *	3	$2,500	
Interior Walls								
Ceramic Tile	15%			2043	* *	5	$2,000	
Concrete Masonry Unit	10%			LIFE	* *	5	$500	
Glass: Single Pane	15%			LIFE	* *	5	$1,500	
Gypsum Board	40%			LIFE	* *	5	$3,100	
Masonry: Brick	10%			LIFE	* *			
Wood	10%			LIFE	* *	5	$5,200	
Ceilings								
AcousTileSusp.Lay-In	20%			2047	* *	5	$3,300	
Exposed Struc: Steel	60%			LIFE	* *			
Exposed Struc: Wood	10%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	$2,100	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Parking/Driveway								
Asphalt	100%			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%			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
HUNTS POINT MARKET CHEFS WAREHOUSE OFFICE SECTION
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								
Panelboards								
Molded Case Bkrs	100%			2050	* *	5	$300	
Wiring								
Thermoplastic	100%			2054	* *	1		
Motor Controllers								
Locally Mounted	100%			2047	* *	5	$100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	* *	1	$3,600	
Lighting								
Interior Lighting								
LED	100%			2039	* *			
Egress Lighting								
Emergency, Battery	50%			2039	* *	10	$1,400	
Exit, Service	50%			2039	* *	1		
Exterior Lighting								
LED	30%			2039	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2039	* *	1	$4,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2039	* *	1-3	$7,400	
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								
Natural Gas	100%			2044	* *	1		

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT MARKET CHEFS WAREHOUSE OFFICE SECTION
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
Heating								
Conversion Equipment								
Furnace	50%	0-2	$1,800	2034	$18,100	1	$2,600	
Broken, Extent : Moderate, Area Affected : 10%								
Location : One Rooftop Furnance With Broken Compressor								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Roof								
Explanation : 7 Rooftop Package Units								
Radiant Heater	50%			2039	* *	2	$2,700	
Other Observation, Extent : Light, Area Affected : 50%								
Location : 1st Floor Office								
Explanation : 6 Gasoline Fired Radiants								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$6,500	
Air Conditioning								
Energy Source								
Electricity	100%			2056	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2034	$195,100	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%			2034	$22,500	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2029	$17,100	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : First Floor								
Explanation : 72 Gallon Unit								
Sanitary Piping								
Cast Iron	100%	Now	$43,900	LIFE	* *	1		
Broken, Extent : Moderate, Area Affected : 10%								
Location : Undergroud. Broken Drain Line								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Underground								
Explanation : Drain Collapsed Underground								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost 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 CHEFS WAREHOUSE OFFICE SECTION
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
Plumbing								
Storm Drain Piping								
Cast Iron	100%	Now	$24,600	LIFE	* *	1		
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Underground								
Explanation : Drain Collapsed Underground								
Sewage Ejector(s)								
Electric	100%			2039	* *	4	$700	
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2044	* *	1-5	$5,900	
Sprinkler								
Generic	100%			2044	* *	1-2	$3,300	
Fire Pump								
Generic	100%			2037	* *	1	$2,200	
Chemical System								
Wet	15%			2032	$24,400	1-10	$13,100	
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture		$137,000
Total		**$137,000**
Importance Code A		$137,000
Total		**$137,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Interior Architecture				
Electrical				
Total				
Importance Code A				
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
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.								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost 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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	: **01-Feb-2023**	**Landmark Status**	: **HISTORICAL LANDMARK DISTRICT**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**		
Block	: **1633** **Lot** : **13**	**BIN**	: **1051991**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,489,100	$152,000
Interior Architecture	$503,100	$70,100
Electrical	$101,500	$1,376,100
Mechanical	$148,700	$2,185,900
Total	**$2,242,300**	**$3,784,100**
Importance Code A	$1,489,100	$152,000
Importance Code B	$753,300	$3,632,100
Total	**$2,242,300**	**$3,784,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$49,500		$51,100	$2,700
Interior Architecture	$67,900		$3,700	
Electrical	$5,300	$5,600	$52,800	$4,500
Mechanical	$19,200	$12,200	$30,200	$12,200
Site Pavements	$9,000			
Elevators/Escalators	$7,400	$7,400	$7,400	$7,400
Total	**$158,300**	**$25,200**	**$145,300**	**$26,800**
Importance Code A	$55,400	$5,900	$57,200	$8,600
Importance Code B	$52,700	$19,300	$88,200	$18,100
Importance Code C	$50,200			
Total	**$158,300**	**$25,200**	**$145,300**	**$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
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	5%			LIFE	* *	5	$34,700	
Masonry: Brick	15%			LIFE	* *	5	$13,300	
Sidewalk Shed in Use, Extent : Light, Area Affected : 5%								
Location : Front Entry								
Masonry: Brick	65%	Now	$1,041,700	LIFE	* *	5	$57,800	
Efflorescence, Extent : Moderate, Area Affected : 15%								
Location : All Facades								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Various Locations Throughout								
Masonry: Limestone	10%	Now	$229,900	LIFE	* *	5	$6,700	
Caulking Deteriorated, Extent : Severe, Area Affected : 10%								
Location : Above Main Entrance And Details Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : All Facades, Various Levels								
Window Wall	5%			2054	* *	5	$16,700	
Windows								
Aluminum	25%			2050	* *	5	$5,400	
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Explanation : Water Leaks Through Windows								
Wood	75%	Now	$142,400	2050	* *	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								
Unit Inoperable, Extent : Moderate, Area Affected : 30%								
Location : Various Locations Throughout								
Other Observation, Extent : Light, Area Affected : 100%								
Location : First And Third 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	$6,600	LIFE	* *	5	$2,400	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : All Four Sides								
Metal Cornice	70%	Now	$75,000	2049	* *			
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	$33,600	LIFE	* *	5	$500	
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 50%								
Location : Coping								
Misaligned/Bulging, Extent : Severe, Area Affected : 25%								
Location : Coping								
Roof								
Metal Panel	10%			2047	* *	10	$9,200	
Modified Bitumen	85%			2039	* *	10	$42,800	
Other Observation, Extent : Light, Area Affected : 80%								
Location : Throughout								
Explanation : Unable To See Due To Snow								
Skylight, Metal/Glass	5%			2044	* *	10	$8,400	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$21,800	
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Basement								
Ceramic Tile	5%			2037	* *	5	$5,000	
Mosaic Tile	5%	4+	$10,200	2039	* *	5	$6,200	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : 1st Floor Toilets								
Sheet Vinyl/Rubber	5%			2039	* *	5	$7,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Stair								
Explanation : Stair Treads And Platforms								
Wood	75%			2049	* *	5	$140,200	
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Dry Rot/Decay, Extent : Light, Area Affected : 5%								
Location : 1st Floor Exhibit Rooms								
Poor Subfloor Evident, Extent : Moderate, Area Affected : 5%								
Location : 5th Floor Office								
Worn/Erode, Extent : Light, Area Affected : 10%								
Location : 3rd Floor Cafeteria								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.
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DEPT. OF SMALL BUSINESS SERV. - 801
JULIA DEBURGOS LATINO CULTURAL CENTER
Asset # : 4338

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	8%	Now	$11,200	2037	* *	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+	$38,900	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%			2047	* *	5	$10,000	
Embossed Metal	60%			LIFE	* *	5	$26,900	
Paint Peeling, Extent : Light, Area Affected : 15%								
Location : Throughout								
Exposed Struc: Concrete	8%	Now	$65,500	LIFE	* *	5	$1,200	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Beams In Basement								
Exposed Reinforcement, Extent : Severe, Area Affected : 10%								
Location : Beams In Basement								
Exposed Struc: Steel	7%	Now	$367,500	LIFE	* *			
Corrosion/Rusting, Extent : Severe, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : This Is For Vaulted Metal Ceiling								
Gypsum Board	15%			LIFE	* *	5	$18,700	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$9,000	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Front, Left And Right Sides Of Building								
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2039	* *			

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

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								
Service Equipment								
Fused Disc Sw	100%			2044	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three Main Service Switches Two Rated At 400 Amperes Each And One Rated At 800 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	* *	5	$300	
Raceway								
Conduit	100%			2044	* *	1		
Panelboards								
Fused Disc Sw	10%			2042	* *	5	$100	
Molded Case Bkrs	90%			2042	* *	5	$1,400	
Wiring								
Thermoplastic	100%			2044	* *	1		
Motor Controllers								
Locally Mounted	100%			2039	* *	5	$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Water Main								
Lighting								
Interior Lighting								
Fluorescent	95%	Now	$101,500	2034	$1,014,700			
Damaged Fixtures, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium								
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Incandescent	5%			2029	$47,900	2	$100	
Egress Lighting								
Emergency, Battery	50%			2034	$54,900	10	$7,200	
Exit, Battery	50%			2034	$46,400	10	$2,000	
Exterior Lighting								
HID	25%			2034	$76,300	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside Perimeter								
Explanation : Operated Via Timer								
No Component	75%							
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
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
Alarm								
Security System								
Under Construction	50%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras								
Generic	50%			2034	$61,400	1	$11,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2034	$168,800	1-3	$36,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2044	* *	5	$18,500	
Conversion Equipment								
Steam Boiler	100%			2039	* *	1	$59,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 1 Unit								
Distribution								
Steam Piping/Pump	100%			2054	* *			
Terminal Devices								
Convector/Radiator	100%			2039	* *	1	$19,300	
Controls								
Digital	100%			2032	$1,879,200			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Custodian Room 1st Floor								
Explanation : Heat Only								
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	10%			2032	$103,500	2	$400	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2nd Floor								
Window/Wall Unit	60%			2029	$148,700	1		
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
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
Air Conditioning								
Terminal Devices								
No Component	90%							
Not Accessible	10%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2034	$13,300	2	$4,200	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2-5	$10,000	
No Component	70%							
Exhaust Fans								
Interior	70%			2034	$203,100	2	$1,300	
Roof	30%			2034	$38,100	2	$600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks								
Gas Fired	70%			2032	$13,100	2		
Gas Fired	30%	2-4	$300	2027	$5,600	2		
Corroded, Extent : Severe, Area Affected : 50%								
Location : Basement								
Leak Evident, Extent : Severe, Area Affected : 50%								
Location : Basement								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	$2,000	4	$1,900	
Backflow Preventer								
Generic	100%			2034	$29,200	1	$3,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Controller Not Working, Extent : Moderate, Area Affected : 100%								
Location : Key For Elevator Does Not Work								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Cellar To 4th Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
Generic	100%			2044	* *	1-5	$30,100	
Sprinkler								
No Component	80%							
Generic	20%			2044	* *	1-2	$3,300	

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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
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
Fire Suppression								
Fire Pump								
Generic	100%			2037	* *	1	$11,200	

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Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **20-Sep-2023**
Landmark Status : **NONE**
Areas Surveyed : **Roof, Floors 1,2**
Block : **3247** **Lot** : **2** **BIN** : **2098784**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$16,090,800	$2,259,200
Interior Architecture	$23,870,300	$814,400
Electrical	$4,961,600	$3,256,800
Mechanical	$24,929,000	$108,300
Site Enclosure	$165,400	
Site Pavements	$1,307,900	
Total	**$71,325,000**	**$6,438,700**
Importance Code A	$20,262,000	$2,310,600
Importance Code B	$38,841,200	$4,128,100
Importance Code C	$12,221,900	
Total	**$71,325,000**	**$6,438,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$15,700			$26,700
Interior Architecture				$8,100
Electrical	$40,000	$61,300	$62,300	$111,300
Mechanical	$17,100	$59,100	$68,800	$76,200
Site Enclosure	$21,900			
Total	**$94,800**	**$120,400**	**$131,000**	**$222,300**
Importance Code A	$15,700	$43,000	$41,000	$70,800
Importance Code B	$79,100	$77,400	$90,100	$151,400
Importance Code C				
Total	**$94,800**	**$120,400**	**$131,000**	**$222,300**



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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	$678,900	LIFE	* *	5	$222,200	1
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Water Table Trim Throughout And Main Entry At West Kingsbridge Avenue								
Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
Location : Water Table Trim Throughout And Main Entry At West Kingsbridge Avenue								
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 40%								
Location : Water Table Trim Throughout And Main Entry At West Kingsbridge Avenue								
Copper/Terne	5%	Now	$305,800	2055	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : East And West Facade								
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : Along Sides Of Barrel Vault								
Fiberglass Panel	7%	Now	$116,100	2044	* *	5	$74,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : East And West Facade								
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : East And West Facade								
Masonry: Brick	80%	0-2	$7,494,400	LIFE	* *	5	$455,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Efflorescence, Extent : Severe, Area Affected : 40%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Metal Coiling Doors	3%			2040	* *	5	$53,300	
Windows								
Aluminum	25%			2051	* *	5	$53,600	
Wood	75%	Now	$6,456,500	2060	* *	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%	0-2	$11,200	LIFE	* *	5	$9,500	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout Head House								
Masonry: Brick	95%	0-2	$148,200	LIFE	* *	5	$23,400	1
Efflorescence, Extent : Moderate, Area Affected : 25%								
Location : Throughout Head House								
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 25%								
Location : Throughout Head House								

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

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

Architecture	Current 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%	0-2	$236,800	2063	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Tower Roofs And Cupola								
Modified Bitumen	10%	Now	$70,300	2035	$703,400			
Blisters, Extent : Moderate, Area Affected : 25%								
Location : Various Locations On Head House Roof								
Ponding, Extent : Light, Area Affected : 10%								
Location : Various Locations On Head House Roof								
Recent Repair Evident, Extent : N/A, Area Affected : 20%								
Location : Various Locations On Head House Roof								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Throughout Head House Roof								
Modified Bitumen	83%	Now	$583,900	2040	* *			
Blisters, Extent : Moderate, Area Affected : 20%								
Location : Throughout Barrel Vault								
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 1%								
Location : Bottom Of Barrel Vault At Head House								
Seams Open/Split, Extent : Moderate, Area Affected : 20%								
Location : Throughout Barrel Vault								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout Barrel Vault								
Soffits								
Cast Stone/Terra Cotta	100%	0-2	$4,500	LIFE	* *	5	$2,100	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : Main Entry On West Kingsbridge Road								
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	50%	Now	$2,771,000	LIFE	* *	5	$712,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Drill Hall Floor And Mezzanine								
Uneven Surface, Extent : Moderate, Area Affected : 15%								
Location : Drill Hall Floor And Mezzanine								
Ceramic Tile	2%	Now	$73,500	2038	* *	5	$6,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Head House And Drill Hall Toilet Rooms								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Head House And Drill Hall Toilet Rooms								
Marble Panels	2%	Now	$571,600	LIFE	* *	5	$9,800	
Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
Location : Stair Treads In Head House								
Worn/Erode, Extent : Moderate, Area Affected : 60%								
Location : Stair Treads In Head House								
Steel Plate	3%	Now	$1,602,700	LIFE	* *	1		
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Stairs Throughout								
Vinyl Tile 9" X 9"	10%	Now	$260,500	2030	$5,210,900	3	$24,400	
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Offices Throughout								
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Offices Throughout								
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Offices Throughout								
Wood	3%	Now	$699,500	2075	* *	5	$18,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
Location : Throughout Head House								
Not Accessible	30%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Basement And Lower Levels								
Explanation : Location Noted								

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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								
Masonry: Brick	30%	Now	$8,219,100	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Diagonal Cracks, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Efflorescence, Extent : Light, Area Affected : 75%								
Location : Throughout								
Plaster	17%	Now	$2,975,100	LIFE	* *	5	$36,700	
Broken/Missing Elements, Extent : Severe, Area Affected : 75%								
Location : Throughout Head House								
Loose/Delam Surface, Extent : Severe, Area Affected : 75%								
Location : Throughout Head House								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : Throughout Head House								
Not Accessible	53%							
Ceilings								
Plaster	25%	Now	$1,486,200	LIFE	* *	5	$101,800	
Broken/Missing Elements, Extent : Severe, Area Affected : 75%								
Location : Throughout Head House, Offices And Toilet Rooms								
Loose/Delam Surface, Extent : Severe, Area Affected : 75%								
Location : Throughout Head House, Offices And Toilet Rooms								
Not Accessible	75%							
Site Enclosure								
Fence/Gates								
Chain Link	50%			2055	* *			
Iron Picket	50%	Now	$165,400	2055	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	75%			2055	* *			
Masonry: Fieldstone	25%	Now	$21,900	2045	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Service Entrance On West 195th Street								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Service Entrance On West 195th Street								
Site Pavements								

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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								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$445,600	2040	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 15%								
Location : Throughout								
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 5%								
Location : Along Reservoir Avenue								
Tripping Hazard, Extent : Severe, Area Affected : 5%								
Location : Along Reservoir Avenue								
On-Site Walkways								
Cast in Place Concrete	60%	Now	$64,200	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 30%								
Location : South Entrances At West Kingsbridge Road								
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : South Entrances At West Kingsbridge Road								
Masonry: Granite	40%	Now	$583,100	LIFE	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Main Entry Stairs On West Kingsbridge Road								
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 75%								
Location : Main Entry Stairs On West Kingsbridge Road								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Entry Stairs: Material Is Brownstone								
Explanation : Material Clarification								
Parking/Driveway								
Cast in Place Concrete	100%	Now	$214,900	2040	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Lot At Reservoir Avenue And Service Entrance At West 195th Street								
Ponding, Extent : Severe, Area Affected : 15%								
Location : Lot At Reservoir Avenue								
Sinking/Subsiding, Extent : Severe, Area Affected : 15%								
Location : Lot At Reservoir Avenue								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$51,400	5	$2,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Switch Rated At 950 Amperes								
Transformers								
Dry Type	100%	Now	$26,700	2055	* *	5	$1,000	
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Electrical Room								

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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								
Switchgear / Switchboard								
Molded Case Bkrs	40%			2045	* *	5	$5,800	
Molded Case Bkrs	60%	Now	$234,100	2065	* *	5	$4,400	
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Electrical Room								
Raceway								
Conduit	100%			2035	$79,700	1		
Panelboards								
Molded Case Bkrs	20%			2043	* *	5	$2,900	
Molded Case Bkrs	40%			2034	$95,800	5	$5,800	
Molded Case Bkrs	40%	Now	$95,800	2060	* *	5	$2,900	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout The Facility								
Explanation : Not In Service								
Wiring								
Braided Cloth	30%			2034	$48,900	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout The Facility								
Thermoplastic	70%			2035	$114,200	1		
Motor Controllers								
Locally Mounted	5%			2033	$34,500	5	$200	
Locally Mounted	95%	Now	$654,600	2055	* *	5	$1,800	
Not Functioning, Extent : Severe, Area Affected : 100%								
Location : Throughout The Facility								
Ground								
Grounding Devices								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Basement Areas								
Explanation : Basement Levels Were Not Accessible Due To Air Quality Issues								
Stand-by Power								
Transfer Switches								
Automatic	100%	Now	$10,900	2055	* *	1	$153,800	
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Electrical Room								
Generators								
Diesel	100%	Now	$80,600	2050	* *	1	$193,600	
Engine Inoperable, Extent : Severe, Area Affected : 100%								
Location : Room Adjacent To Electrical Room								
Batteries								
Lead/Acid	100%	Now	$2,500	2030	$2,500	5	$10,300	
Not Functioning, Extent : Severe, Area Affected : 100%								
Location : Generator Room								

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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
Stand-by Power								
Fuel Storage								
Main Tank	100%	Now	$76,900	2075	* *	5		
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Generator Room								
Explanation : Not In Use. 200 Gallon Capacity								
Lighting								
Interior Lighting								
Fluorescent	60%	Now	$925,100	2035	$1,850,300			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
T-8 Lamps And Fixtures, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
HID	20%	Now	$515,500	2035	$1,031,000			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Incandescent	20%			2030	$556,400	2	$1,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Head House								
Explanation : Decorative Fixtures								
Egress Lighting								
Emergency, Battery	40%			2040	* *	10	$42,000	
Emergency, Battery	10%	Now	$73,100	2045	* *			
Not Functioning, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Exit, Service	40%	Now	$59,000	2045	* *	1		
Not Functioning, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Exit, Battery	10%			2040	* *	10	$2,900	
Exterior Lighting								
HID	25%	Now	$647,900	2045	* *			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Building Perimeter								
No Component	75%							
Alarm								
Security System								
Generic	100%	Now	$1,042,600	2045	* *	1	$186,700	
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Throughout The Facility								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV 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

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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

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								
Energy Source								
Electricity	5%			2045	* *	1		
Natural Gas	95%			2035	$108,300	1		
Not in Service, Extent : Light, Area Affected : 95%								
Location : Boiler Room.								
Other Observation, Extent : N/A, Area Affected : 95%								
Location : Basement.								
Explanation : Gas Supply Has Been Shut Off.								
Conversion Equipment								
Radiant Heater	5%			2030	$566,500	2	$10,100	
Steam Boiler	95%	Now	$3,604,700	2055	* *	1	$368,600	
Abandoned in Place, Extent : Severe, Area Affected : 95%								
Location : Sub-basement Boiler Room								
Other Observation, Extent : N/A, Area Affected : 95%								
Location : Sub-basement Boiler Room								
Explanation : 3 Units								
Distribution								
Steam Piping/Pump	95%	Now	$3,311,700	2065	* *			
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%							
Terminal Devices								
Air Handler	15%	Now	$1,228,800	2045	* *	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 Severely Damaged With Steam Coils Cut Out								
Convector/Radiator	80%	Now	$2,847,800	2055	* *	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%							
Controls								
Not Accessible	100%							
Ventilation								
Distribution								
Ductwork/Diffusers	30%	Now	$1,147,200	LIFE	* *	2-5	$72,800	
Abandoned in Place, Extent : Severe, Area Affected : 30%								
Location : Throughout								
No Component	70%							

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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
Ventilation								
Exhaust Fans								
Interior	30%	Now	$579,200	2045	* *	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	$5,557,500	2055	* *	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 With Tanks								
Not Accessible	100%							
HW Heat Exchanger								
Not Accessible	100%							
Sanitary Piping								
Cast Iron	100%	Now	$5,483,700	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 : N/A, Area Affected : 100%								
Location : Roof								
Explanation : All Piping Above Slabs Up To Roof Drains								
Sump Pump(s)								
Submersible	100%	Now	$17,100	2030	$17,100	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								
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
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								
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.								
Tankless Water Heater(POU)								
Not Accessible	100%							
Hot Water Storage Tank								
Not Accessible	100%							
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%	Now	$602,000	2065	* *	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								

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

Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	: **14-May-2024**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,Mez**				
Block	: **2780**	**Lot**	: **73**	**BIN**	: **2831981**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,245,000	$3,486,900
Interior Architecture	$985,600	$7,145,500
Electrical		$7,706,800
Mechanical	$6,506,700	$568,200
Site Enclosure	$332,900	
Site Pavements	$6,121,300	
Total	**$15,191,500**	**$18,907,300**
Importance Code A	$2,197,300	$3,486,900
Importance Code B	$6,540,000	$15,315,800
Importance Code C	$6,454,100	$104,600
Total	**$15,191,500**	**$18,907,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$20,900			
Interior Architecture	$48,800	$12,800		$27,200
Electrical	$39,800	$53,200	$39,800	$43,800
Mechanical	$46,100	$52,100	$71,200	$43,000
Site Enclosure				$8,400
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$170,000**	**$132,600**	**$125,400**	**$136,900**
Importance Code A	$27,200	$8,300	$6,300	$9,200
Importance Code B	$94,000	$118,500	$119,000	$119,200
Importance Code C	$48,800	$5,800		$8,400
Total	**$170,000**	**$132,600**	**$125,400**	**$136,900**



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

Architecture	Current 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	90%	Now	$790,300	2045	* *	5	$447,000	
Deformed/Dented, Extent : Severe, Area Affected : 15%								
Location : Throughout Surrounds Of Coiling Doors								
Seams Open/Split, Extent : Severe, Area Affected : 15%								
Location : Northeast And Southeast Expansion Joints								
Metal Coiling Doors	10%	4+	$282,900	2040	* *	5	$41,400	
Deformed/Dented, Extent : Moderate, Area Affected : 20%								
Location : At Framed Openings								
Windows								
Aluminum	100%			2043	* *	5		
Roof								
Metal Panel	45%	Now	$117,600	2040	* *			
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%								
Location : Missing Downspouts Throughout								
Spray-on Foam	55%	0-2	$54,200	2035	$2,710,900	5	$329,000	
Gut/DS Non Func/Miss, Extent : Light, Area Affected : 10%								
Location : Dented Downspouts Throughout								
Soffits								
Alum/Vinyl Siding	90%	Now	$20,900	2045	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Various Canopies								
Exposed Struc: Steel	10%			LIFE	* *	5	$10,300	
Interior								
Floors								
Cast in Place Concrete	75%	Now	$896,300	LIFE	* *	5	$1,152,600	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : At Expansion Joints On Mezzanine Level								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Service Areas								
Ceramic Tile	2%			2038	* *	5	$14,100	
Vinyl Tile	23%	Now	$89,300	2035	$4,463,800	3	$60,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : At Expansion Joint Failures In Mezzanine Corridors And Throughout								
Interior Walls								
Ceramic Tile	2%			2038	* *	5	$11,600	
Concrete Masonry Unit	10%			LIFE	* *	5	$23,200	
Fiberglass Panel	53%			LIFE	* *			
Glass: Single Pane	5%			LIFE	* *	5	$21,800	
Gypsum Board	30%	Now	$48,800	LIFE	* *	5	$104,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : At Expansion Joints								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	2%			2040	* *	5	$14,100	
Exposed Struc: Steel	85%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Observed As Metal Decking								
Fiber Board	13%			2035	$1,424,500			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Refrigerated Units								
Explanation : Fiberglass Panels								
Site Enclosure								
Fence/Gates								
Chain Link	95%	2-4	$332,900	2045	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout Site Perimeter								
Corrosion/Rusting, Extent : Moderate, Area Affected : 75%								
Location : Throughout Site Perimeter								
Steel Pipe Rail	5%			2045	* *	5	$16,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Various Roof Locations								
Explanation : Roof Rails								
Free Standing Walls								
Cast in Place Concrete	100%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2040	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2040	* *			
Parking/Driveway								
Asphalt	98%	0-2	$6,121,300	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
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%			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								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF SMALL BUSINESS SERV. - 801
NEW FULTON FISH MARKET
Asset # : 13881

Electrical	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	95%			2045	* *	5	$1,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Four 3,000 Ampere Main Disconnect Switches								
Fused Disc Sw	5%			2045	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 600 Ampere Main Disconnect For Fire Pump								
Transformers								
Dry Type	100%			2040	* *	5	$1,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room And Electrical Closets								
Explanation : Various Capacities Throughout								
Switchgear / Switchboard								
Fused Disc Sw	100%			2045	* *	5	$1,800	
Raceway								
Conduit	90%			2045	* *	1		
Conduit	10%			2055	* *	1		
Panelboards								
Fused Disc Sw	20%			2043	* *	5	$2,000	
Molded Case Bkrs	80%			2043	* *	5	$9,000	
Wiring								
Thermoplastic	90%			2045	* *	1		
Thermoplastic	10%			2055	* *	1		
Motor Controllers								
Locally Mounted	100%			2040	* *	5	$2,900	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$6,300	
Lighting								
Interior Lighting								
Fluorescent	50%			2035	$3,635,900	10	$195,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Offices And Corridors								
Fluorescent	40%			2035	$2,908,700	10	$156,300	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Open Market Space Selling Area								
HID	2%			2035		10	$300	
LED	8%			2040	* *			
Egress Lighting								
Emergency, Battery	50%			2035	$357,700	10	$51,400	
Exit, Battery	50%			2035	$301,900	10	$14,400	

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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								
Exterior Lighting								
HID	5%			2035	$99,400	10	$100	
LED	10%			2040	* *			
No Component	85%							
Alarm								
Security System								
Generic	100%			2040	* *	1	$159,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
Generic, Digital	100%			2043	* *	1-3	$262,600	
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%			2045	* *	1		
Natural Gas	35%			2045	* *	1		
No Component	60%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Refrigerated Area								
Explanation : Location Noted								
Conversion Equipment								
Furnace	30%			2030	$397,700	1	$63,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Nine Units For Mezzanine								
Radiant Heater	5%			2030	$554,600	2	$9,900	
Other Observation, Extent : N/A, Area Affected : 3%								
Location : Toilet Rooms, Tenant Units, And Stairs								
Explanation : Locations Noted								
No Component	5%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Offices Above Units 1, 2								
Explanation : Reported Under Air Conditioning								
No Component	60%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Refrigerated Area								
Explanation : Location Noted								
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		

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

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
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	5%			2030	$358,000	2	$1,300	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Rtu-2, Rtu-20: Serving Offices Above Units 1, 2. Rest Of The Units Are Maintained By Tenants								
Split Unit	40%			2030	$4,048,000			
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Ten Units For Center Corridor								
No Component	55%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout								
Explanation : The Rest Of Air Conditioning Is Maintained By Tenants. Most Of The Area Is Refrigerated.								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$237,600	
Exhaust Fans								
Interior	25%			2030	$472,500	2	$3,300	
Roof	75%			2030	$620,200	2	$9,800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$17,100	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Water Heater Closet - Mezzanine Above Unit 1								
Explanation : One 100 Gallon Unit. The Rest Is Maintained By Tenants.								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To Mezzanine								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2045	* *	1-5	$222,800	
Sprinkler								
Generic	100%			2045	* *	1-2	$119,400	

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 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
Fire Suppression								
Fire Pump								
Generic	100%			2031	$406,900	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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name	: **NEW YORK CITY TERMINAL MARKET BUILDING A**		
Address	: **772 EDGEWATER AVENUE**		
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	: **16-Dec-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,2**		
Block	: **2770** **Lot** : **1**	**BIN**	: **2109488**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,040,300	$6,998,700
Interior Architecture	$2,094,200	$4,050,300
Electrical	$994,900	$4,261,900
Mechanical	$1,398,300	
Total	**$5,527,800**	**$15,310,800**
Importance Code A	$1,706,300	$7,713,900
Importance Code B	$3,046,900	$6,984,100
Importance Code C	$774,500	$612,800
Total	**$5,527,800**	**$15,310,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				
Interior Architecture			$17,800	$13,400
Electrical	$28,400	$94,600	$21,300	$25,800
Mechanical	$600	$39,400	$3,500	$4,000
Total	**$29,000**	**$134,100**	**$42,600**	**$43,100**
Importance Code A	$600	$6,800	$1,700	$3,800
Importance Code B	$28,400	$127,300	$40,900	$39,300
Importance Code C				
Total	**$29,000**	**$134,100**	**$42,600**	**$43,100**



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
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	$132,000	LIFE	* *	5	$55,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Loading Dock								
Concrete Masonry Unit	25%	Now	$147,800	LIFE	* *	5	$34,500	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : East Facade, West Facade								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : East Facade, West Facade								
Metal Panel	14%	Now	$204,800	2053	* *	5	$57,900	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal Panel	21%			2053	* *	5-10	$318,500	
Metal Coiling Doors	30%			2038	* *	5	$206,800	
Weathering Steel	5%			LIFE	* *	1		
Windows								
Aluminum	100%	4+	$202,800	2041	* *	5	$42,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Roof								
Modified Bitumen	100%			2033	$5,493,200	10	$502,500	
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Throughout								
Soffits								
Exposed Struc: Steel	7%	4+	$162,700	LIFE	* *	5	$38,800	
Paint Peeling, Extent : Moderate, Area Affected : 50%								
Location : Loading Dock Area								
Exposed Struc: Steel	93%			LIFE	* *	5	$516,000	
Interior								
Floors								
Carpet	10%			2032	$629,700	3	$53,400	
Cast in Place Concrete	55%	Now	$832,800	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	$50,200	2042	* *	5	$8,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor								
Vinyl Tile	30%	Now	$295,100	2033	$2,950,900	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%	Now	$61,300	2036	$612,800	5	$5,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : 2nd Floor Toilet Rooms								
Concrete Masonry Unit	50%	Now	$523,500	LIFE	* *	5	$44,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Gypsum Board	10%			LIFE	* *	5	$13,400	
Plaster	35%	Now	$189,700	LIFE	* *	5	$23,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Ceilings								
AcousTileSusp.Lay-In	20%			2046	* *	5	$74,500	
Exposed Struc: Concrete	10%			LIFE	* *	5	$5,800	
Exposed Struc: Steel	45%			LIFE	* *			
Plaster	25%	4+	$141,600	LIFE	* *	5	$58,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	100%			2053	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Dock Areas								
Explanation : Off Load Ramps								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2038	* *			
Parking/Driveway								
Asphalt	70%			2042	* *			
Cast in Place Concrete	30%			2046	* *			

Electrical	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%			2033	$715,200	5	$6,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Closet								
Explanation : Three 1,600 Ampere Main Disconnect Switches For Sections A E1, A E2 And A E3								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost 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								
Transformers								
Dry Type	100%			2031	$26,700	5	$800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Closet								
Explanation : Three 75 Kilovolts Amperes Primary Voltage 208/120 Volts Secondary Voltage One For Each Section A1, A2 And A3								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$715,200	5	$1,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : All Switchgear Belongs To Tenant								
Raceway								
Conduit	95%			2033	$699,400	1		
Conduit	5%			2059	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$63,900	5	$500	
Molded Case Bkrs	85%			2032	$542,900	5	$5,100	
Molded Case Bkrs	5%			2055	* *	5	$300	
Wiring								
Braided Cloth	50%	2-4	$562,800	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	45%			2033	$506,500	1		
Thermoplastic	5%			2059	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$46,900	5	$1,500	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	80%			2038	* *	10	$167,700	
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								
LED	20%			2041	* *			
Egress Lighting								
Emergency, Battery	55%			2028	$211,000	10	$30,300	
Exit, LED	5%			2068	* *	1		
Exit, Service	40%			2028	$39,400	1		
Exterior Lighting								
HID	5%			2028	$53,300	10		
LED	15%			2041	* *			
No Component	80%							
Alarm								

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

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

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								
Security System								
Generic	100%			2033	$429,100	1	$85,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside The Building								
Explanation : CCTV Surveillance Camera								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$589,600	1-3	$145,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Alarm Bell, Horns, Manual Pull Boxes, Smoke Detectors 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	10%			2043	* *	1		
Natural Gas	10%			2043	* *	1		
No Component	80%							
Conversion Equipment								
Furnace	10%	2-4	$71,100	2043	* *	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%			2038	* *	1	$5,700	
Recent Replace Evident, Extent : N/A, Area Affected : 5%								
Location : Utility Room								
Radiant Heater	10%			2028	$594,900	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%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost 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
Ventilation								
Exhaust Fans								
Roof	8%			2028	$35,500	2	$600	
Roof	2%			2038	* *	2	$100	
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	58%			2043	* *	1		
Galvanized Steel	42%	Now	$612,800	2038	* *	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 With Tanks								
Gas Fired	40%			2028	$47,800	2		
Other Observation, Extent : Light, Area Affected : 40%								
Location : 3 Utility Rooms								
Explanation : 3 Units								
Gas Fired	60%			2027	$71,700	2		
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name	:	**NEW YORK CITY TERMINAL MARKET BUILDING B**			
Address	:	**772 EDGEWATER AVENUE**			
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	:	**17-Dec-2021**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Roof, Floors 1,2**			
Block	:	**2770** **Lot** : **1**	**BIN**	:	**2109493**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,426,300	$303,300
Interior Architecture	$477,300	$3,992,100
Electrical	$1,245,000	$4,386,900
Mechanical	$1,398,300	
Site Pavements	$3,438,600	
Total	**$7,985,500**	**$8,682,300**
Importance Code A	$2,092,300	$1,018,500
Importance Code B	$2,334,500	$7,050,900
Importance Code C	$3,558,700	$612,800
Total	**$7,985,500**	**$8,682,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				
Interior Architecture	$83,400	$46,500	$647,500	$13,400
Electrical	$28,600	$97,400	$21,300	$25,600
Mechanical		$25,500	$2,900	$3,300
Total	**$112,000**	**$169,500**	**$671,800**	**$42,300**
Importance Code A		$6,300	$1,100	$3,300
Importance Code B	$58,000	$163,200	$670,700	$39,000
Importance Code C	$54,000			
Total	**$112,000**	**$169,500**	**$671,800**	**$42,300**



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 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	$66,000	LIFE	* *	5	$55,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Loading Dock								
Concrete Masonry Unit	25%	Now	$295,600	LIFE	* *	5	$34,500	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : East Facade, West Facade								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : West Facade, East Facade								
Metal Panel	35%	Now	$256,000	2053	* *	5	$144,800	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal Coiling Doors	30%			2038	* *	5	$206,800	
Weathering Steel	5%			LIFE	* *	1		
Windows								
Aluminum	100%	Now	$202,800	2041	* *	5	$42,600	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Roof								
Modified Bitumen	100%			2038	* *	10	$502,500	
Soffits								
Exposed Struc: Steel	100%			LIFE	* *	5		
Interior								
Floors								
Carpet	10%			2029	$629,700	3	$53,400	
Cast in Place Concrete	14%	Now	$212,000	LIFE	* *	5	$109,000	
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : Loading Dock At Six Locations								
Explanation : Deteriorating Expansion Joint Assemblies								
Cast in Place Concrete	41%			LIFE	* *	5	$319,300	
Ceramic Tile	5%	4+	$20,100	2042	* *	5	$8,900	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Toilet Rooms								
Vinyl Tile	9%	Now	$88,500	2033	$885,300	3	$12,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Vinyl Tile	21%			2033	$2,065,600	3	$37,400	

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

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

Architecture	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	$30,600	2036	$612,800	5	$5,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Toilet Rooms								
Concrete Masonry Unit	5%	0-2	$52,400	LIFE	* *	5	$4,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Concrete Masonry Unit	50%			LIFE	* *	5	$44,600	
Gypsum Board	15%	4+	$23,400	LIFE	* *	5	$20,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Plaster	25%	4+	$67,800	LIFE	* *	5	$16,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Ceilings								
AcousTileSusp.Lay-In	25%			2038	* *	5	$93,100	
Exposed Struc: Concrete	10%			LIFE	* *	5	$5,800	
Exposed Struc: Steel	55%			LIFE	* *			
Plaster	10%	Now	$56,600	LIFE	* *	5	$23,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	100%			2053	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Dock Areas								
Explanation : Off Load Ramps								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2038	* *			
Parking/Driveway								
Asphalt	70%	Now	$3,203,800	2046	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Throughout Parking Area								
Potholes, Extent : Severe, Area Affected : 10%								
Location : Parking Areas								
Cast in Place Concrete	30%	4+	$234,700	2046	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Parking Area								

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

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost 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								
Service Equipment								
Molded Case Bkrs	100%			2033	$715,200	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								
Transformers								
Dry Type	100%			2031	$26,700	5	$800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Closet								
Explanation : Three 75 Kilovolt Amperes 480 Volts Primary Voltage 208/120 Volts Secondary Voltage								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$715,200	5	$1,000	
Raceway								
Conduit	100%			2033	$736,300	1		
Panelboards								
Fused Disc Sw	10%			2032	$63,900	5	$500	
Molded Case Bkrs	90%			2032	$574,800	5	$5,400	
Wiring								
Braided Cloth	50%	2-4	$562,800	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	50%			2033	$562,800	1		
Motor Controllers								
Locally Mounted	100%			2031	$46,900	5	$1,500	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	5%			2028	$195,000	10	$10,500	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Electrical And Mechanical Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : 70 Percent Of Interior Lighting Belongs To Tenant								
Fluorescent	85%			2038	* *	10	$178,200	
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								
LED	10%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2028	$191,800	10	$27,600	
Emergency, Battery	10%			2038	* *	10	$5,500	
Exit, Service	40%			2028	$39,400	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 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
Lighting								
Exterior Lighting								
HID	10%			2028	$106,700	10	$100	
LED	10%			2041	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2033	$429,100	1	$85,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside The Building								
Explanation : CCTV Surveillance Camera								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$589,600	1-3	$145,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Srobe Lights, Horns, Manual Pull Boxes, Smoke Detectors, Alarm Bell 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	10%			2043	* *	1		
Natural Gas	10%			2043	* *	1		
No Component	80%							
Conversion Equipment								
Furnace	10%	2-4	$71,100	2043	* *	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 Gasoline Fired Furnaces, 8 Modine Heaters On Extended Life								
Radiant Heater	10%			2028	$594,900	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%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost 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
Ventilation								
Exhaust Fans								
Roof	5%			2028	$22,200	2	$400	
No Component	95%							
Plumbing								
H/C Water Piping								
Brass/Copper	58%			2043	* *	1		
Galvanized Steel	42%	Now	$612,800	2038	* *	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 With Tanks								
Gas Fired	40%			2028	$47,800	2		
Other Observation, Extent : Light, Area Affected : 40%								
Location : 3 Utility Rooms								
Explanation : 3 Units								
Gas Fired	60%			2027	$71,700	2		
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name : **NEW YORK CITY TERMINAL MARKET BUILDING B-4**
Address : **772 EDGEWATER AVENUE**
Borough : **BRONX**
Program / Asset # : **DBS0021.040 / 2150**
Area Sq Ft : **14,230**
Date of Survey : **17-Dec-2021**
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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$167,300	$1,030,300
Electrical	$4,900	$183,800
Total	**$172,200**	**$1,214,100**
Importance Code A	$167,300	$1,030,300
Importance Code B	$4,900	$183,800
Total	**$172,200**	**$1,214,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$5,700	$49,600		
Interior Architecture	$36,800			
Electrical	$1,800	$45,300	$1,300	$1,600
Mechanical	$100	$23,700	$300	
Total	**$44,400**	**$118,500**	**$1,600**	**$1,600**
Importance Code A	$5,800	$49,600	$100	
Importance Code B	$38,600	$68,900	$1,500	$1,600
Importance Code C				
Total	**$44,400**	**$118,500**	**$1,600**	**$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
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	$5,700	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%			2038	* *	5	$18,000	
Windows								
Metal Louvers	75%			2036	$925,900	10	$104,300	
Steel	25%	Now	$167,300	2049	* *	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%			2038	* *	10	$40,600	
Soffits								
Exposed Struc: Steel	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	100%	Now	$36,800	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%			2038	* *			
Parking/Driveway								
Asphalt	70%			2042	* *			
Cast in Place Concrete	30%			2046	* *			

Electrical	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%			2033	$15,100	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 600 Ampere Main Disconnect Switch								
Transformers								
Dry Type	100%			2031	$26,700	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room And Mechanical Room								
Explanation : Four 25 Kilovolts Amperes 480 Volts Primary Voltage 208/120 Volts Secondary Voltage								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$130,000	5	$100	
Raceway								
Conduit	100%			2033	$32,400	1		
Panelboards								
Fused Disc Sw	10%			2032	$4,000	5		
Molded Case Bkrs	90%			2032	$35,900	5	$300	
Wiring								
Thermoplastic	100%			2033	$53,800	1		
Motor Controllers								
Locally Mounted	100%			2031	$46,900	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Lighting								
Interior Lighting								
Fluorescent	2%			2028	$4,900	10	$300	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Electrical And Mechanical Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : 70 Percent Belongs To The Tenant								
Fluorescent	88%			2038	* *	10	$11,500	
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 Belongs To The Tenant								
LED	10%			2041	* *			
Egress Lighting								
Emergency, Battery	60%			2028	$14,300	10	$2,100	
Exit, Service	40%			2028	$2,500	1		
Exterior Lighting								
HID	20%			2028	$13,300	10		
No Component	80%							
Alarm								

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

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

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								
Generic	100%			2033	$26,700	1	$5,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside The Building								
Explanation : CCTV Surveillance Camera								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$36,700	1-3	$9,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Stobe Lights, Horns, Alarm Bell, Smoke Detectors, Manual Pull Boxes 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%			2043	* *	1		
Natural Gas	5%			2043	* *	1		
No Component	90%							
Conversion Equipment								
Furnace	5%			2033	$2,200	1	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Utility Room								
Explanation : One Unit, Gasoline Fired								
Radiant Heater	5%			2033	$18,500	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%			2043	* *	1		
Water Heater With Tanks								
Electric	100%			2028	$23,600	4		
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		

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

Mechanical	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%							

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

Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name	: **NEW YORK CITY TERMINAL MARKET BUILDING C**		
Address	: **772 EDGEWATER AVENUE**		
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	: **17-Dec-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **2770** **Lot** : **1**	**BIN**	: **2109496**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,196,700	$303,300
Interior Architecture	$976,600	$5,054,000
Electrical	$1,245,000	$3,928,600
Mechanical	$1,077,300	
Total	**$4,495,700**	**$9,286,000**
Importance Code A	$1,862,700	$560,300
Importance Code B	$2,470,400	$8,112,900
Importance Code C	$162,600	$612,800
Total	**$4,495,700**	**$9,286,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				
Interior Architecture		$37,200	$647,500	$13,400
Electrical	$28,600	$94,900	$21,300	$25,600
Mechanical	$47,000	$25,500	$2,900	$3,300
Total	**$75,600**	**$157,700**	**$671,800**	**$42,300**
Importance Code A		$3,700	$1,100	$3,300
Importance Code B	$75,600	$153,900	$670,700	$39,000
Importance Code C				
Total	**$75,600**	**$157,700**	**$671,800**	**$42,300**



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 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	$132,000	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	$256,000	2043	* *	5	$144,800	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Below Upper Windows								
Metal Coiling Doors	30%			2038	* *	5	$206,800	
Weathering Steel	5%			LIFE	* *	1		
Windows								
Aluminum	100%	Now	$202,800	2041	* *	5	$42,600	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Roof								
Modified Bitumen	100%			2038	* *	10	$502,500	
Soffits								
Exposed Struc: Steel	100%			LIFE	* *	5		
Interior								
Floors								
Carpet	10%			2029	$629,700	3	$53,400	
Cast in Place Concrete	55%	Now	$333,100	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+	$50,200	2036	$1,003,800	5	$8,900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Bathrooms								
Vinyl Tile	30%	Now	$147,500	2033	$2,950,900	3	$40,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Interior Walls								
Ceramic Tile	5%			2036	$612,800	5	$11,100	
Concrete Masonry Unit	50%			LIFE	* *	5	$44,600	
Gypsum Board	15%			LIFE	* *	5	$20,100	
Plaster	30%	4+	$162,600	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%			2038	* *	5	$74,500	
Exposed Struc: Concrete	10%			LIFE	* *	5	$5,800	
Exposed Struc: Steel	45%			LIFE	* *			
Plaster	25%	4+	$283,100	LIFE	* *	5	$58,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	100%			2053	* *			
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%			2038	* *			
Parking/Driveway								
Asphalt	70%			2042	* *			
Cast in Place Concrete	30%			2046	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$257,000	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%			2031	$26,700	5	$800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 75 Kilovolts Amperes At 480 Volts Primary Voltage 208/120 Volts Secondary Voltage								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$715,200	5	$1,000	
Raceway								
Conduit	100%			2033	$736,300	1		
Panelboards								
Fused Disc Sw	10%			2032	$63,900	5	$500	
Molded Case Bkrs	90%			2032	$574,800	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	50%	2-4	$562,800	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	50%			2033	$562,800	1		
Motor Controllers								
Locally Mounted	100%			2031	$46,900	5	$1,500	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	5%			2028	$195,000	10	$10,500	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Mechanical And Electrical Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : 70 Percent Of Interior Lighting Belongs To Tenant								
Fluorescent	85%			2038	* *	10	$178,200	
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								
LED	10%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2028	$191,800	10	$27,600	
Emergency, Battery	10%			2038	* *	10	$5,500	
Exit, Service	40%			2028	$39,400	1		
Exterior Lighting								
HID	10%			2028	$106,700	10	$100	
LED	10%			2041	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2033	$429,100	1	$85,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside								
Explanation : CCTV Surveillance Camera								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$589,600	1-3	$145,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Box, Horns, Smoke Detectors, Alarm Bell And Fire Alarm Panel								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost 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%			2043	* *	1		
Natural Gas	10%			2043	* *	1		
No Component	80%							
Conversion Equipment								
Furnace	10%	2-4	$71,100	2043	* *	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%			2028	$594,900	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%			2028	$22,200	2	$400	
No Component	95%							
Plumbing								
H/C Water Piping								
Brass/Copper	80%	Now	$47,000	2043	* *	1		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Utility Rooms								
Explanation : Faulty Valves								
Galvanized Steel	20%	Now	$291,800	2038	* *	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 With Tanks								
Gas Fired	100%			2028	$119,600	2		
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name	: **NEW YORK CITY TERMINAL MARKET BUILDING C-4**		
Address	: **772 EDGEWATER AVENUE**		
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	: **17-Dec-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **2770** **Lot** : **1**	**BIN**	: **2109490**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$100,400	$1,098,900
Electrical	$4,900	$183,800
Total	**$105,200**	**$1,282,700**
Importance Code A	$100,400	$1,098,900
Importance Code B	$4,900	$183,800
Total	**$105,200**	**$1,282,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$11,500	$48,100		
Interior Architecture	$36,800			
Electrical	$12,200	$53,100	$1,300	$1,600
Mechanical		$26,000		$100
Total	**$60,500**	**$127,200**	**$1,400**	**$1,700**
Importance Code A	$11,500	$50,400		$100
Importance Code B	$49,000	$76,800	$1,300	$1,600
Importance Code C				
Total	**$60,500**	**$127,200**	**$1,400**	**$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
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	$11,500	LIFE	* *	5	$4,800	
Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
Location : Loading Dock And Ramp Cheek Wall								
Exposed Reinforcement, Extent : Severe, Area Affected : 10%								
Location : Loading Dock								
Concrete Masonry Unit	70%			LIFE	* *	5	$8,400	
Metal Coiling Doors	25%			2038	* *	5	$15,000	
Windows								
Metal Louvers	80%			2036	$987,600	10	$111,300	
Steel	20%	Now	$100,400	2049	* *	5	$27,800	
Corrosion/Rusting, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Thermally Inefficient, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Roof								
Modified Bitumen	100%			2038	* *	10	$40,600	
Soffits								
Exposed Struc: Steel	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	100%	Now	$36,800	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 Struc: Concrete	20%			LIFE	* *	5	$700	
Exposed Struc: Steel	80%			LIFE	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2038	* *			
Parking/Driveway								
Asphalt	70%			2042	* *			
Cast in Place Concrete	30%			2046	* *			

Electrical	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%			2033	$15,100	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 600 Ampere Main Disconnect Switch								
Transformers								
Dry Type	100%			2031	$26,700	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 25 Kilovolts Amperes 480 Volts Primary Voltage 208/120 Volts Secondary Voltage								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$130,000	5	$100	
Raceway								
Conduit	100%			2033	$32,400	1		
Panelboards								
Fused Disc Sw	10%			2032	$4,000	5		
Molded Case Bkrs	90%			2032	$35,900	5	$300	
Wiring								
Thermoplastic	100%			2033	$53,800	1		
Motor Controllers								
Locally Mounted	100%			2031	$46,900	5	$100	
Ground								
Grounding Devices								
Generic	100%	4+	$10,400	LIFE	* *	5	$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Water Main								
Explanation : Corroded								
Lighting								
Interior Lighting								
Fluorescent	2%			2028	$4,900	10	$300	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Electrical And Mechanical Room								
Fluorescent	88%			2038	* *	10	$11,500	
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 Belongs To The Tenant								
LED	10%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2033	$11,900	10	$1,700	
Exit, Service	50%			2033	$3,100	1		
Exterior Lighting								
HID	20%			2028	$13,300	10		
No Component	80%							
Alarm								

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

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

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
Alarm								
Security System								
Generic	100%			2028	$26,700	1	$5,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside The Building								
Explanation : CCTV Surveillance Camera								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$36,700	1-3	$9,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Horns, Alarm Bell, Smoke Detectors, Manual 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%			2043	* *	1		
Natural Gas	5%			2043	* *	1		
No Component	90%							
Conversion Equipment								
Furnace	5%			2028	$2,200	1	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Utility Room								
Explanation : One Unit, Gasoline Fired								
Radiant Heater	5%			2038	* *	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%			2043	* *	1		
Water Heater With Tanks								
Electric	100%			2028	$23,600	4		
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name	: **NEW YORK CITY TERMINAL MARKET BUILDING D**		
Address	: **772 EDGEWATER AVENUE**		
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	: **17-Dec-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **2770** **Lot** : **1**	**BIN**	: **2109499**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,222,400	$544,600
Interior Architecture	$1,480,900	$4,247,000
Electrical	$1,449,500	$4,398,000
Mechanical	$1,087,700	
Total	**$5,240,600**	**$9,189,500**
Importance Code A	$1,895,600	$1,259,800
Importance Code B	$3,345,000	$7,316,900
Importance Code C		$612,800
Total	**$5,240,600**	**$9,189,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				
Interior Architecture	$30,600	$37,200	$518,000	$14,200
Electrical	$39,300	$102,900	$21,600	$25,900
Mechanical	$57,000	$25,800	$2,900	$3,400
Total	**$127,000**	**$165,900**	**$542,500**	**$43,500**
Importance Code A		$6,300	$1,100	$3,300
Importance Code B	$96,300	$159,600	$541,400	$40,200
Importance Code C	$30,600			
Total	**$127,000**	**$165,900**	**$542,500**	**$43,500**



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

Architecture	Current 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	$66,000	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%			2043	* *	5-10	$530,800	
Metal Coiling Doors	30%			2038	* *	5	$206,800	
Weathering Steel	5%			LIFE	* *	1		
Windows								
Aluminum	100%	Now	$405,700	2041	* *	5	$42,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Roof								
Modified Bitumen	100%			2038	* *	10	$502,500	
Soffits								
Exposed Struc: Steel	100%			LIFE	* *	5		
Interior								
Floors								
Carpet	8%			2029	$503,800	3	$42,700	
Cast in Place Concrete	55%	Now	$832,800	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+	$50,200	2042	* *	5	$8,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Bathrooms								
Vinyl Tile	32%	4+	$314,800	2033	$3,147,600	3	$42,700	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Interior Walls								
Ceramic Tile	5%	4+	$30,600	2036	$612,800	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	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF SMALL BUSINESS SERV. - 801
NEW 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%			2038	* *	5	$74,500	
Exposed Struc: Concrete	10%			LIFE	* *	5	$5,800	
Exposed Struc: Steel	45%			LIFE	* *			
Plaster	25%	4+	$283,100	LIFE	* *	5	$58,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	100%			2053	* *			
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%			2038	* *			
Parking/Driveway								
Asphalt	70%			2042	* *			
Cast in Place Concrete	30%			2046	* *			

Electrical	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%			2033	$715,200	5	$6,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three 400 Ampers Main Disconnect Switches								
Transformers								
Dry Type	100%			2031	$26,700	5	$800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 112.5 Kilovolts Amperes And Three 75 Kilovolts Amperes 480 Volts Primary Voltage 208/120 Volts Secondary Voltage								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$715,200	5	$1,000	
Raceway								
Conduit	100%			2033	$736,300	1		
Panelboards								
Fused Disc Sw	10%			2032	$63,900	5	$500	
Molded Case Bkrs	90%			2032	$574,800	5	$5,500	

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

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

Electrical	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	50%	2-4	$562,800	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	50%			2033	$562,800	1		
Motor Controllers								
Locally Mounted	100%			2031	$46,900	5	$1,600	
Ground								
Grounding Devices								
Generic	100%	2-4	$10,400	LIFE	* *	5	$3,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Water Main								
Explanation : Corroded								
Lighting								
Interior Lighting								
Fluorescent	10%			2028	$394,200	10	$21,200	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Mechanical And Electrical Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : 70 Percent Of Interior Lighting Belongs To Tenant								
Fluorescent	80%			2038	* *	10	$169,500	
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								
LED	10%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2028	$193,900	10	$27,900	
Exit, Service	50%			2028	$49,800	1		
Exterior Lighting								
HID	10%			2028	$107,800	10	$100	
LED	10%			2041	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2033	$433,700	1	$86,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside The Building								
Explanation : CCTV Surveillance Camera								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$596,000	1-3	$146,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Box, Alarm Bell, Smoke Detectors, Horns And Fire Alarm Panel								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost 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%			2043	* *	1		
Natural Gas	10%			2043	* *	1		
No Component	80%							
Conversion Equipment								
Furnace	10%	2-4	$71,900	2043	* *	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 Gasoline Fired Furnaces, 8 Modine Heaters On Extended Life								
Radiant Heater	10%			2028	$601,300	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%			2028	$22,400	2	$400	
No Component	95%							
Plumbing								
H/C Water Piping								
Brass/Copper	80%	Now	$47,500	2043	* *	1		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Utility Rooms								
Explanation : Faulty Valves								
Galvanized Steel	20%	Now	$295,000	2038	* *	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 With Tanks								
Gas Fired	100%			2028	$119,600	2		
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.
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** *Replacement cost estimated to be beyond ten years is not included in this report.*

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

Mechanical	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%			2027	$7,100	4	$7,300	
Fixtures								
Generic	100%							

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

Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name : **NEW YORK CITY TERMINAL MARKET BUILDING S.B. - SERVICE BRIDGE**
Address : **772 EDGEWATER AVENUE**
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 : **16-Dec-2021**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2**
Block : **2770** **Lot** : **1**
BIN : **2109502**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$210,900	$1,088,200
Interior Architecture	$337,400	$1,032,600
Electrical	$218,100	$891,900
Mechanical	$369,400	$1,683,400
Site Pavements	$123,700	
Total	**$1,259,500**	**$4,696,100**
Importance Code A	$286,100	$1,840,500
Importance Code B	$849,600	$2,855,600
Importance Code C	$123,700	
Total	**$1,259,500**	**$4,696,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$21,700			
Interior Architecture	$7,500	$12,100	$58,100	$4,000
Electrical	$8,900	$62,400	$6,600	$7,900
Mechanical	$36,600	$22,600	$8,100	$5,500
Total	**$74,700**	**$97,100**	**$72,800**	**$17,400**
Importance Code A	$21,700	$3,700	$3,500	$3,500
Importance Code B	$53,000	$93,500	$69,300	$13,900
Importance Code C				
Total	**$74,700**	**$97,100**	**$72,800**	**$17,400**



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 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+	$56,800	2053	* *	5	$32,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Deformed/Dented, Extent : Moderate, Area Affected : 5%								
Location : Throughout Facade								
Weathering Steel	5%	4+	$11,700	LIFE	* *	1		
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Surface Of Steel								
Explanation : Paint Peeling								
Windows								
Aluminum	100%	Now	$154,100	2041	* *	5	$16,200	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Roof								
Modified Bitumen	100%			2033	$997,000	10	$91,200	
Soffits								
Exposed Struc: Steel	4%	4+	$10,000	LIFE	* *	5	$1,200	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Exposed Struc: Steel	96%			LIFE	* *	5	$28,700	
Interior								
Floors								
Carpet	6%			2029	$56,500	3	$4,800	
Cast in Place Concrete	25%			LIFE	* *	5	$29,100	
Ceramic Tile	5%	Now	$7,500	2036	$150,100	5	$1,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Bathrooms								
Slate	2%			LIFE	* *	5	$1,100	
Terrazzo	2%			LIFE	* *	5	$800	
Vinyl Tile	60%	Now	$264,800	2033	$882,500	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	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost 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
Interior								
Ceilings								
AcousTileConcealSpLn	20%			2038	* *	5	$24,200	
AcousTileSusp.Lay-In	5%			2046	* *	5	$4,800	
Exposed Struc: Concrete	10%	Now	$72,600	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%	Now	$123,700	2038	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Parking/Driveway								
Asphalt	80%			2042	* *			
Cast in Place Concrete	20%			2046	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$48,100	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Three 600 Ampere Main Disconnect Switch								
Transformers								
Dry Type	100%			2031	$26,700	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement And Second Floor Electrical Closet								
Explanation : One 225 Kilovolt Amperes And One 75 Kilovolt Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$227,600	5	$300	
Raceway								
Conduit	100%			2033	$134,000	1		
Panelboards								
Fused Disc Sw	10%			2032	$16,000	5	$200	
Molded Case Bkrs	90%			2032	$143,700	5	$1,700	
Wiring								
Braided Cloth	60%	2-4	$106,700	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	40%			2033	$71,200	1		
Motor Controllers								
Locally Mounted	100%			2031	$46,900	5	$500	
Ground								

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

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Lighting								
Interior Lighting								
Fluorescent	80%			2038	* *	10	$51,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
LED	20%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2028	$59,400	10	$8,500	
Emergency, Battery	10%			2038	* *	10	$1,700	
Exit, Service	40%			2028	$12,200	1		
Exterior Lighting								
HID	10%			2028	$33,000	10		
LED	10%			2033	$37,900			
No Component	80%							
Alarm								
Security System								
Generic	100%			2033	$132,900	1	$26,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside Building								
Explanation : CCTV Surveillance Camera								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$182,600	1-3	$44,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Horns, Alarm Bell, Manual Pull Box, Smoke Detectors 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								
Natural Gas	100%	Now	$900	2043	* *	1		
Unit Inoperable, Extent : Severe, Area Affected : 10%								
Location : Gasoline Booster Pump, Basement Boiler Room								
Conversion Equipment								
Hot Water Boiler	100%	Now	$75,200	2031	$752,300	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 : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units, 1 Boiler Working, 2nd Boiler Decomissioned								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost 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
Heating								
Distribution								
Hot Wtr Piping/Pump	100%	Now	$31,000	2032	$154,800	4	$3,500	
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Throughout Boiler Room								
Leak Evident, Extent : Moderate, Area Affected : 20%								
Location : Leaking Circulating Pump								
On Extended Life, Extent : Moderate, Area Affected : 20%								
Location : Pumps In Boiler Room								
Terminal Devices								
Convector/Radiator	80%			2038	* *	1	$18,300	
Unit Heater - Hot Water	20%			2028	$84,000			
Air Conditioning								
Conversion Equipment								
Exterior Pkg Unit - Cooling	100%	0-2	$155,300	2033	$776,300	2	$3,500	
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Roof. Three Rooftop Units Not Working								
Ventilation								
Distribution								
Ductwork/Diffusers	35%			LIFE	* *	2-5	$13,800	
No Component	65%							
Exhaust Fans								
Roof	40%			2028	$55,000	2	$900	
No Component	60%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$17,100	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	$2,200	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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name	: **NEW YORK CITY TERMINAL MARKET TRANSFORMER VAULT A**		
Address	: **772 EDGEWATER AVENUE**		
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	: **16-Dec-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **2770** **Lot** : **1**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Electrical		$65,000
Total		**$65,000**
Importance Code A		$65,000
Total		**$65,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$8,800			
Interior Architecture				
Electrical		$27,500		
Mechanical	$200			
Site Pavements	$2,000			
Total	**$11,000**	**$27,500**		
Importance Code A	$8,800			
Importance Code B	$200	$27,500		
Importance Code C	$2,000			
Total	**$11,000**	**$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
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	$5,100	LIFE	* *	5	$3,000	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Metal: Cage/Fence	25%	4+	$300	2038	* *	5	$3,500	
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : South Elevation								
Windows								
Metal Louvers	100%			2036		10		
Roof								
Roll Roofing	100%			2032	$26,300	5	$6,800	
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	* *	5	$4,700	
Interior Walls								
Concrete Masonry Unit	100%			LIFE	* *	5		
Ceilings								
Exposed Struc: Concrete	100%			LIFE	* *	5	$300	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$2,000	2046	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Throughout								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2033	$65,000	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Transformer Vault A								
Explanation : One 5000 Ampere Main Disconnect Switch Fed To Building A And B								
Transformers								
Liquid Filled	100%			2031	$26,700	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Transformer Vault A Station								
Explanation : One 13 Kilovolts Primary Voltage 277/480 Volts Secondary Voltage								
Switchgear / Switchboard								
Air Circuit Breaker	35%			2033	$22,800	5		
Fused Disc Sw	65%			2033	$42,300	5		
Raceway								
Busway	50%			2031	$3,200	1		
Conduit	50%			2033	$3,200	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.*

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	2%			2032	$200	5		
Molded Case Bkrs	98%			2032	$9,800	5		
Wiring								
Thermoplastic	100%			2033	$7,900	1		
Lighting								
Interior Lighting								
Fluorescent	100%			2028	$24,900	10	$1,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-12 Lamps								
Exterior Lighting								
HID	20%			2028	$1,300	10		
No Component	80%							

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Roof	50%			2033	$1,400	2		
Wall Unit	50%	Now	$200	2033	$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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name	: **NEW YORK CITY TERMINAL MARKET TRANSFORMER VAULT B**		
Address	: **772 EDGEWATER AVENUE**		
Borough	: **BRONX**	**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0021.120 / 2289**	**Yr Built/Renovated**	: **1965 / 2014**
Area Sq Ft	: **1,444**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **16-Dec-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **2770** **Lot** : **1**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Electrical		$65,000
Total		**$65,000**
Importance Code A		$65,000
Total		**$65,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$30,600			
Interior Architecture				
Electrical		$27,500		
Mechanical		$300		
Site Pavements	$16,200			
Total	**$46,800**	**$27,900**		
Importance Code A	$30,600			
Importance Code B		$27,900		
Importance Code C	$16,200			
Total	**$46,800**	**$27,900**		



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 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	$25,600	LIFE	* *	5	$3,000	
Diagonal Cracks, Extent : Severe, Area Affected : 15%								
Location : Corners								
Metal: Cage/Fence	25%	4+	$1,600	2038	* *	5	$3,500	
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : South Elevation								
Windows								
Metal Louvers	100%			2036		10		
Roof								
Roll Roofing	100%			2032	$26,300	5	$6,800	
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	* *	5	$4,700	
Interior Walls								
Concrete Masonry Unit	100%			LIFE	* *	5		
Ceilings								
Exposed Struc: Concrete	100%			LIFE	* *	5	$300	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$16,200	2046	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Throughout								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2033	$65,000	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 5000 Ampere Main Disconnect Switch Fed To Buildings C And D								
Transformers								
Liquid Filled	100%			2031	$26,700	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Transformer Vault B Station								
Explanation : One 13 Kilovots Primary Voltage 277/480 Volts Secondary Voltage								
Switchgear / Switchboard								
Air Circuit Breaker	50%			2033	$32,500	5		
Fused Disc Sw	50%			2033	$32,500	5		
Raceway								
Busway	50%			2031	$3,200	1		
Conduit	50%			2033	$3,200	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.*

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	2%			2032	$200	5		
Molded Case Bkrs	98%			2032	$9,800	5		
Wiring								
Thermoplastic	100%			2033	$7,900	1		
Lighting								
Interior Lighting								
Fluorescent	100%			2028	$24,900	10	$1,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-12 Lamps								
Exterior Lighting								
HID	20%			2028	$1,300	10		
No Component	80%							

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Roof	50%			2033	$1,400	2		
Wall Unit	50%			2028	$300	2		
Other Observation, Extent : Light, Area Affected : 50%								
Location : Sidewall 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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name	: **NEW YORK CITY TERMINAL MARKET TRANSFORMER VAULT C**		
Address	: **772 EDGEWATER AVENUE**		
Borough	: **BRONX**	**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0021.130 / 2290**	**Yr Built/Renovated**	: **1965 / 2014**
Area Sq Ft	: **1,444**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **16-Dec-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **2770** **Lot** : **1**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Electrical		$117,000
Total		**$117,000**
Importance Code A		$65,000
Importance Code B		$52,000
Total		**$117,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$3,100		$29,700	
Interior Architecture				
Electrical		$27,500		
Mechanical		$300		
Site Pavements	$4,000			
Total	**$7,200**	**$27,900**	**$29,700**	
Importance Code A	$3,100		$29,700	
Importance Code B		$27,900		
Importance Code C	$4,000			
Total	**$7,200**	**$27,900**	**$29,700**	



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

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	
Painted Surfaces, Extent : Light, Area Affected : 100%								
Location : All Facades								
Metal: Cage/Fence	25%	Now	$3,100	2038	* *	5	$3,500	
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Windows								
Metal Louvers	100%			2036		10		
Roof								
Roll Roofing	100%			2029	$26,300	5	$6,800	
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	* *	5	$4,700	
Interior Walls								
Concrete Masonry Unit	100%			LIFE	* *	5		
Ceilings								
Exposed Struc: Concrete	100%			LIFE	* *	5	$300	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	4+	$4,000	2038	* *			
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%			2033	$65,000	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Transformer Vault C								
Explanation : One 5,000 Ampere Main Disconnect Switch Fed To Buildings A, B And Cafeteria								
Transformers								
Liquid Filled	100%			2031	$26,700	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Transformer Vault C Station								
Explanation : Two 13 Kilovolts Primary Voltage 277/480 Secondary Voltage								
Switchgear / Switchboard								
Air Circuit Breaker	80%			2033	$52,000	5		
Fused Disc Sw	20%			2033	$13,000	5		
Raceway								
Busway	50%			2031	$3,200	1		
Conduit	50%			2033	$3,200	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.*

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	2%			2032	$200	5		
Molded Case Bkrs	98%			2032	$9,800	5		
Wiring								
Thermoplastic	100%			2033	$7,900	1		
Lighting								
Interior Lighting								
Fluorescent	100%			2028	$24,900	10	$1,300	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Exterior Lighting								
HID	20%			2028	$1,300	10		
No Component	80%							

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Roof	50%			2033	$1,400	2		
Wall Unit	50%			2028	$300	2		
Other Observation, Extent : Light, Area Affected : 50%								
Location : Mounted On Sidewall								
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name : **NEW YORK CITY TERMINAL MARKET TRANSFORMER VAULT D**
Address : **772 EDGEWATER AVENUE**
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 : **16-Dec-2021**
Landmark Status : **NONE**
Areas Surveyed : **Roof, Floors 1**
Block : **2770** **Lot** : **1** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Electrical		$130,000
Total		**$130,000**
Importance Code A		$65,000
Importance Code B		$65,000
Total		**$130,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$28,800	$4,100		
Interior Architecture	$8,100			
Electrical		$27,500		
Mechanical	$200			
Site Pavements	$16,200			
Total	**$53,200**	**$31,600**		
Importance Code A	$28,800	$4,100		
Importance Code B	$200	$27,500		
Importance Code C	$24,200			
Total	**$53,200**	**$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

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	$25,600	LIFE	* *	5	$3,000	
Diagonal Cracks, Extent : Moderate, Area Affected : 15%								
Location : Corners								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Metal: Cage/Fence	25%	Now	$3,100	2038	* *	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%			2036		10		
Roof								
Modified Bitumen	100%			2038	* *	10	$4,100	
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	* *	5	$4,700	
Interior Walls								
Concrete Masonry Unit	100%	Now	$8,100	LIFE	* *	5	$1,700	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Interior West Wall								
Ceilings								
Exposed Struc: Concrete	100%			LIFE	* *	5	$300	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$16,200	2046	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Throughout								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2033	$65,000	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 5,000 Ampere And One 3,000 Ampere Main Disconnect Switches Fed To Building D And Service Bridge								
Transformers								
Liquid Filled	100%			2031	$26,700	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Transformer Vault D Station								
Explanation : One 13 Kilovots Primary Voltage 277/480 Volts Secondary Voltage								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost 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								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2033	$65,000	5		
Raceway								
Busway	50%			2031	$3,200	1		
Conduit	50%			2033	$3,200	1		
Panelboards								
Fused Disc Sw	2%			2032	$200	5		
Molded Case Bkrs	98%			2032	$9,800	5		
Wiring								
Thermoplastic	100%			2033	$7,900	1		
Lighting								
Interior Lighting								
Fluorescent	100%			2028	$24,900	10	$1,300	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Exterior Lighting								
HID	20%			2028	$1,300	10		
No Component	80%							

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Fan Coil Unit/Heat	10%			2033	$3,600	1	$100	
No Component	90%							
Ventilation								
Exhaust Fans								
Roof	50%			2033	$1,400	2		
Wall Unit	50%	Now	$200	2033	$300	2		
Broken, Extent : Severe, Area Affected : 100%								
Location : Sidewall								
Other Observation, Extent : Light, Area Affected : 50%								
Location : Mounted On Sidewall								
Explanation : One Unit								
Plumbing								
Water Heater With Tanks								
Gas Fired	100%			2031	$17,100	2		

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

Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name : **PIER 36 - BASKETBALL CITY**
Address : **299 SOUTH STREET BTW CLINTON & MONTGOMERY STS**
Borough : **MANHATTAN**
Agency's Number : **N/A**
Program / Asset # : **DSB0076.000 / 15593**
Yr Built/Renovated :
Area Sq Ft : **62,000**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **14-Feb-2023**
Landmark Status : **NONE**
Areas Surveyed : **Roof, Floors 1,Mez**
Block : **241** **Lot** : **13** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$196,200	$173,600
Interior Architecture	$595,600	$66,200
Electrical	$85,000	
Mechanical		$684,600
Site Pavements	$472,200	
Total	**$1,349,000**	**$924,400**
Importance Code A	$196,200	$173,600
Importance Code B	$680,600	$750,800
Importance Code C	$472,200	
Total	**$1,349,000**	**$924,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$93,000		$6,300	
Interior Architecture	$32,300	$2,200		$2,500
Electrical	$13,800	$13,700	$12,300	$12,100
Mechanical	$11,400	$6,000	$10,800	$7,900
Site Enclosure	$47,500			
Site Pavements	$7,100		$14,000	$200
Total	**$205,100**	**$22,000**	**$43,500**	**$22,600**
Importance Code A	$96,100	$3,100	$9,500	$3,100
Importance Code B	$48,500	$18,500	$19,900	$19,300
Importance Code C	$60,500	$400	$14,000	$200
Total	**$205,100**	**$22,000**	**$43,500**	**$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
PIER 36 - BASKETBALL CITY
Asset # : 15593

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Fiberglass Panel	30%	2-4	$12,000	2043	* *	5	$38,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Waterfront Facade								
Glass: Special Gauge	1%			LIFE	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Front Facade								
Explanation : Material Is Channel Glass								
Masonry: Brick	50%	4+	$141,500	LIFE	* *	5	$34,400	
Efflorescence, Extent : Moderate, Area Affected : 5%								
Location : Upper Sills Below Window And Various Locations								
Graffiti, Extent : Moderate, Area Affected : 2%								
Location : North Facade And Waterfront Facade								
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 2%								
Location : Front Of Building At Piers								
Metal Panel	15%	4+	$13,700	2054	* *	5	$19,300	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Rear Wall At Lintel								
Metal Sect. OHD	4%			2047	* *	5	$8,600	
Windows								
Aluminum	90%	Now	$14,100	2050	* *	5	$7,400	
Glazing Broken/Cracked, Extent : Severe, Area Affected : 2%								
Location : Mezzanine Floor Windows North Facade								
Metal Louvers	10%			2043	* *	10	$10,300	
Parapets								
Metal Panel	98%			2054	* *	5	$109,500	
Metal Rail	2%			2039	* *	5-10	$10,400	
Roof								
Spray-on Foam	100%	Now	$49,000	2039	* *	5	$118,800	
Blisters, Extent : Moderate, Area Affected : 5%								
Location : Main Roof								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Over Basketball Courts								
Soffits								
Metal Panel	100%			2054	* *	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
PIER 36 - BASKETBALL CITY
Asset # : 15593

Architecture	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	5%			2033	$83,300	3	$9,400	
Cast in Place Concrete	8%			LIFE	* *	5	$16,500	
Ceramic Tile	4%			2043	* *	5	$3,800	
Sheet Vinyl/Rubber	7%	Now	$21,600	2039	* *	5	$4,900	
Seams Open/Split, Extent : Light, Area Affected : 5%								
Location : Lobby And 1st Floor Locker Area								
Vinyl Tile	1%			2039	* *	3	$500	
Wood	75%	4+	$210,700	2062	* *	5	$66,200	
Deteriorated Finish, Extent : Moderate, Area Affected : 5%								
Location : Basketball Area								
Loose Units, Extent : Light, Area Affected : 2%								
Location : Garage Door Entry								
Patching Evident, Extent : Moderate, Area Affected : 2%								
Location : Rear Seating Area Of Basketball Arena								
Interior Walls								
Ceramic Tile	3%			2043	* *	5	$700	
Concrete Masonry Unit	5%			LIFE	* *	5	$500	
Glass: Single Pane	2%			LIFE	* *	5	$300	
Gypsum Board	90%	4+	$5,900	LIFE	* *	5	$12,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Top Of Storage Closet At Basketball Court								
Ceilings								
AcousTileSusp.Lay-In	5%			2047	* *	5	$4,700	
Exposed Struc: Steel	85%	4+	$384,900	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 1%								
Location : Above Basketball Courts								
Gypsum Board	10%			LIFE	* *	5	$11,800	
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	$47,500	2054	* *			
Impact Damage, Extent : Severe, Area Affected : 5%								
Location : South Street At Parking Area								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways								
Asphalt	8%			2043	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : North Walkway To Waterfront								
Cast in Place Concrete	90%	4+	$6,900	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Rear Waterfront Area And Building Front Area								
Wood	2%	2-4	$300	2029	$14,000	1-3	$600	
Split/Cracked, Extent : Moderate, Area Affected : 5%								
Location : Main Entry Walkway								

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

Asset # : 15593

Architecture	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	10%			2037	* *			
Cast in Place Concrete	90%	4+	$472,200	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Parking Lot								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Electrical Room								
Explanation : 5 Main Service Switch And 5 Electrical Merters, Two Rated At 400 Amperes And Three At 200 Amperes								
Transformers								
Dry Type	100%			2047	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Electrical Room, Fire Alarm Room. East Electrical Room And West Electrical Room								
Explanation : 6 Step Down Transformer 480 Volt/208y-120 Volt Rated As One At 150 Kilovolt Amperes, Four Rated At 75 Kilovolt Amperes And One Rated At 30 Kilovolt Amperes								
Switchgear / Switchboard								
Fused Disc Sw	5%			2054	* *	5		
Molded Case Bkrs	95%			2054	* *	5	$1,600	
Raceway								
Conduit	100%			2054	* *	1		
Panelboards								
Fused Disc Sw	5%			2050	* *	5	$100	
Molded Case Bkrs	95%			2050	* *	5	$1,600	
Wiring								
Thermoplastic	100%			2054	* *	1		
Motor Controllers								
Locally Mounted	100%			2047	* *	5	$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Sprinkler Room								
Explanation : Connected To The Main Water Pipe								
Stand-by Power								

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

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DEPT. OF SMALL BUSINESS SERV. - 801

PIER 36 - BASKETBALL CITY

Asset # : 15593

Electrical	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								
Transfer Switches								
Automatic	100%			2047	* *	1	$19,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Electrical Room								
Explanation : Two Automatic Transfer Switches, One For Fire Pump And Fire Alarm Panel And One For The Emergency Load Of The Building.								
Generators								
Diesel	100%			2043	* *	1	$24,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outdoor								
Explanation : One Diesel Generator Rated At 75 Kilovolt Amperes, 60 Kilowatt								
Batteries								
Lead/Acid	100%			2028	$2,500	5	$2,300	
Fuel Storage								
Main Tank	100%			2062	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outdoor								
Explanation : Tank Capacity 100 Gallons								
Lighting								
Interior Lighting								
Fluorescent	1%	4+	$500	2039	* *			
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Offices								
LED	99%	4+	$85,000	2039	* *			
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Basketball Field And At Higher Level Or The Pier 36								
Explanation : LED Bulbs And LED Tube Not Working , Requires Replacement								
Egress Lighting								
Emergency, Service	40%			2039	* *	1		
Emergency, Battery	1%	0-2	$100	2039	* *			
Lens/Guard Missing, Extent : Moderate, Area Affected : 5%								
Location : At The Wall Of The Middle Basketball Field								
Emergency, Battery	9%			2039	* *	10	$1,300	
Exit, Service	50%			2039	* *	1		
Exterior Lighting								
HID	12%	4+	$1,700	2034	$34,700			
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Outdoor, River Side								
Explanation : Some Lighting Fixtures Are Rusted.								
LED	8%			2039	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2039	* *	1	$23,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Interior And Exterior								
Explanation : Cameras Security System								

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Estimates are rounded to the nearest hundred dollars.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801
PIER 36 - BASKETBALL CITY
Asset # : 15593

Electrical	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, Digital	100%			2042	* *	1-3	$39,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : The System Upgraded In 2020								
Strobes, Smoke Detectors, Horns And Fire Alarm Pull Station Observed 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								
Natural Gas	100%			2060	* *	1		
Conversion Equipment								
Furnace	100%			2042	* *	1	$30,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 7 Rooftop Package Units								
Terminal Devices								
Fan Coil Unit/Heat	1%			2039	* *	1	$200	
No Component	99%							
Controls								
Electrical	100%			2033	$344,700			
Air Conditioning								
Energy Source								
Electricity	100%			2056	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	1%			2035	$9,800	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sprinkler Room								
Explanation : 1 Unit, R-407c Refrigerant								
Exterior Pkg Unit - Cooling	30%			2039	* *	2	$1,100	
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 4 Units, Roof								
Ext Pkg Unit - Heating/Cooling	69%			2039	* *	2	$2,600	
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 7 Units, Roof								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$34,600	
Exhaust Fans								
Roof	100%			2039	* *	2	$1,900	

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

DEPT. OF SMALL BUSINESS SERV. - 801
PIER 36 - BASKETBALL CITY
Asset # : 15593

Mechanical	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								
Energy Recovery Ventilator								
Generic	100%			2038	* *			
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2054	* *	1		
Galvanized Steel	30%			2032	$237,500	1		
Water Heater With Tanks								
Gas Fired	100%	Now	$5,100	2032	$102,500	2		
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : 1 Of Them Not In Service, Sprinkler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sprinkler Room								
Explanation : Two 225 Gallon Units								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2042	* *	1	$3,800	
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
No Component	80%							
Generic	20%			2060	* *	1-5	$6,500	
Sprinkler								
Generic	100%			2060	* *	1-2	$17,400	

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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$605,600	$824,200
Interior Architecture	$163,900	$304,400
Electrical		$1,390,600
Mechanical		$3,158,400
Site Pavements	$58,500	
Total	**$828,000**	**$5,677,600**
Importance Code A	$605,600	$2,499,200
Importance Code B	$163,900	$3,178,400
Importance Code C	$58,500	
Total	**$828,000**	**$5,677,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$82,400			
Interior Architecture	$47,800			$9,700
Electrical	$3,900	$2,200	$2,700	$3,200
Mechanical	$33,900	$10,600	$4,400	$10,600
Site Enclosure	$1,500			
Total	**$169,400**	**$12,800**	**$7,100**	**$23,500**
Importance Code A	$82,900	$6,300	$400	$6,300
Importance Code B	$52,300	$6,500	$6,700	$17,200
Importance Code C	$34,200			
Total	**$169,400**	**$12,800**	**$7,100**	**$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
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	$42,200	LIFE	* *	5	$70,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Base Of Wall South Loading Area								
Concrete Masonry Unit	20%	Now	$201,400	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/Erode, 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	$77,400	LIFE	* *	5	$9,400	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : East Facade								
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : East Facade								
Metal, Corrugated	20%	4+	$7,400	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	$30,100	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	$189,000	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+	$2,700	2037	* *	1		
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Over South Facade Loading Dock								
Spray-on Foam	80%	Now	$67,200	2032	$672,200	5	$81,600	
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 10%								
Location : North And South Facade								
Worn/Erode, 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+	$70,600	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	$163,900	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	$15,100	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.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost 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
Interior								
Interior Walls								
Ceramic Tile	2%			2041	* *	5	$900	
Concrete Masonry Unit	40%	2-4	$32,700	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/Erode, 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	$1,600	
Gypsum Board	16%			LIFE	* *	5	$4,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Upper Portion Of North Wall								
Explanation : Gypsum Board Not Painted								
Metal Panel	26%			LIFE	* *			
Plaster	10%			LIFE	* *	5	$1,300	
Ceilings								
AcousTileSusp.Lay-In	5%			2045	* *	5	$5,400	
Exposed Struc: Steel	25%			LIFE	* *			
Metal Panel	70%			LIFE	* *	5	$93,700	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2052	* *			
Free Standing Walls								
Cast in Place Concrete	100%	Now	$1,500	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	$58,500	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.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost 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

Electrical	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	$1,098,100	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	$60,000	10	$8,600	
Exit, Service	50%			2032	$15,400	1		
Exterior Lighting								
HID	30%			2032	$111,600	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								

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

Electrical	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	$61,700	1-3	$14,700	
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	$22,200	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	$1,675,000	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	$120,100	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	$4,000	
No Component	90%							
Exhaust Fans								
Roof	80%			2032	$111,000	2	$1,800	
Wall Unit	20%			2032	$6,200	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		
Water Heater With Tanks								
Electric	100%			2027	$23,600	4		
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	$263,400	1-5	$28,800	
Sprinkler								
Generic	100%			2032	$988,900	1-2	$20,000	

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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$6,300			
Interior Architecture				
Electrical		$100	$100	$800
Mechanical				$2,800
Total	**$6,300**	**$100**	**$100**	**$3,700**
Importance Code A	$6,300			
Importance Code B		$100	$100	$3,700
Total	**$6,300**	**$100**	**$100**	**$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.*

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+	$700	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	* *			
Ceilings								
Exposed Struc: Steel	25%			LIFE	* *			
Metal Panel	75%			LIFE	* *	5	$600	
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	$2,800	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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$6,300			
Interior Architecture				
Electrical				$500
Mechanical				$1,500
Total	**$6,300**			**$2,000**
Importance Code A	$6,300			
Importance Code B				$2,000
Total	**$6,300**			**$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
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+	$700	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	* *			
Ceilings								
Exposed Struc: Steel	25%			LIFE	* *			
Metal Panel	75%			LIFE	* *	5	$600	
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	$1,500	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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	FY 2027 - 2030	FY 2031 - 2036
Site Pavements		$673,100
Total		**$673,100**
Importance Code C		$673,100
Total		**$673,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$6,300			
Interior Architecture				
Electrical				$500
Mechanical				$1,500
Site Pavements	$33,700			
Total	**$40,000**			**$2,000**
Importance Code A	$6,300			
Importance Code B				$2,000
Importance Code C	$33,700			
Total	**$40,000**			**$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.
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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+	$700	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	* *			
Ceilings								
Exposed Struc: Steel	25%			LIFE	* *			
Metal Panel	75%			LIFE	* *	5	$600	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2045	* *			
Parking/Driveway								
Asphalt	100%	Now	$33,700	2035	$673,100			
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 : N/A, 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 : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 3,200 Amperes.								
Transformers								
Dry Type	100%			2049	* *	5		
Other Observation, Extent : N/A, 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 : 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								
LED	10%			2040	* *			
No Component	90%							
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, 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	$1,500	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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$900			
Electrical				
Mechanical	$3,000			
Site Pavements	$700			
Total	**$4,500**			
Importance Code A	$3,500			
Importance Code B	$400			
Importance Code C	$700			
Total	**$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

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+	$900	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	* *			
Ceilings								
Metal Panel	100%			LIFE	* *	5		
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2045	* *			
Parking/Driveway								
Asphalt	100%	4+	$700	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	$4,400	1		
Panelboards								
Molded Case Bkrs	100%			2031	$10,000	5		
Wiring								
Thermoplastic	100%			2032	$9,000	1		
Lighting								
Interior Lighting								
Fluorescent	100%			2032	$700	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	$2,600	2		
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Window/Wall Unit	100%			2027	$400	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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name : **SOUTH BROOKLYN MARINE TERMINAL OFFICE BUILDING WITH TOWER**
Address : **MIDDLE OF SITE OPPOSITE 34TH ST. 632 2ND AVENUE**
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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,098,000	
Interior Architecture	$144,900	
Electrical		$242,500
Site Pavements		$289,700
Total	**$1,242,900**	**$532,200**
Importance Code A	$1,098,000	
Importance Code B	$144,900	$242,500
Importance Code C		$289,700
Total	**$1,242,900**	**$532,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$12,700			
Interior Architecture	$43,200			
Electrical	$10,100	$200	$200	$200
Mechanical	$11,300	$400	$100	$9,600
Site Pavements	$14,500			
Total	**$91,800**	**$600**	**$300**	**$9,700**
Importance Code A	$24,000	$400	$100	$400
Importance Code B	$10,100	$200	$200	$9,400
Importance Code C	$57,700			
Total	**$91,800**	**$600**	**$300**	**$9,700**



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 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	$91,500	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	$82,000	LIFE	* *	5	$2,400	1
Cracking/Crumbling, Extent : Severe, Area Affected : 60%								
Location : Throughout								
Masonry: Brick	60%	Now	$377,900	LIFE	* *	5	$22,900	1
Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
Location : West Facade								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 60%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 40%								
Location : East Facade, West Facade								
Metal Panel	10%	0-2	$12,700	2042	* *	5	$7,200	1
Broken/Missing Elements, Extent : Severe, Area Affected : 60%								
Location : Tower								
Metal Coiling Doors	10%	Now	$122,500	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	$88,600	2057	* *	5	$900	1
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Steel	80%	Now	$335,500	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	$77,000	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	$43,200	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 Struc: Concrete	25%	2-4	$67,900	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	$14,500	2035	$289,700			
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	$69,200	1		
Panelboards								
Molded Case Bkrs	100%			2031	$79,800	5	$700	
Wiring								
Thermoplastic	100%			2032	$93,500	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	$9,900	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	$11,300	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	$9,200	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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name : **SOUTH BROOKLYN MARINE TERMINAL PIER BLDGS. #1 & #2**
Address : **39TH ST PIERSHED - BLDGS**
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 : **22-Feb-2022**
Landmark Status : **NONE**
Areas Surveyed : **Floors 1,Mez**
Block : **662** **Lot** : **1** **BIN** : **3378173**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$18,171,100	$6,787,100
Interior Architecture	$5,128,900	$1,013,300
Electrical	$1,767,700	$2,007,700
Mechanical	$412,600	$5,167,100
Site Enclosure	$667,000	
Site Pavements	$299,700	$562,400
Total	**$26,446,800**	**$15,537,700**
Importance Code A	$18,171,100	$7,242,000
Importance Code B	$5,733,000	$7,733,200
Importance Code C	$2,542,700	$562,400
Total	**$26,446,800**	**$15,537,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$12,200			
Interior Architecture	$16,100			$6,400
Electrical	$19,600	$24,800	$32,200	$19,600
Mechanical	$14,100	$7,500	$42,900	$7,500
Total	**$62,000**	**$32,300**	**$75,100**	**$33,500**
Importance Code A	$13,800	$4,600	$2,000	
Importance Code B	$48,200	$27,700	$73,100	$33,500
Importance Code C				
Total	**$62,000**	**$32,300**	**$75,100**	**$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
SOUTH BROOKLYN MARINE TERMINAL PIER BLDGS. #1 & #2
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								
Cast in Place Concrete	15%	0-2	$1,438,600	LIFE	* *	5	$601,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Building 1 Throughout								
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
Location : Building 2 Below Clerestory Windows								
Concrete Masonry Unit	20%	Now	$1,718,300	LIFE	* *	5	$100,200	1
Diagonal Cracks, Extent : Severe, Area Affected : 25%								
Location : South Facade, West Entrance And Throughout								
Horizontal Cracks, Extent : Severe, Area Affected : 25%								
Location : North Facade, South Facade And Throughout								
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 60%								
Location : North Facade, South Facade And Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : North Facade, South Facade And Throughout								
Fiberglass Panel	20%	0-2	$467,200	2036	$4,672,200	5	$300,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : North And South Facades								
Metal, Corrugated	20%			2043	* *	1		
Metal/Glass Curt Wall	5%	Now	$6,753,400	LIFE	* *	5	$75,100	1
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Throughout All Facades								
Corrosion/Rusting, Extent : Severe, Area Affected : 50%								
Location : Throughout All Facades								
Glazing Broken/Cracked, Extent : Severe, Area Affected : 20%								
Location : Throughout All Facades								
Caulking Deteriorated, Extent : Severe, Area Affected : 100%								
Location : Throughout All Facades								
Metal Sect. OHD	5%	Now	$1,454,600	2053	* *	5	$62,600	
Unit Inoperable, Extent : Severe, Area Affected : 100%								
Location : West Facade Building 1								
Metal Coiling Doors	15%	Now	$2,567,800	2038	* *	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								
Unit Inoperable, Extent : Moderate, Area Affected : 10%								
Location : North Facade, South Facade								
Windows								
Steel	100%	Now	$3,771,100	2058	* *	5	$313,600	1
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : North Facade								
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 PIER BLDGS. #1 & #2
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	5%	Now	$6,000	LIFE	* *	5	$1,100	
Diagonal Cracks, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Pre-Cast Concrete	4%	Now	$6,200	LIFE	* *	5	$4,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : East Facade								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%								
Location : East Facade								
No Component	91%							
Roof								
Sloped Glazing	15%			LIFE	* *	5	$474,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building 2 Roof								
Explanation : Roof Not Accessible, Unable To Assess Condition. Location Building 2								
Not Accessible	85%							
Interior								
Floors								
Cast in Place Concrete	90%	Now	$1,970,100	LIFE	* *	5	$1,013,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Vegetation Growth, Extent : Moderate, Area Affected : 15%								
Location : Control Joints								
Vinyl Tile	10%	Now	$1,421,900	2043	* *	3	$19,300	
Adhesion Failure, Extent : Severe, Area Affected : 25%								
Location : 1st Floor And Mezzanine Level Offices								
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : 1st Floor And Mezzanine Level Offices								
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : 1st Floor And Mezzanine Level Offices								
Interior Walls								
Concrete Masonry Unit	10%	Now	$1,736,900	LIFE	* *	5	$37,000	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Perimeter Walls Throughout								
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
SOUTH BROOKLYN MARINE TERMINAL PIER BLDGS. #1 & #2
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
Interior								
Ceilings								
AcousTileConcealSpLn	10%	Now	$16,100	2053	* *	5	$31,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : 1st Floor And Mezzanine Level Offices								
Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
Location : 1st Floor And Mezzanine Level Offices								
Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
Location : 1st Floor And Mezzanine Level Offices								
Exposed Struc: Steel	90%			LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Various Locations In Main Warehouse Area								
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	$506,200	2043	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Broken Fences Throughout Facility								
Retaining Walls								
Cast in Place Concrete	100%	Now	$160,800	2053	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Loading Docks Throughout Facilities								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$130,900	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : At All Main Door Exits								
Parking/Driveway								
Asphalt	100%	Now	$168,700	2036	$562,400			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Between Buildings 1, 2 And 3								
Ponding, Extent : Moderate, Area Affected : 5%								
Location : Between Buildings 1, 2 And 3								
Potholes, Extent : Moderate, Area Affected : 5%								
Location : Between Buildings 1, 2 And 3								
Sinking/Subsiding, Extent : Moderate, Area Affected : 10%								
Location : Between Buildings 1, 2 And 3								

Electrical	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%			2059	* *	3	$1,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outdoor Substation								
Explanation : Walk-in Substation 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
SOUTH BROOKLYN MARINE TERMINAL PIER BLDGS. #1 & #2
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
Over 600 Volts								
Transformers								
Dry Type	100%			2050	* *	3	$1,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outdoor Substation								
Explanation : Walk-in Substation Enclosure								
Feeders								
Cable	100%			2055	* *	1		
Raceway								
Conduit	100%			2059	* *	1		
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2053	* *	5	$9,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building 2								
Explanation : 800 Amperes								
Transformers								
Dry Type	100%			2038	* *	5	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Service Area								
Explanation : One 30 Kilovolt-ampere, 480v Pri - 208/120v Sec For Each Building 1 And 2								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2059	* *	5	$9,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outdoor Substation								
Explanation : Walk-in Substation Enclosure								
Raceway								
Conduit	95%			2033	$699,400	1		
Conduit	5%			2053	* *	1		
Panelboards								
Molded Case Bkrs	90%	Now	$574,800	2058	* *	5	$4,100	
Enclosure Damaged, Extent : Moderate, Area Affected : 100%								
Location : Building 1 And Building 2								
Molded Case Bkrs	10%			2049	* *	5	$900	
Wiring								
Thermoplastic	80%			2033	$900,500	1		
Thermoplastic	20%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$46,900	5	$2,400	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	100%	Now	$1,192,900	2043	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Missing All Bulbs								

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 PIER BLDGS. #1 & #2
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
Lighting								
Exterior Lighting								
HID	25%			2033	$407,800	10	$300	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
No Component	75%							
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$215,400	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	5%			2043	* *	1		
No Component	95%							
Conversion Equipment								
Radiant Heater	5%			2033	$454,900	2	$8,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Water Meter Rooms, Toilet Room								
Explanation : Electric Unit Heaters								
No Component	95%							
Air Conditioning								
Energy Source								
Electricity	5%			2041	* *	1		
No Component	95%							
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	5%			2033	$293,600	2	$1,100	
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Site Electrical Service Trailer, 2 Wall Mounted Packaged Units								
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$194,900	
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : Throughout								
Plumbing								
H/C Water Piping								
Galvanized Steel	5%			2031	$223,100	1		
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : Toilet Rooms								
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 BLDGS. #1 & #2
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 With Tanks								
Electric	5%			2027	$1,200	4		
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : Unoccupied Space - Toilet Room, 1 Unit - 30 Gallons								
No Component	95%							
Sanitary Piping								
Cast Iron	5%			LIFE	* *	1		
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : Toilet Rooms								
No Component	95%							
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : Toilet Rooms - Tenant Uses Portable Toilets								
Fire Suppression								
Sprinkler								
Generic	15%	Now	$362,500	2043	* *	1-2	$12,700	
Dry System, Extent : Light, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Tenant Area								
Explanation : System Out Of Service, Portion Of The Building Used By Tenant For Storage And Material Handling								
Generic	85%			2033	$4,108,800	1-2	$83,200	
Dry System, Extent : Light, Area Affected : 100%								
Location : Unoccupied Building Area								
Not in Service, Extent : Light, Area Affected : 100%								
Location : Unoccupied Building Area								
Fire Pump								
No Component	85%							
Generic	15%	Now	$50,100	2048	* *	1	$8,800	
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Sprinkler Pump Room - Reciprocating Engine Fire Pump Not Operational / Obsolete								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sprinkler Pump Room								
Explanation : Fire Pump Serves Both The Tenant And Unoccupied Areas Of The Building								

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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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name : **SOUTH BROOKLYN MARINE TERMINAL SHED - BLDG N**
Address : **NEAR 39TH ST. PIERSHED**
Borough : **BROOKLYN**
Program / Asset # : **DBS0013.030 / 2503**
Area Sq Ft : **113,246**
Date of Survey : **20-Aug-2020**
Areas Surveyed : **Floors 1**
Block : **662** **Lot** : **1**

Agency's Number : **N/A**
Yr Built/Renovated : **1955 / 2012**
Project Type : **ECONOMIC DEVELOPMENT**
Landmark Status : **NONE**
BIN : **3378174**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	$1,781,800	$117,900
Interior Architecture	$3,894,100	$510,100
Electrical		$908,000
Mechanical	$180,400	$1,625,000
Site Enclosure	$50,900	
Site Pavements	$104,000	$2,080,900
Total	**$6,011,200**	**$5,241,900**
Importance Code A	$1,781,800	$176,800
Importance Code B	$3,013,100	$2,893,900
Importance Code C	$1,216,400	$2,171,200
Total	**$6,011,200**	**$5,241,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$27,300			
Electrical	$3,100	$1,300	$1,700	$1,300
Mechanical	$4,200	$6,600	$4,200	$6,600
Site Enclosure	$10,300			
Total	**$44,900**	**$7,800**	**$6,000**	**$7,800**
Importance Code A	$27,500	$200		$200
Importance Code B	$17,400	$7,600	$6,000	$7,600
Total	**$44,900**	**$7,800**	**$6,000**	**$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
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	$400,000	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/Erode, 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	$27,300	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	$531,300	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	$850,500	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.
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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	$285,700	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/Erode, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Interior Walls									
Concrete Masonry Unit	75%	Now	$1,061,400	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		* *			
Painted Surfaces, Extent : Light, Area Affected : 100%									
Location : East Wall									
Ceilings									
Exposed Struc: Steel	24%			LIFE		* *			
Exposed Struc: Wood	74%	Now	$2,546,900	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	$52,400				
Site Enclosure									
Fence/Gates									
Chain Link	100%	Now	$50,900	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	$10,300	2052		* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : North Facade									
Site Pavements									

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
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	$104,000	2035	$2,080,900			
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	$325,100	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	$207,600	5	$2,400	
Wiring								
Thermoplastic	80%			2032	$311,600	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.
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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	$63,800	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	$58,900	2	$1,100	
No Component	98%							
Plumbing								
H/C Water Piping								
Galvanized Steel	5%			2030	$72,300	1		
No Component	95%							
Fire Suppression								
Sprinkler								
Generic	100%			2032	$1,566,100	1-2	$31,700	
Fire Pump								
Generic	100%			2028	$108,100	1	$21,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Sprinkler Room								
Explanation : Engine Driven Fire Pump								

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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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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-Sep-2023**
Landmark Status : **NONE**
Areas Surveyed :
Block : **991** **Lot** : **50** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Piers	$721,800	$275,100
Total	**$721,800**	**$275,100**
Importance Code A	$721,800	$275,100
Total	**$721,800**	**$275,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Piers	$28,900			
Total	**$28,900**			
Importance Code A	$20,000			
Importance Code C	$8,900			
Total	**$28,900**			



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
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	85%			LIFE	* *	5	$66,500	
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	15%	4+	$462,800	LIFE	* *	5	$11,700	
Spalling, Extent : Moderate, Area Affected : 80%								
Location : Along Inshore Edge Of Pier								
Other Observation, Extent : Light, Area Affected : 25%								
Location : At Shotcrete Repairs								
Explanation : Failed Repairs								
Pile Caps								
Concrete	75%			LIFE	* *	5	$2,100	
Concrete	20%	4+	$259,000	LIFE	* *	5	$600	
Spalling, Extent : Moderate, Area Affected : 40%								
Location : Around Top Edge Of North/south Oriented Pile Caps								
Steel	5%			2036	$130,400	5	$17,300	
Corrosion, Extent : Light, Area Affected : 100%								
Location : Center Of Pier								
Piles and Bracing								
Concrete	48%			LIFE	* *	5	$63,800	
Concrete	2%	4+	$20,000	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	50%							
Coping/Curb								
Concrete	10%	4+	$8,900	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%			2036				
Fencing	10%			2036		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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name	: **APPROACH PLATFORM PIER 4 BROOKLYN ARMY TERMINAL**		
Address	: **FOOT OF 58TH STREET**		
Borough	: **BROOKLYN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DBSR050.000 / 13548**	**Yr Built/Renovated**	: **1994 /**
Area Sq Ft	: **14,500**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **14-Nov-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **5778** **Lot** : **1**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Piers	$92,500	$154,200
Total	**$92,500**	**$154,200**
Importance Code B	$92,500	$154,200
Total	**$92,500**	**$154,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Piers	$44,900		$3,900	$6,200
Total	**$44,900**		**$3,900**	**$6,200**
Importance Code A	$2,300			
Importance Code B	$42,500		$3,900	
Importance Code C				$6,200
Total	**$44,900**		**$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%			2045	* *	5	$6,400	
Concrete	60%			2045	* *	5	$6,000	
Cracking, Extent : Light, Area Affected : 40%								
Location : Map Cracking Located Throughout								
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	* *			
Spalling, Extent : Light, Area Affected : 5%								
Location : Minor Spalling Located Throughout								
No Component	80%							
Fender								
Piles								
Timber	40%	Now	$42,500	2045	* *	4	$5,200	
Broken, Extent : Severe, Area Affected : 100%								
Location : At North End Of Asset. Five Of Seven Fender Piles Broken With Impact Damage And Loose Connections								
Timber	60%			2045	* *	4	$7,800	
Deck Elements								
Railing								
Steel	50%	4+	$92,500	2034	$154,200			
Corrosion, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Missing Coating, Extent : Light, Area Affected : 50%								
Location : Throughout								
Fencing	20%			2034	$8,200	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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name	:	**BERTH 9 PIER PILE SUPPORTED PIER**			
Address	:	**BETWEEN DRY DOCKS 5 & 6 BROOKLYN NAVY YARD**			
Borough	:	**BROOKLYN**	**Agency's Number**	:	**N/A**
Program / Asset #	:	**DBSR045.201 / 15840**	**Yr Built/Renovated**	:	**2022 /**
Area Sq Ft	:	**28,500**	**Project Type**	:	**ECONOMIC DEVELOPMENT**
Date of Survey	:	**07-Nov-2024**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**2023** **Lot** : **1**	**BIN**	:	

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Piers	$26,600		$14,700	
Total	**$26,600**		**$14,700**	
Importance Code A	$26,600			
Importance Code B			$14,700	
Total	**$26,600**		**$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
BERTH 9 PIER PILE SUPPORTED PIER
Asset # : 15840

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	48%			LIFE	* *	5	$51,000	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Entire Asset Recently Reconstructed.								
Concrete	2%			LIFE	* *	5	$2,100	
Spalling, Extent : Light, Area Affected : 25%								
Location : Along North Perimeter Of Pier At Older Generation Of Concrete Deck								
Not Accessible	50%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Deck Soffit								
Explanation : Not Accessible								
Pile Caps								
Not Accessible	100%							
Piles and Bracing								
Not Accessible	100%							
Fender								
Wales and Chocks								
Timber	100%			2049	* *	4	$25,800	
Piles								
Timber	30%			2049	* *	4	$3,600	
Not Accessible	70%							
Pile Cluster								
Timber	30%			2040	* *	4-10		
Not Accessible	70%							
Deck Elements								
Coping/Curb								
Concrete	5%			LIFE	* *			
Timber	95%			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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **07-Nov-2024**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2023** **Lot** : **1** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Piers	$65,200	$229,500
Total	**$65,200**	**$229,500**
Importance Code A	$65,200	$229,500
Total	**$65,200**	**$229,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Piers	$27,800		$18,800	$2,600
Total	**$27,800**		**$18,800**	**$2,600**
Importance Code A	$8,200			
Importance Code B	$19,600		$18,800	$2,600
Total	**$27,800**		**$18,800**	**$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

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%			2045	* *	4	$34,500	
Worn, Extent : Light, Area Affected : 10%								
Location : In Tidal Zone								
Piles								
Steel	2%			2045	* *	3-5	$5,500	
Corrosion, Extent : Light, Area Affected : 10%								
Location : Two Steel Monopiles Offshore Of Pier, Possibly Installed Out Of Plumb								
Timber	20%			2045	* *	4	$3,200	
Worn, Extent : Light, Area Affected : 10%								
Location : In Tidal Zone								
Timber	3%	Now	$19,500	2045	* *	4	$500	
Broken, Extent : Severe, Area Affected : 100%								
Location : Two Broken Piles At West / South								
Not Accessible	75%							
Pile Cluster								
Timber	25%			2037	* *	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+	$8,200	2034	$164,300			
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	:	**25-Feb-2025**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**970** **Lot** : **14**	**BIN**	:	

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Piers	$57,000		$2,500	$11,900
Total	**$57,000**		**$2,500**	**$11,900**
Importance Code A	$57,000			
Importance Code B			$2,500	
Importance Code C				$11,900
Total	**$57,000**		**$2,500**	**$11,900**



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

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 North Of 39th St								
Pile Caps								
Concrete	100%			LIFE	* *	5	$4,700	
Piles and Bracing								
Concrete	20%			LIFE	* *	5	$44,200	
Other Observation, Extent : N/A, Area Affected : 40%								
Location : Piles Encased On North Side								
Explanation : Encasements								
Not Accessible	80%							
Fender								
Wales and Chocks								
Timber	8%			2045	* *	4	$4,100	
Rotting/Splitting, Extent : Light, Area Affected : 5%								
Location : Throughout Lower Chock								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : At North And South End Of Platform								
Explanation : Location Noted								
No Component	92%							
Piles								
Timber	4%			2045	* *	4	$900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : At North And South End Of Platform								
Explanation : Location Noted								
No Component	92%							
Not Accessible	4%							
Deck Elements								
Railing								
Steel	100%			2034				
Missing Coating, Extent : Light, Area Affected : 5%								
Location : Across Full 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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **20-Sep-2023**
Landmark Status : **NONE**
Areas Surveyed :
Block : **36** **Lot** : **25** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Piers	$55,400	$2,401,100
Total	**$55,400**	**$2,401,100**
Importance Code A	$55,400	$1,812,100
Importance Code B		$589,000
Total	**$55,400**	**$2,401,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Piers	$44,000	$3,200	$900	
Total	**$44,000**	**$3,200**	**$900**	
Importance Code A				
Importance Code B	$2,900			
Importance Code C	$41,100	$3,200	$900	
Total	**$44,000**	**$3,200**	**$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 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%			2036	$1,640,500	5	$74,400	
Corrosion, Extent : Light, Area Affected : 5%								
Location : On Hardware								
Not Accessible	70%							
Deck Surface								
Asphalt Pavers	74%			2044	* *			
Asphalt Pavers	10%	4+	$41,100	2044	* *			
Settlement, Extent : Moderate, Area Affected : 5%								
Location : 404, 638, 679-686, 864, And 993 Feet From South End Of Asset								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : 404, 638, And 864 Feet From South End Of Asset								
Explanation : Differential Settlement Between Platform Segments Expansion Joints Ranging From 1/2 To 4 Inches								
Concrete	6%			2044	* *	5	$1,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : South 200 Feet Of Asset								
Explanation : Deck Surface Steel 100 Percent								
Topsoil	10%			2033	$49,000	5	$6,300	
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	13%			LIFE	* *	5	$18,400	
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Above Tidal Zone								
Explanation : Section Loss								
Concrete Encased Timber	2%	Now	$55,400	LIFE	* *	5	$2,800	
Broken, Extent : Severe, Area Affected : 2%								
Location : Isolated Location Of Broken Piles And Loss Of Bearing On Encasements With Exposed Timber								
Steel	25%			LIFE	* *	5	$171,600	
Corrosion, Extent : Light, Area Affected : 5%								
Location : Above Tidal Zone								
Not Accessible	50%							
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
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
Deck Elements								
Railing								
Steel	5%	Now	$2,900	2033	$29,500			
Broken, Extent : Severe, Area Affected : 25%								
Location : Broken Bottom Wire Strand 325 Feet To 350 Feet From Southern End Of Asset								
Steel	95%			2033	$559,600			

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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	:	**20-Sep-2023**		**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	:	**2**	**Lot** : **23**	**BIN**	:

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
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%			2044	* *	5	$10,000	
Settlement, Extent : Light, Area Affected : 10%								
Location : Isolated Locations Throughout								
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 : Moderate, Area Affected : 10%								
Location : Isolated In Top 2 Feet Of Piles								
No Component	5%							
Not Accessible	65%							
Deck Elements								
Railing								
Steel	95%			2033				
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **03-Oct-2023** | **Landmark Status** : **NONE**
Areas Surveyed :
Block : **991** **Lot** : **29** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Piers	$151,000	$500,400
Total	**$151,000**	**$500,400**
Importance Code A	$151,000	$67,300
Importance Code B		$433,000
Total	**$151,000**	**$500,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Piers	$5,300	$25,100	$73,100	
Total	**$5,300**	**$25,100**	**$73,100**	
Importance Code A			$31,500	
Importance Code B	$5,300	$25,100		
Importance Code C			$41,700	
Total	**$5,300**	**$25,100**	**$73,100**	



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

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	50%			LIFE	* *	5	$6,800	
Cracking, Extent : Light, Area Affected : 5%								
Location : Underdeck								
Not Accessible	50%							
Deck Surface								
Brick Pavers	100%			2044	* *	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								
Spalling, Extent : Light, Area Affected : 5%								
Location : Isolated Locations On Edge Beam And At Joints								
Piles and Bracing								
Steel	60%	4+	$151,000	LIFE	* *	5	$67,300	
Corrosion, Extent : Moderate, Area Affected : 30%								
Location : Top 5 To 6 Feet Of Piles								
Other Observation, Extent : Moderate, Area Affected : 75%								
Location : Top 5 To 6 Feet Of Piles								
Explanation : Coating Loss								
Not Accessible	40%							
Fender								
Wales and Chocks								
Timber	99%			2044	* *	4	$58,800	
Timber	1%	Now	$1,900	2044	* *	4	$400	
Broken, Extent : Severe, Area Affected : 100%								
Location : One Broken Wale At North End Of Asset								
Piles								
Timber	60%			2044	* *	4	$16,500	
Not Accessible	40%							
Deck Elements								
Railing								
Steel	98%			2033	$424,400			
Steel	2%	4+	$3,500	2033	$8,700			
Broken, Extent : Severe, Area Affected : 100%								
Location : Temporary Repair 200 Feet From North								
Electrical								
Lighting Fixture								
Incandescent	100%			2029	$31,500			
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name	:	**FULTON/PIER 1- DUMBO FERRY BROOKLYN BRIDGE PARK**			
Address	:	**1 OLD FULTON STREET 1 FURMAN 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	:	**29-Feb-2024**	**Landmark Status**	:	**HISTORICAL LANDMARK DISTRICT**
Areas Surveyed	:				
Block	:	**1850** **Lot** : **1995**	**BIN**	:	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Piers	$96,200	
Total	**$96,200**	
Importance Code C	$96,200	
Total	**$96,200**	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Piers	$1,300		$39,400	
Total	**$1,300**		**$39,400**	
Importance Code A	$1,300		$39,400	
Importance Code C			$100	
Total	**$1,300**		**$39,400**	



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

FULTON/PIER 1- DUMBO FERRY 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%			2044	* *	5	$100	
Stone Pavers	3%			2044	* *			
Timber	90%	4+	$96,200	2044	* *	5	$27,200	
Surface Wearing/Scaling, Extent : Light, 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 : 5%								
Location : Isolated Locations On Edge Beams								
Not Accessible	85%							
Piles and Bracing								
Concrete	40%			LIFE	* *	5	$19,000	
Erosion, Extent : Light, Area Affected : 10%								
Location : Tidal Zone								
Not Accessible	60%							
Fender								
Pile Cluster								
Timber	70%			2036		4-10		
Rotting/Splitting, Extent : Light, Area Affected : 30%								
Location : Above Mean Low Water On All 6 Clusters On North Side								
Worn, Extent : Light, Area Affected : 20%								
Location : Tidal Zone								
Not Accessible	30%							
Deck Elements								
Railing								
Steel	98%			2033				
Fencing	2%			2036		3		
Electrical								
Lighting Fixture								
Incandescent	65%	4+	$1,300	2029	$25,600			
Broken, Extent : Light, Area Affected : 5%								
Location : Missing Caps On 2 Fixtures On South Side								
Other Observation, Extent : Light, Area Affected : 5%								
Location : 4 Fixtures On North Side, 2 On West Side, And 2 On The South Side. Out Of 15 Total								
Explanation : Loose Fixtures								
Incandescent	35%			2029	$13,800			

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

Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	: **16-Oct-2024**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **2530**	**Lot**	: **8**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Piers	$73,300	$603,300
Total	**$73,300**	**$603,300**
Importance Code A	$73,300	
Importance Code B		$603,300
Total	**$73,300**	**$603,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Piers	$29,000			$27,400
Total	**$29,000**			**$27,400**
Importance Code A	$29,000			$27,000
Importance Code C				$500
Total	**$29,000**			**$27,400**



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
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	
Cracking, Extent : Light, Area Affected : 5%								
Location : Throughout Deck Soffit								
Efflorescence, Extent : Light, Area Affected : 5%								
Location : Throughout Deck Soffit								
Spalling, Extent : Light, Area Affected : 15%								
Location : Approximately 40 Locations Throughout, Each About 1 Square Foot								
Not Accessible	43%							
Under Construction	5%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Approach Slab At Base Of Pier								
Explanation : Aluminum Access Gangway Provides Temporary Access To Pier Around Construction								
Deck Surface								
Asphalt Pavers	80%			2045	* *			
Concrete	10%			2045	* *	5	$1,000	
Spalling, Extent : Light, Area Affected : 2%								
Location : Small Spall At Southwest Corner Of Offshore Platform								
Not Accessible	6%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : Covered By Planters								
Under Construction	4%							
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+	$14,600	LIFE	* *	5	$100	
Missing Elements, 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+	$73,300	LIFE	* *			
Corrosion, Extent : Light, Area Affected : 10%								
Location : Three Exposed Steel H- Piles Above Encasements								
Damaged Concrete Jacket, Extent : Moderate, Area Affected : 10%								
Location : Pile Socket In Pile Cap								
Other Observation, Extent : Severe, Area Affected : 5%								
Location : 1 Pile With A Split Fiberglass Jacket With Exposed And Eroding Concrete								
Explanation : Failed Encasements								
Not Accessible	70%							
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
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
Deck Elements								
Railing								
Steel	100%			2034	$603,300			
Corrosion, Extent : Light, Area Affected : 5%								
Location : Railing Post Base								
Electrical								
Conduit								
PVC	4%			2032	$9,100			
Not Accessible	94%							
Under Construction	2%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Pier Approach								
Explanation : Under Construction								
Lighting Fixture								
Incandescent	100%			2030	$27,000			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Along Deck								
Explanation : 12 Fixtures In 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.*

Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	: **29-Oct-2024**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **5778**	**Lot**	: **1**	**BIN**	:

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Piers	$73,600		$1,600	$20,900
Total	**$73,600**		**$1,600**	**$20,900**
Importance Code A	$48,200			$15,700
Importance Code B	$25,400		$1,600	
Importance Code C				$5,100
Total	**$73,600**		**$1,600**	**$20,900**



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
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	50%			LIFE	* *	5	$28,000	
Spalling, Extent : Light, Area Affected : 1%								
Location : Offshore Corner Of Gangway Landing Platform								
Not Accessible	50%							
Deck Surface								
Concrete	100%			2045	* *	5	$10,300	
Cracking, Extent : Light, Area Affected : 1%								
Location : Approximately 15 Total Square Feet At Isolated Locations Throughout Pier								
Spalling, Extent : Light, Area Affected : 1%								
Location : Localized Delamination Totaling 12 Square Feet Approximately 60 Feet From Northwest Corner								
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%			2045	* *	4	$1,700	
No Component	90%							
Piles								
Timber	20%			2045	* *	4	$1,600	
Timber	10%	Now	$25,400	2045	* *	4	$800	
Loose Connections, Extent : Severe, Area Affected : 67%								
Location : Four Fender Piles Disconnected From Wharf Face								
Rotting/Splitting, Extent : Severe, Area Affected : 33%								
Location : Two Piles Connected To Wharf Face And One Pile Disconnected From Wharf Face								
No Component	40%							
Not Accessible	30%							
Deck Elements								
Railing								
Steel	4%			2034	$7,400			
Corrosion, Extent : Light, Area Affected : 25%								
Location : Railing On Gangway Landing Platform								
No Component	96%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost 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
Electrical								
Lighting Fixture								
Incandescent	100%			2030	$15,700			
Other Observation, Extent : Light, Area Affected : 100%								
Location : On Wharf								
Explanation : One LED Light And Six Incandescent								

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

Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	:	**21-Feb-2022**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**1573** **Lot** : **52**	**BIN**	:	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Piers	$1,070,300	$791,200
Total	**$1,070,300**	**$791,200**
Importance Code A	$1,070,300	
Importance Code B		$281,800
Importance Code C		$509,500
Total	**$1,070,300**	**$791,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Piers	$58,100			
Total	**$58,100**			
Importance Code A	$29,700			
Importance Code B	$28,200			
Importance Code C	$300			
Total	**$58,100**			



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)

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+	$92,500	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								
Concrete	10%	2-4	$92,500	LIFE	* *	5	$1,200	
Spalling, Extent : Severe, Area Affected : 50%								
Location : Open And Closed Spalls On Deck Soffit								
Not Accessible	30%							
Deck Surface								
Asphalt Pavers	88%			2036	$509,500			
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								
Concrete	12%			2042	* *	5	$500	
Cracking, Extent : Light, Area Affected : 10%								
Location : At Both North And South Segments								
Pile Caps								
Timber	25%	4+	$136,200	LIFE	* *	4	$12,400	
Rotting/Splitting, Extent : Light, Area Affected : 100%								
Location : Outboard Ends Of Pile Caps And Along Line Cap								
Timber	30%	Now	$163,500	LIFE	* *	4	$14,800	
Rotting/Splitting, Extent : Severe, Area Affected : 100%								
Location : Line Cap								
Timber	45%			LIFE	* *	4	$22,300	
Piles and Bracing								
Timber	25%	4+	$292,800	LIFE	* *	4-5	$7,100	
Rotting/Splitting, Extent : Moderate, Area Affected : 50%								
Location : At Abandoned Hardware Holes In Piles And In Tidal Zone								
Timber	25%	2-4	$292,800	LIFE	* *	4-5	$7,100	
Broken, Extent : Severe, Area Affected : 50%								
Location : Bracing Elements								
Rotting/Splitting, Extent : Moderate, Area Affected : 100%								
Location : Isolated At Abandoned Hardware Holes And In Tidal Zone								
Not Accessible	50%							
Deck Elements								

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

DEPT. OF SMALL BUSINESS SERV. - 801

HIGH LEVEL DECK (WHARF)

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
Deck Elements								
Railing								
Steel	100%	4+	$28,200	2031	$281,800			
Missing Coating, Extent : Light, Area Affected : 20%								
Location : For Full Length Of Asset And Primarily On Offshore Face								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Additional Chain-link Fence Installed Inshore Of Original Railing For Full Length Of Asset								
Explanation : Recent Repair Evident								
Electrical								
Lighting Fixture								
Incandescent	16%	Now	$500	2027	$4,700			
Broken, Extent : Light, Area Affected : 10%								
Location : Lights Are Out On 2 Of 13 Light Poles By 96th Street								
Incandescent	84%			2027	$24,500			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 11 Of 13 Light Poles								
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	:	**04-Mar-2025**		**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	:	**2184**	**Lot** : **997**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Piers	$1,599,500	
Total	**$1,599,500**	
Importance Code A	$1,008,200	
Importance Code B	$591,300	
Total	**$1,599,500**	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Piers	$46,500			
Total	**$46,500**			
Importance Code A	$46,500			
Importance Code B				
Total	**$46,500**			



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

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	85%	4+	$385,200	LIFE	* *	5	$6,400	
Rotting/Splitting, Extent : Moderate, Area Affected : 20%								
Location : Isolated Deck Planks And At Ends Of Stringers								
Surface Wearing/Scaling, Extent : Light, Area Affected : 90%								
Location : Throughout Pier Surface								
Timber	15%	Now	$68,000	LIFE	* *	5	$1,100	
Broken, Extent : Moderate, Area Affected : 100%								
Location : Deck Planks And Stringers At North End Of Deck								
Other Observation, Extent : Severe, Area Affected : 50%								
Location : Center Of Deck								
Explanation : Fire Damage								
Pile Caps								
Timber	20%	4+	$31,000	LIFE	* *	4	$2,800	
Rotting/Splitting, Extent : Severe, Area Affected : 100%								
Location : Primarily At Southern End Of Wharf								
Timber	10%	Now	$15,500	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+	$333,000	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	$222,000	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	$209,100	2051	* *	4	$8,800	
Missing Elements, Extent : Severe, Area Affected : 100%								
Location : Entire Fender System								
Piles								
Timber	100%	Now	$331,300	2051	* *	4	$4,100	
Broken, Extent : Severe, Area Affected : 50%								
Location : Entire Fender System								
Deck Elements								
Coping/Curb								
Timber	100%	Now	$50,900	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.*

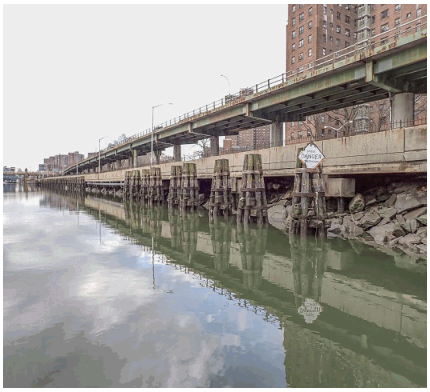
Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	:	**19-Mar-2025**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**2105** **Lot** : **51**	**BIN**	:	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Piers	$881,600	$935,800
Total	**$881,600**	**$935,800**
Importance Code A	$348,600	$277,300
Importance Code B	$533,000	$658,400
Total	**$881,600**	**$935,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Piers	$51,500		$22,000	
Total	**$51,500**		**$22,000**	
Importance Code A	$51,100			
Importance Code B	$400		$22,000	
Total	**$51,500**		**$22,000**	



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

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+	$24,500	LIFE	* *	5	$1,000	
Spalling, Extent : Moderate, Area Affected : 5%								
Location : At Intermittent Locations Throughout								
Concrete	38%			LIFE	* *	5	$39,300	
Not Accessible	60%							
Deck Surface								
Not Accessible	100%							
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+	$71,300	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%			2037	* *	5	$11,400	
Corrosion, Extent : Light, Area Affected : 20%								
Location : On Beam Flanges Between Bent 15 To Bent 17								
Piles and Bracing								
Steel	65%			LIFE	* *	5	$554,600	
Corrosion, Extent : Moderate, Area Affected : 5%								
Location : Inshore Exposed Piles								
Recent Repair Evident, Extent : N/A, Area Affected : 95%								
Location : Full Height Of Exposed Piles Are Wrapped Or Encased.								
Not Accessible	35%							
Fender								
Buffer								
Rubber	10%			2039	* *	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%							
Wales and Chocks								
Composite	15%			2049	* *			
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : At Northern End								
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

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
Fender								
Pile Cluster								
Timber	55%			2037	* *	4-10	$321,900	
Other Observation, Extent : Moderate, Area Affected : 33%								
Location : In Tidal Zone								
Explanation : Corrosion Of Cable Wrapping								
Timber	20%	4+	$83,200	2037	* *	4	$15,300	
Rotting/Splitting, Extent : Severe, Area Affected : 5%								
Location : Isolated At Timber Located In Tidal Zone								
Timber	5%	2-4	$104,000	2041	* *	4	$3,800	
Broken, Extent : Severe, Area Affected : 50%								
Location : Failing Cable Wraps At Isolated Locations								
Other Observation, Extent : Severe, Area Affected : 5%								
Location : Deflecting Or Breaking At Isolated Locations								
Explanation : Impact Damage								
No Component	20%							
Deck Elements								
Railing								
Steel	100%	4+	$65,800	2034	$658,400			
Corrosion, Extent : Moderate, Area Affected : 100%								
Location : Entire Length								
Missing Coating, Extent : Severe, Area Affected : 100%								
Location : Entire Length								
Coping/Curb								
Concrete	50%			LIFE	* *			
Cracking, Extent : Light, Area Affected : 30%								
Location : Isolated Corrosion Cracks With Discoloration And Bleeding Across Entire Length								
Not Accessible	50%							
Electrical								
Lighting Fixture								
LED	100%			2034	$35,700			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 8 Light 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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	: **21-Apr-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **2781** **Lot** : **500**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Piers		$148,300
Total		**$148,300**
Importance Code B		$148,300
Total		**$148,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
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%			2056	* *			
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%			2034	$148,300			
Corrosion, 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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **11-May-2023**
Landmark Status : **NONE**
Areas Surveyed :
Block : **487** **Lot** : **100** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Piers	$168,000	$3,783,300
Total	**$168,000**	**$3,783,300**
Importance Code A	$168,000	$3,783,300
Total	**$168,000**	**$3,783,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Piers	$48,800	$19,200	$5,400	
Total	**$48,800**	**$19,200**	**$5,400**	
Importance Code A	$1,000	$19,200	$1,000	
Importance Code B	$47,800		$4,400	
Total	**$48,800**	**$19,200**	**$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
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	35%			LIFE	* *	5	$85,800	
Cracking, Extent : Light, Area Affected : 25%								
Location : Isolated Locations In Deck Surface								
Steel	13%			2035	$3,142,700	5	$142,600	
Steel	2%	Now	$96,700	2035	$483,500	5	$11,000	
Broken, Extent : Light, Area Affected : 100%								
Location : Missing And Dislodged Steel Grates Mostly On Northeast End Of Pier								
Not Accessible	50%							
Piles and Bracing								
Concrete	10%			LIFE	* *	5	$41,700	
Not Accessible	90%							
Fender								
Buffer								
Rubber	10%	Now	$30,700	2043	* *	4-5	$4,900	
Broken, Extent : Severe, Area Affected : 40%								
Location : Two Fenders With Severe Impact Damage								
Missing Elements, Extent : Severe, Area Affected : 60%								
Location : Three Missing Fenders								
Rubber	40%			2037	* *	4-5	$30,500	
No Component	50%							
Facing								
Concrete	90%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 25%								
Location : In Tidal Zone Of Vertical Concrete Aprons Around Pier								
Explanation : Spalling								
Not Accessible	10%							
Deck Elements								
Coping/Curb								
Concrete	98%			LIFE	* *			
Spalling, Extent : Light, Area Affected : 5%								
Location : Isolated Locations								
Concrete	2%	Now	$6,300	LIFE	* *			
Mechanical Damage, Extent : Moderate, Area Affected : 25%								
Location : Various Locations On North Side Of Pier								
Spalling, Extent : Severe, Area Affected : 100%								
Location : Northwest Corner Of Pier								
Electrical								
Lighting Fixture								
Incandescent	95%			2028	$19,200			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 4 High Mast Lights, 3 Parking Lot Lights, And 2 Navigation Lights								
Explanation : Light Count								
Incandescent	5%	Now	$1,000	2029	$1,000			
Broken, Extent : Severe, Area Affected : 100%								
Location : Navigational Light On Southeast 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.*

DEPT. OF SMALL BUSINESS SERV. - 801
NAVY HOMEPORT CONCRETE PIER
Asset # : 13504

Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name : **PIER 15, EAST RIVER ESPLANADE**
Address : **SOUTH STREET BET. MAIDEN LANE & JOHN STREET**
Borough : **MANHATTAN**
Agency's Number : **N/A**
Program / Asset # : **DSB0071.000 / 15423**
Yr Built/Renovated :
Area Sq Ft : **38,860**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **02-May-2022**
Landmark Status : **NONE**
Areas Surveyed :
Block : **73** **Lot** : **2** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Piers	$138,000	$2,484,300
Total	**$138,000**	**$2,484,300**
Importance Code A		$142,800
Importance Code B	$138,000	$2,341,500
Total	**$138,000**	**$2,484,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Piers	$48,400	$10,400	$3,200	$24,700
Total	**$48,400**	**$10,400**	**$3,200**	**$24,700**
Importance Code A			$3,200	
Importance Code B	$46,700	$10,400		$24,700
Importance Code C	$1,700			
Total	**$48,400**	**$10,400**	**$3,200**	**$24,700**



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 15, EAST RIVER ESPLANADE
Asset # : 15423

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	$14,500	
Steel	2%			2034	$142,800	5	$6,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : North Side Of Pier 10 Feet Wide 220 Feet Long								
Explanation : Steel Grate								
Not Accessible	78%							
Deck Surface								
Concrete	1%			2042	* *	5	$300	
Panel/Paver: Concrete	78%			2053	* *			
Other Observation, Extent : Light, Area Affected : 2%								
Location : Isolated Locations Throughout								
Explanation : Settlement Of Paver								
Timber	2%			2042	* *	5	$3,100	
Topsoil	6%			2031	$25,600	5	$3,300	
Not Accessible	13%							
Pile Caps								
Concrete	50%			LIFE	* *	5	$1,300	
Not Accessible	50%							
Piles and Bracing								
Concrete	40%			LIFE	* *	5	$49,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Supporting Pier								
Explanation : 155 Piles								
Not Accessible	60%							
Fender								
Wales and Chocks								
Timber	1%	Now	$12,400	2048	* *	4	$500	
Broken, Extent : Severe, Area Affected : 100%								
Location : 15 Feet At The Southeast Corner Of Pier								
Timber	85%			2042	* *	4	$44,500	
No Component	14%							
Piles								
Timber	86%			2036	$1,695,300	4	$31,200	
Other Observation, Extent : Light, Area Affected : 50%								
Location : Tidal Zone								
Explanation : Abrasion								
Timber	7%	Now	$138,000	2048	* *	4	$1,700	
Broken, Extent : Severe, Area Affected : 100%								
Location : 6 Piles Southeast Corner Of Pier								
Timber	7%			2042	* *	4	$1,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Southwest End Of Pier								
Explanation : 7 Piles								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost 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 15, EAST RIVER ESPLANADE
Asset # : 15423

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	14%	Now	$34,300	2038	* *	4	$1,300	
Broken, Extent : Severe, Area Affected : 100%								
Location : 1of 4 Pile Clusters In The Southeast Corner Of Pier								
Timber	36%			2034	$88,100	4-10	$24,800	
Other Observation, Extent : Light, Area Affected : 50%								
Location : Tidal Zone								
Explanation : Abrasion								
Not Accessible	50%							
Deck Elements								
Railing								
Steel	86%			2031	$558,100			
No Component	14%							

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

Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	: **17-Feb-2025**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **73**	**Lot**	: **8**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Piers	$1,225,000	$723,300
Total	**$1,225,000**	**$723,300**
Importance Code A	$101,000	
Importance Code B	$418,300	$537,400
Importance Code C	$705,800	$185,900
Total	**$1,225,000**	**$723,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Piers	$100,200	$600	$17,100	$9,900
Total	**$100,200**	**$600**	**$17,100**	**$9,900**
Importance Code A	$96,200			$9,900
Importance Code B	$3,900	$600	$17,100	
Importance Code C				
Total	**$100,200**	**$600**	**$17,100**	**$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
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	80%			2045	* *	5	$371,700	
Surface Wearing/Scaling, Extent : Light, Area Affected : 5%								
Location : Entire Timber Deck Surface								
Timber	13%	Now	$413,800	2045	* *	5	$10,700	
Surface Wearing/Scaling, Extent : Severe, Area Affected : 100%								
Location : Areas Throughout Pier Surface								
Timber	2%	Now	$106,100	2051	* *	5	$1,600	
Broken, Extent : Severe, Area Affected : 25%								
Location : Isolated Locations Throughout Pier								
Displaced Elements, Extent : Severe, Area Affected : 25%								
Location : Isolated Locations Throughout Pier								
Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Isolated Locations Throughout Pier								
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%	4+	$23,500	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	1%	4+	$50,500	LIFE	* *	5	$1,300	
Exposed Reinforcement, Extent : Severe, Area Affected : 10%								
Location : Isolated Piles With Eroded Encasements								
Concrete Encased Timber	1%	Now	$50,500	LIFE	* *	5	$1,300	
Other Observation, Extent : Severe, Area Affected : 5%								
Location : Top Of Pile								
Explanation : End Rot And Splitting								
Not Accessible	80%							
Fender								

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

DEPT. OF SMALL BUSINESS SERV. - 801
PIER 16, EAST RIVER
Asset # : 1769

Piers	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender								
Facing								
Timber	5%			2049	* *	3	$1,800	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Offshore End Of Pier And At Floating Dock On North Side								
No Component	95%							
Wales and Chocks								
Timber	70%			2049	* *	4	$34,200	
Rotting/Splitting, Extent : Light, Area Affected : 20%								
Location : Throughout								
Timber	10%	Now	$58,100	2045	* *	4	$4,900	
Rotting/Splitting, Extent : Severe, Area Affected : 40%								
Location : Isolated Sections, Primarily On North Face								
Not Accessible	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Inaccessible Due To Berthed Ships								
Explanation : Other								
Piles								
Timber	10%	Now	$184,000	2051	* *	4	$2,300	
Broken, Extent : Severe, Area Affected : 10%								
Location : Mid-pier On North And South Faces								
Worn, Extent : Moderate, Area Affected : 20%								
Location : Tidal Zone								
Timber	35%			2039	* *	4	$11,800	
Not Accessible	55%							
Pile Cluster								
Timber	100%	Now	$122,400	2041	* *	4	$4,500	
Broken, Extent : Severe, Area Affected : 100%								
Location : Two Clusters At East End Of Pier								
Deck Elements								
Railing								
Steel	50%	4+	$53,700	2034	$268,700			
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	50%			2034	$268,700			
Missing Coating, Extent : Light, Area Affected : 20%								
Location : Entire Railing								
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

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
Electrical								
Lighting Fixture								
Sodium	43%	Now	$2,000	2030	$9,900			
Broken, Extent : Moderate, Area Affected : 10%								
Location : One Of 3 Lights Offshore								
LED	57%			2034	$17,800			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Center Of Pier								
Explanation : 4 High - Mast LED 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.*

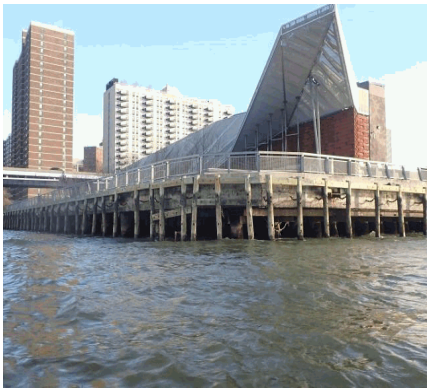
Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **26-Feb-2025** | **Landmark Status** : **NONE**
Areas Surveyed :
Block : **241** **Lot** : **13** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Piers	$394,500	$453,400
Total	**$394,500**	**$453,400**
Importance Code A	$286,200	
Importance Code B	$57,400	$331,800
Importance Code C	$50,900	$121,600
Total	**$394,500**	**$453,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Piers	$29,500		$19,500	
Total	**$29,500**		**$19,500**	
Importance Code A	$27,600			
Importance Code B			$10,900	
Importance Code C	$1,800		$8,600	
Total	**$29,500**		**$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

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								
Concrete	50%			LIFE	* *	5	$51,600	
Not Accessible	50%							
Deck Surface								
Asphalt Pavers	54%			2045	* *			
Asphalt Pavers	2%	Now	$50,900	2051	* *			
Broken, Extent : Moderate, Area Affected : 50%								
Location : 75 Feet And 90 Feet From East Edge Of Pier								
Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : At Missing Seats Near West End Of Pier								
Settlement, Extent : Moderate, Area Affected : 50%								
Location : 75 Feet And 90 Feet From East Edge Of Pier								
Timber	2%			2049	* *	5	$2,200	
Topsoil	38%			2034	$115,500	5	$14,900	
Topsoil	2%	2-4	$1,800	2035	$6,100	5	$400	
Erosion, Extent : Moderate, Area Affected : 10%								
Location : Next To Benches								
Not Accessible	2%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Bench Area								
Explanation : Areas Covered By Benches								
Pile Caps								
Concrete	100%			LIFE	* *	5	$3,700	
Spalling, Extent : Light, Area Affected : 5%								
Location : Along Bottom Of Edge Beam And Pile Cap								
Piles and Bracing								
Concrete Encased Steel	10%	Now	$286,200	LIFE	* *			
Erosion, Extent : Severe, Area Affected : 100%								
Location : Failed Encasements								
Concrete Encased Steel	20%			LIFE	* *			
Not Accessible	70%							
Fender								
Wales and Chocks								
Timber	100%			2049	* *	4	$21,800	
Piles								
Timber	70%	0-2	$57,400	2045	* *	4	$7,000	
Rotting/Splitting, Extent : Severe, Area Affected : 30%								
Location : Tidal Zone								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Entire Fender System								
Explanation : Corroded Retention Chains								
Not Accessible	30%							
Deck Elements								
Railing								
Steel	93%			2034	$331,800			
No Component	7%							

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

Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **26-Sep-2023**
Landmark Status : **NONE**
Areas Surveyed :
Block : **241** **Lot** : **13** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Piers	$9,448,600	$2,388,200
Total	**$9,448,600**	**$2,388,200**
Importance Code A	$7,917,300	$1,919,600
Importance Code B	$1,242,800	$468,600
Importance Code C	$288,500	
Total	**$9,448,600**	**$2,388,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Piers		$2,400	$69,600	
Total		**$2,400**	**$69,600**	
Importance Code A				
Importance Code B		$2,400	$6,100	
Importance Code C			$63,500	
Total		**$2,400**	**$69,600**	



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

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+	$503,200	LIFE	* *	5	$12,800	
Spalling, Extent : Severe, Area Affected : 10%								
Location : Isolated Locations								
Not Accessible	55%							
Deck Surface								
Asphalt	15%			2044	* *	5	$56,700	
Cracking, Extent : Light, Area Affected : 5%								
Location : Parking Area								
Asphalt	5%	4+	$288,500	2050	* *	5	$9,400	
Settlement, Extent : Moderate, Area Affected : 80%								
Location : West Side Of Pier At Department Of Sanitation Parking Area								
Concrete	30%			2044	* *	5	$70,300	
Surface Wearing/Scaling, Extent : Light, Area Affected : 100%								
Location : Offshore Apron And East End Of Parking Area								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 35 Foot Wide Area Along The North Side Of The Building								
Explanation : Recent Repair Evident								
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%	2-4	$4,576,400	LIFE	* *	5	$15,000	
Cracking, Extent : Moderate, Area Affected : 25%								
Location : Bottom Of Pile Caps								
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : Isolated Locations Along Bottom Piles, Pile Cap, And Edge Beam								
Spalling, Extent : Moderate, Area Affected : 20%								
Location : Bottom Of Pile Caps And In Isolated Locations On Edge								
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Bottom Of Caps								
Explanation : Delamination								
Concrete	35%	0-2	$1,232,100	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	3%			LIFE	* *			
Concrete Encased Steel	1%	2-4	$59,000	LIFE	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Splash Zone Of Five Pile Encasements								
Explanation : Erosion Failed Encasement								
Steel	8%	4+	$188,900	LIFE	* *	5	$421,300	
Corrosion, Extent : Moderate, Area Affected : 2%								
Location : Splash Zone								
Steel	23%	2-4	$1,357,700	LIFE	* *	5	$1,211,100	
Corrosion, Extent : Severe, Area Affected : 30%								
Location : Tidal Zone								
Not Accessible	65%							
Fender								
Buffer								
Rubber	48%			2044	* *	4-5	$19,600	
Rubber	25%	Now	$119,500	2050	* *	4-5	$5,700	
Missing Elements, Extent : Severe, Area Affected : 100%								
Location : Isolated Locations								
No Component	27%							
Wales and Chocks								
Timber	50%	Now	$351,600	2044	* *	4	$36,900	
Broken, Extent : Severe, Area Affected : 100%								
Location : Eastern 500 Feet Of Asset And Intermittent Sections Throughout Remainder Of Asset								
Timber	23%	0-2	$161,700	2044	* *	4	$17,000	
Loose Connections, Extent : Moderate, Area Affected : 100%								
Location : Multiple Sections Throughout Asset								
No Component	27%							
Piles								
Timber	10%	0-2	$278,500	2050	* *	4	$3,400	
Worn, Extent : Moderate, Area Affected : 5%								
Location : Tidal Zone								
Other Observation, Extent : Severe, Area Affected : 75%								
Location : Typical Condition								
Explanation : Corrosion Of Chain								
Timber	18%	Now	$250,700	2050	* *	4	$6,100	
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	48%			2033	$387,800			
Steel	10%	Now	$80,800	2035	$80,800			
Broken, Extent : Severe, Area Affected : 100%								
Location : Several Sections Of Damaged Fence Running East To West Totaling 140 Feet Along The Pier's South Apron								
Fencing	20%			2036	$21,500	3	$100	
No Component	22%							
Coping/Curb								
Concrete	75%			LIFE	* *			
Cracking, Extent : Light, Area Affected : 5%								
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	: **28-Oct-2024**		**Landmark Status**	: **NONE**	
Areas Surveyed	:				
Block	: **5778**	**Lot** : **1**	**BIN**	:	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Piers	$1,087,700	$1,913,500
Total	**$1,087,700**	**$1,913,500**
Importance Code A	$141,900	$210,200
Importance Code B	$879,800	$1,637,200
Importance Code C	$66,100	$66,100
Total	**$1,087,700**	**$1,913,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Piers	$69,600		$10,300	$1,100
Total	**$69,600**		**$10,300**	**$1,100**
Importance Code A	$31,900			
Importance Code B	$37,700		$10,300	
Importance Code C				$1,100
Total	**$69,600**		**$10,300**	**$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%			2045	* *	5	$2,200	
Cracking, Extent : Light, Area Affected : 50%								
Location : At Base Of Pier								
Concrete	99%			2045	* *	5	$132,100	
Cracking, Extent : Light, Area Affected : 5%								
Location : Isolated Locations Throughout Pier								
Spalling, Extent : Light, Area Affected : 5%								
Location : Isolated Locations Throughout Pier								
Pile Caps								
Concrete	2%	4+	$80,200	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								
Concrete	10%			LIFE	* *	5	$123,500	
Erosion, Extent : Light, Area Affected : 10%								
Location : On Corners Of Piles								
Not Accessible	90%							
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : Below Water Surface								
Fender								
Wales and Chocks								
Timber	10%			2045	* *	4	$15,000	
Timber	10%	Now	$142,500	2045	* *	4	$15,000	
Missing Elements, 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	$71,300	2049	* *	4	$7,500	
Rotting/Splitting, Extent : Severe, Area Affected : 25%								
Location : At The Base Of The Pier On The North Side								
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.*

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								
Piles								
Timber	15%	4+	$338,600	2045	* *	4	$10,400	
Rotting/Splitting, Extent : Light, Area Affected : 25%								
Location : Throughout								
Worn, Extent : Moderate, Area Affected : 100%								
Location : North And South Side Of Pier In The Tidal Zone								
Timber	5%	2-4	$112,900	2045	* *	4	$3,500	
Loose Connections, Extent : Moderate, Area Affected : 10%								
Location : Four Sprung Piles On North Face								
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								
Pile Cluster								
Timber	33%	Now	$121,200	2041	* *	4	$4,400	
Not Plumb, Extent : Severe, Area Affected : 100%								
Location : On South Side Of Pier. 2 Of 6 Timber Fender Clusters								
Timber	42%			2037	* *	4-10	$43,400	
Not Accessible	25%							
Deck Elements								

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

DEPT. OF SMALL BUSINESS SERV. - 801
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
Deck Elements								
Railing								
Steel	87%			2034	$1,424,400			
Missing Coating, Extent : Light, Area Affected : 25%								
Location : Full Length Of Asset								
Steel	5%	4+	$49,100	2034	$81,900			
Broken, Extent : Moderate, Area Affected : 50%								
Location : Broken Gate North Side Of Pier								
Impact Damage, Extent : Severe, Area Affected : 100%								
Location : 140 Feet From Northwest Corner And Base Of Pier On South Face								
Loose Connections, Extent : Moderate, Area Affected : 100%								
Location : 2,119 Feet And 2,572 To 2,584 Feet From Northeast Corner Of Pier								
Steel	1%	0-2	$3,300	2034	$16,400			
Corrosion, Extent : Severe, Area Affected : 10%								
Location : Base Plates At Northwest Corner								
Steel	5%	4+	$8,200	2034	$81,900			
Corrosion, Extent : Moderate, Area Affected : 10%								
Location : Base Plates Along Offshore End Of Pier								
Steel	2%	Now	$32,700	2036	$32,700			
Displaced Elements, Extent : Severe, Area Affected : 50%								
Location : 20 Foot-long Section Of Chain-link Fence Too Short, On South Face Approximately 150 Feet West Of Base Of Pier								
Loose Connections, Extent : Severe, Area Affected : 50%								
Location : 20 Foot-long Section Of Unsecured Railing Immediately West Of Replacement Section On South Face								
Protective Structure								
Donut Fender								
Steel/Rubber	50%	4+	$31,900	2034	$63,700			
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								
LED	100%			2031	$84,700			
Broken, Extent : Moderate, Area Affected : 5%								
Location : Loose Hand Hole Cover Plates At Most Inshore Lights On South Face								
Corrosion, Extent : Light, Area Affected : 25%								
Location : At Tops Of All 19 Lights With More Severe Corrosion At Offshore End 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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **26-Sep-2023**
Landmark Status : **NONE**
Areas Surveyed :
Block : **241** **Lot** : **18** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Piers	$3,166,900	$92,400
Total	**$3,166,900**	**$92,400**
Importance Code A	$1,163,400	$92,400
Importance Code B	$2,003,500	
Total	**$3,166,900**	**$92,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Piers	$800	$200	$23,100	$100
Total	**$800**	**$200**	**$23,100**	**$100**
Importance Code A				
Importance Code B	$800	$200	$400	$100
Importance Code C			$22,600	
Total	**$800**	**$200**	**$23,100**	**$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

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+	$441,700	LIFE	* *	5	$11,200	
Corrosion of Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : Isolated Locations Of Soffit								
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : Isolated Locations Of Soffit								
Spalling, Extent : Moderate, Area Affected : 15%								
Location : Isolated Locations Of Soffit								
Not Accessible	95%							
Deck Surface								
Concrete	55%			2044	* *	5	$45,300	
Not Accessible	45%							
Pile Caps								
Concrete	75%			LIFE	* *	5	$6,100	
Concrete	25%	2-4	$618,000	LIFE	* *	5	$2,000	
Corrosion of Reinforcement, Extent : Severe, Area Affected : 10%								
Location : Along Bottom Of Edge Beam								
Exposed Reinforcement, Extent : Severe, Area Affected : 10%								
Location : Along Bottom Corner Of Edge Beam								
Spalling, Extent : Severe, Area Affected : 15%								
Location : Along Bottom Corner Of Edge Beam And Isolated Pile Bearing Area Of Pile Caps								
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	35%			LIFE	* *			
Steel	5%	4+	$103,600	LIFE	* *	5	$92,400	
Corrosion, Extent : Moderate, Area Affected : 30%								
Location : Above Mean Low Water								
Not Accessible	60%							
Fender								
Buffer								
Rubber	5%			2044	* *	4-5	$1,400	
Rubber	55%	Now	$176,200	2050	* *	4-5	$8,500	
Missing Elements, Extent : Severe, Area Affected : 100%								
Location : Offshore Face Of Pier								
No Component	40%							
Wales and Chocks								
Timber	100%	Now	$707,100	2050	* *	4	$49,500	
Missing Elements, Extent : Severe, Area Affected : 100%								
Location : Entire Timber Fender System Missing								
Piles								
Timber	100%	Now	$1,120,200	2050	* *	4	$22,900	
Missing Pile, Extent : Severe, Area Affected : 100%								
Location : Entire Timber Fender System Missing								
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 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
Deck Elements								
Railing								
Fencing	99%			2039	* *	3	$500	
Fencing	1%	4+	$700	2040	* *	3		
Dents, Holes, Extent : Moderate, Area Affected : 50%								
Location : 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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	: **23-Oct-2023**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **665**	**Lot**	: **14**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Piers	$148,200	$52,800
Total	**$148,200**	**$52,800**
Importance Code A	$148,200	
Importance Code C		$52,800
Total	**$148,200**	**$52,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Piers		$3,400	$47,100	
Total		**$3,400**	**$47,100**	
Importance Code A			$42,700	
Importance Code C		$3,400	$4,400	
Total		**$3,400**	**$47,100**	



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 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	27%			2044	* *	5	$8,900	
Surface Wearing/Scaling, Extent : Light, Area Affected : 5%								
Location : Isolated Locations Throughout								
Stone Pavers	3%			2044	* *			
Topsoil	10%			2033	$52,800	5	$6,800	
Not Accessible	60%							
Pile Caps								
Concrete	20%			LIFE	* *	5	$600	
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	10%	4+	$148,200	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%			2033				
No Component	40%							
Electrical								
Lighting Fixture								
Incandescent	100%			2029	$42,700			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 9 Lights On South Side 10 Lights On North Side								
Explanation : 19 Lights 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.*

Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	: **29-Mar-2022**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **1107**	**Lot**	: **12**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Piers	$70,600	$1,794,900
Total	**$70,600**	**$1,794,900**
Importance Code A		$1,040,000
Importance Code B	$70,600	$754,900
Total	**$70,600**	**$1,794,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Piers	$54,600			$4,100
Total	**$54,600**			**$4,100**
Importance Code A	$20,700			
Importance Code B	$33,900			$4,100
Total	**$54,600**			**$4,100**



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

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 On Top Of Exposed Deck								
Steel	2%			2037	* *	5	$41,300	
Not Accessible	38%							
Pile Caps								
Concrete	40%			LIFE	* *	5	$6,700	
Spalling, Extent : Moderate, Area Affected : 10%								
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%			2031	$684,300			
Other Observation, Extent : Light, Area Affected : 10%								
Location : Fender Chain Connections								
Explanation : Pneumatic Fender Chain Corrosion								
Wales and Chocks								
Rubber	5%	4+	$16,500	2042	* *			
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Two Broken Units On Northwest Corner								
Explanation : Broken								
No Component	95%							
Piles								
Steel	15%			2042	* *	3-5	$151,800	
Corrosion, Extent : Light, Area Affected : 10%								
Location : Fender Support Racks								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Adjacent To Floating Fenders								
Explanation : Fender Support Racks								
Timber	5%			2042	* *	4	$3,000	
No Component	80%							
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 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
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	$14,800	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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	: **22-Mar-2022**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **1109**	**Lot**	: **21**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Piers	$3,142,400	$238,200
Total	**$3,142,400**	**$238,200**
Importance Code A	$1,505,000	$238,200
Importance Code B	$1,397,900	
Importance Code C	$239,500	
Total	**$3,142,400**	**$238,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Piers				$71,000
Total				**$71,000**
Importance Code A				
Importance Code B				$71,000
Importance Code C				
Total				**$71,000**



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	30%			LIFE	* *	5	$73,400	
Cracking, Extent : Light, Area Affected : 30%								
Location : Along Pier Perimeter								
Surface Wearing/Scaling, Extent : Moderate, Area Affected : 80%								
Location : Along Pier Perimeter								
Not Accessible	70%							
Deck Surface								
Asphalt	65%	4+	$239,500	2042	* *	5	$47,100	
Surface Wearing/Scaling, Extent : Light, Area Affected : 10%								
Location : Isolated Gouges Throughout								
Not Accessible	35%							
Pile Caps								
Timber	25%	4+	$284,000	LIFE	* *	4	$257,800	
Rotting/Splitting, Extent : Light, Area Affected : 10%								
Location : Periodic Throughout								
No Component	30%							
Not Accessible	45%							
Piles and Bracing								
Steel	5%			LIFE	* *	5	$100,900	
Timber	15%	4+	$1,220,900	LIFE	* *	4-5	$88,200	
Rotting/Splitting, Extent : Moderate, Area Affected : 15%								
Location : Above Waterline And At Fasteners								
Not Accessible	80%							
Fender								
Facing								
Timber	25%	4+	$162,100	2042	* *	3	$21,900	
Other Observation, Extent : Severe, Area Affected : 60%								
Location : Along Concrete Bulkhead								
Explanation : Impact Damage, Missing Components, Deterioration								
Timber	75%	0-2	$810,400	2048	* *	3	$65,800	
Broken, Extent : Severe, Area Affected : 100%								
Location : Along Concrete Bulkhead								
Wales and Chocks								
Timber	20%	0-2	$288,400	2042	* *	4	$24,200	
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	55%			2042	* *	4	$66,700	
Worn, Extent : Light, Area Affected : 100%								
Location : Throughout								
No Component	25%							

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

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								
Piles								
Timber	15%	Now	$137,100	2042	* *	4	$8,400	
Broken, Extent : Severe, Area Affected : 30%								
Location : Offshore Face And Isolated North And South Faces								
Rotting/Splitting, Extent : Moderate, Area Affected : 30%								
Location : Top Of Piles And Periodic Throughout								
Worn, Extent : Moderate, Area Affected : 50%								
Location : Periodic Throughout								
Timber	30%			2042	* *	4	$16,800	
No Component	25%							
Not Accessible	30%							
Deck Elements								
Railing								
Steel	5%			2031				
Other Observation, Extent : N/A, 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.*

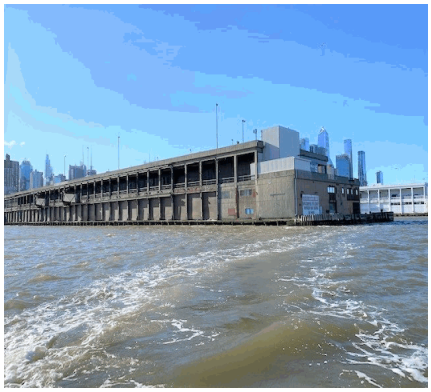
Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	: **22-Mar-2022**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **1109**	**Lot**	: **30**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Piers	$3,946,400	$147,000
Total	**$3,946,400**	**$147,000**
Importance Code A	$2,171,400	$147,000
Importance Code B	$1,775,000	
Total	**$3,946,400**	**$147,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
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%	2-4	$1,366,400	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%	2-4	$805,000	LIFE	* *	4	$365,400	
Deflection, Extent : Severe, Area Affected : 10%								
Location : Northwest Deck And Caps Sagging								
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%	2-4	$162,500	2048	* *	3	$13,200	
Broken, Extent : Moderate, Area Affected : 75%								
Location : Along Inshore South Side At Bulkhead								
No Component	80%							
Wales and Chocks								
Timber	60%	0-2	$650,500	2042	* *	4	$54,700	
Broken, Extent : Severe, Area Affected : 25%								
Location : Typical Throughout The Southern And Western Faces								
Worn, Extent : Severe, Area Affected : 60%								
Location : Typical Throughout The Southern And Western Faces								
No Component	40%							
Piles								
Timber	40%	4+	$274,800	2042	* *	4	$16,800	
Rotting/Splitting, Extent : Moderate, Area Affected : 15%								
Location : Typical Throughout								
Timber	20%	Now	$687,100	2048	* *	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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 2027 - 2030	FY 2031 - 2036
Piers	$1,169,800	$232,800
Total	**$1,169,800**	**$232,800**
Importance Code A	$66,900	$232,800
Importance Code B	$1,102,900	
Total	**$1,169,800**	**$232,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Piers	$18,500			$2,200
Total	**$18,500**			**$2,200**
Importance Code A	$8,900			
Importance Code B	$9,600			$2,200
Total	**$18,500**			**$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	$113,800	
Spalling, Extent : Light, Area Affected : 2%								
Location : Bollard Foundations								
Not Accessible	50%							
Pile Caps								
Concrete	20%			LIFE	* *	5	$1,600	
Timber	80%			LIFE	* *	4	$767,800	
Piles and Bracing								
Concrete	25%			LIFE	* *	5	$96,700	
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	$82,200	2047	* *	3	$6,700	
Broken, Extent : Severe, Area Affected : 100%								
Location : At West End								
Missing Elements, Extent : Severe, Area Affected : 100%								
Location : At West End								
No Component	90%							
Wales and Chocks								
Timber	90%	Now	$395,000	2047	* *	4	$83,000	
Broken, Extent : Severe, Area Affected : 100%								
Location : Across Entire Fender System								
Missing Elements, 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	$625,700	2047	* *	4	$38,400	
Broken, Extent : Severe, Area Affected : 100%								
Location : Across Entire Fender System								
Missing Elements, 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	$9,600	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	$66,900			
LED	25%	Now	$8,900	2032	$22,300			
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **04-Nov-2024**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2023** **Lot** : **1** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Piers	$239,000	$735,000
Total	**$239,000**	**$735,000**
Importance Code A	$239,000	$676,800
Importance Code B		$58,200
Total	**$239,000**	**$735,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Piers	$25,400		$30,700	
Total	**$25,400**		**$30,700**	
Importance Code A	$700			
Importance Code B	$23,300		$17,700	
Importance Code C	$1,500		$12,900	
Total	**$25,400**		**$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								
Concrete	100%			LIFE	* *	5	$180,400	
Efflorescence, Extent : Light, Area Affected : 5%								
Location : Between Deck Planks								
Deck Surface								
Concrete	78%			2049	* *	5	$25,800	
Cracking, Extent : Light, Area Affected : 30%								
Location : Throughout Deck Surface								
Spalling, Extent : Light, Area Affected : 2%								
Location : Perimeter Of Pier								
Concrete	2%	4+	$1,500	2049	* *	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	
Other Observation, Extent : Light, Area Affected : 5%								
Location : 10 Locations								
Explanation : Voids In Annulus Between Pile And Pile Cap								
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%			2049	* *	4	$35,500	
No Component	60%							
Piles								
Composite	50%			2062	* *			
Not Accessible	50%							
Deck Elements								
Railing								
Concrete	10%			2040	* *			
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+	$23,300	2035	$58,200			
Loose Connections, Extent : Light, Area Affected : 2%								
Location : Loose Handrail Next To Building At Pier Entrance								
No Component	84%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost 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
Deck Elements								
Coping/Curb								
Concrete	14%			LIFE	* *			
Timber	70%			LIFE	* *			
No Component	16%							
Electrical								
Conduit								
PVC	100%			2033	$248,100			
Lighting Fixture								
LED	100%			2035	$107,000			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 24 Light Poles. 9 South Side, 15 North Side								
Explanation : Other								
Electrical/ Mechanical								
Power Supply/ Bollards								
Plastic	100%			2035	$82,700			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 33 Power Supply Bollards. 9 South Side, 24 North 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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	:	**02-Apr-2024**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**8591** **Lot** : **980**	**BIN**	:	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Piers	$453,600	
Total	**$453,600**	
Importance Code A	$453,600	
Total	**$453,600**	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Piers	$26,600	$3,600		
Total	**$26,600**	**$3,600**		
Importance Code A				
Importance Code B	$4,100	$3,600		
Importance Code C	$22,500			
Total	**$26,600**	**$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+	$22,500	2050	* *	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	65%	4+	$133,600	LIFE	* *	5	$200	
Erosion, Extent : Moderate, Area Affected : 20%								
Location : Corner Erosion								
Spalling, Extent : Moderate, Area Affected : 60%								
Location : Widespread								
Concrete	35%	Now	$71,900	LIFE	* *	5	$100	
Spalling, Extent : Severe, Area Affected : 100%								
Location : Widespread								
Other Observation, Extent : Severe, Area Affected : 80%								
Location : Throughout								
Explanation : Failed Repairs								
Piles and Bracing								
Concrete	45%	4+	$171,700	LIFE	* *	5	$5,700	
Other Observation, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Explanation : Failed Repairs								
Concrete	20%	Now	$76,300	LIFE	* *	5	$2,500	
Spalling, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 80%								
Location : Throughout								
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%			2044	* *	4	$10,800	
Timber	2%	Now	$4,100	2050	* *	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%			2036	$8,200	3	$100	
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	:	**28-Mar-2024**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**8591** **Lot** : **980**	**BIN**	:	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Piers	$1,026,300	$52,700
Total	**$1,026,300**	**$52,700**
Importance Code A	$952,000	$52,700
Importance Code B	$74,300	
Total	**$1,026,300**	**$52,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Piers		$5,400		$15,600
Total		**$5,400**		**$15,600**
Importance Code A				
Importance Code B		$5,400		$15,600
Total		**$5,400**		**$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	92%			LIFE	* *	5	$31,700	
Cracking, Extent : Light, Area Affected : 10%								
Location : Deck Surface								
Not Accessible	8%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Construction Equipment On Deck								
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	$634,700	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	$317,300	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%			2038	* *	4	$31,300	
Timber	20%	Now	$74,300	2050	* *	4	$7,800	
Rotting/Splitting, Extent : Severe, Area Affected : 100%								
Location : Throughout Upper Wale On Offshore Face								
Piles								
Timber	60%			2048	* *	4	$16,200	
No Component	40%							
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	: **17-Feb-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **73** **Lot** : **2**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Piers	$165,600	$106,800
Total	**$165,600**	**$106,800**
Importance Code B	$165,600	$106,800
Total	**$165,600**	**$106,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Piers	$17,500		$5,100	
Total	**$17,500**		**$5,100**	
Importance Code A	$4,900			
Importance Code B	$11,600		$5,100	
Importance Code C	$1,000			
Total	**$17,500**		**$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.*

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	98%			2045	* *			
Asphalt Pavers	2%	2-4	$1,000	2045	* *			
Broken, Extent : Moderate, Area Affected : 10%								
Location : 100 Feet From South								
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	$11,600	2051	* *	4	$500	
Broken, Extent : Severe, Area Affected : 100%								
Location : Near Middle Of Wharf								
Timber	95%			2045	* *	4	$9,300	
Rotting/Splitting, Extent : Light, Area Affected : 30%								
Location : Throughout Fender System								
Piles								
Timber	45%	Now	$165,600	2051	* *	4	$2,000	
Broken, Extent : Severe, Area Affected : 55%								
Location : Tidal Zone Or At Top Connection								
Rotting/Splitting, Extent : Severe, Area Affected : 25%								
Location : Tidal Zone								
Timber	20%			2045	* *	4	$900	
Rotting/Splitting, Extent : Light, Area Affected : 10%								
Location : Tidal Zone								
Not Accessible	35%							
Deck Elements								
Railing								
Steel	100%			2034	$106,800			

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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	: **20-May-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **3435** **Lot** : **75**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Piers		$300,400
Total		**$300,400**
Importance Code A		$63,700
Importance Code B		$236,700
Total		**$300,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Piers	$4,900		$1,400	
Total	**$4,900**		**$1,400**	
Importance Code A	$3,200			
Importance Code B	$1,700			
Importance Code C			$1,400	
Total	**$4,900**		**$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%			2049	* *	5	$2,700	
Pile Caps								
Concrete	80%			LIFE	* *	5	$400	
Not Accessible	20%							
Piles and Bracing								
Concrete Encased Steel	65%			LIFE	* *			
Corrosion, Extent : Moderate, Area Affected : 5%								
Location : At Isolated Locations								
Other Observation, Extent : N/A, Area Affected : 15%								
Location : Isolated Locations								
Explanation : Pile Wraps								
Not Accessible	35%							
Deck Elements								
Railing								
Steel	95%			2035	$236,700			
Fencing	5%	Now	$1,700	2041	* *	3		
Loose Connections, Extent : Moderate, Area Affected : 80%								
Location : Loose Fencing Throughout Asset								
Electrical								
Conduit								
PVC	100%			2033	$63,700			
Other Observation, Extent : Light, Area Affected : 1%								
Location : At Junction Box								
Explanation : Displacement								
Lighting Fixture								
LED	100%			2035	$17,800			
Corrosion, Extent : Light, Area Affected : 2%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 4 Lighting Fixtures								
Explanation : Quantity								

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

Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **14-Apr-2022**
Landmark Status : **NONE**
Areas Surveyed :
Block : **662** **Lot** : **1** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Piers	$97,700	$650,300
Total	**$97,700**	**$650,300**
Importance Code A	$97,700	$178,800
Importance Code B		$471,500
Total	**$97,700**	**$650,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Piers	$7,300			$100
Total	**$7,300**			**$100**
Importance Code A				
Importance Code B	$3,600			$100
Importance Code C	$3,700			
Total	**$7,300**			**$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 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	65%			LIFE	* *	5	$20,100	
Cracking, Extent : Light, Area Affected : 10%								
Location : Isolated Throughout								
Concrete	20%	4+	$97,700	LIFE	* *	5	$6,200	
Cracking, Extent : Moderate, Area Affected : 100%								
Location : Between 375 Feet And 750 Feet From The Eastern End Of The Asset								
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 : 20%								
Location : Splash Zone								
Missing Coating, Extent : Light, Area Affected : 20%								
Location : Splash Zone								
Not Accessible	30%							
Coping/Curb								
Concrete	75%			LIFE	* *			
Concrete	10%	4+	$3,700	LIFE	* *			
Cracking, Extent : Moderate, Area Affected : 100%								
Location : 3 Feet Long Spall At Inshore End Of Finger Pier And Intermittent Spalling Along Length Of Curb Beneath Shed								
No Component	15%							
Fender								
Facing								
Composite	85%			2031	$471,500			
Surface Wearing/Scaling, Extent : Light, Area Affected : 5%								
Location : Throughout								
No Component	15%							
Piles								
Steel	1%			2042	* *	3-5	$7,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Two At Each End Of The Offshore Shed Pier And One At The End Of The Finger Pier								
Explanation : Donut Fender Piles								
No Component	99%							
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

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
Deck Elements								
Railing								
Steel	12%			2031				
Corrosion, Extent : Light, Area Affected : 2%								
Location : Isolated Locations								
No Component	88%							
Protective Structure								
Donut Fender								
Steel/Rubber	85%			2031				
Worn, Extent : Light, Area Affected : 5%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : One At The Offshore End Of The Finger Pier And Two On Each End Of The Offshore Shed Pier								
Explanation : Five Donut Fenders								
No Component	15%							
Electrical								
Lighting Fixture								
LED	100%			2031	$31,200			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Seven Light Fixtures Along The Finger Pier								
Explanation : Light Fixtures Along Finger 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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	: **13-Sep-2023**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **73**	**Lot**	: **17**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Piers	$366,000	$362,700
Total	**$366,000**	**$362,700**
Importance Code A	$366,000	
Importance Code B		$362,700
Total	**$366,000**	**$362,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Piers	$52,000		$12,100	
Total	**$52,000**		**$12,100**	
Importance Code A			$9,000	
Importance Code B	$52,000		$3,100	
Total	**$52,000**		**$12,100**	



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

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	69%			LIFE	* *	5	$11,600	
Surface Wearing/Scaling, Extent : Light, Area Affected : 25%								
Location : Surface Of Walkway								
Timber	1%	Now	$10,100	LIFE	* *	5	$200	
Broken, Extent : Severe, Area Affected : 50%								
Location : Broken Plank At End Of Fishing Pier North End Of Asset								
Timber	30%	4+	$182,300	LIFE	* *	5	$5,000	
Surface Wearing/Scaling, Extent : Moderate, Area Affected : 90%								
Location : 120 Feet From North End And On Fishing Pier At North End Of Asset								
Pile Caps								
Timber	100%			LIFE	* *	4	$31,400	
Piles and Bracing								
Timber	30%			LIFE	* *	4-5	$5,400	
Timber	25%	4+	$124,000	LIFE	* *	4-5	$4,500	
Rotting/Splitting, Extent : Moderate, Area Affected : 50%								
Location : Bracing Elements								
Timber	5%	Now	$49,600	LIFE	* *	4-5	$900	
Loose Connections, Extent : Severe, Area Affected : 100%								
Location : Timber Bracing Broken And Missing Connections Throughout Substructure								
No Component	40%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : On Box Culvert At North End								
Explanation : Concrete Slab								
Fender								
Pile Cluster								
Timber	70%			2033	$171,400	4-10	$48,200	
Rotting/Splitting, Extent : Moderate, Area Affected : 20%								
Location : In Tidal Zone								
Timber	15%	Now	$36,700	2040	* *	4	$1,300	
Broken, Extent : Severe, Area Affected : 20%								
Location : Broken Pile On South Cluster								
Rotting/Splitting, Extent : Severe, Area Affected : 80%								
Location : Rot At Water Line On Four Piles								
Not Accessible	15%							
Deck Elements								

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

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
Deck Elements								
Railing								
Steel	83%			2033	$158,800			
Corrosion, Extent : Light, Area Affected : 5%								
Location : On Handrail								
Steel	2%	Now	$3,800	2035	$3,800			
Broken, Extent : Severe, Area Affected : 10%								
Location : At Offshore End Of Fishing Pier At North End Of Asset								
Steel	15%	2-4	$11,500	2033	$28,700			
Corrosion, Extent : Severe, Area Affected : 5%								
Location : Severe Corrosion At Deck Connections At 87 Feet To 108 Feet And 201 Feet To 212 Feet From The Northwest Corner Of Asset.								
Electrical								
Lighting Fixture								
Incandescent	100%			2029	$9,000			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Along Pier								
Explanation : Four 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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **05-Oct-2023**
Landmark Status : **NONE**
Areas Surveyed :
Block : **991** **Lot** : **59** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Piers	$725,100	$64,700
Total	**$725,100**	**$64,700**
Importance Code A	$725,100	
Importance Code B		$64,700
Total	**$725,100**	**$64,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Piers	$900	$39,300	$29,200	$100
Total	**$900**	**$39,300**	**$29,200**	**$100**
Importance Code A			$29,200	
Importance Code B	$900	$27,800		$100
Importance Code C		$11,500		
Total	**$900**	**$39,300**	**$29,200**	**$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
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	80%			2048	* *	5	$23,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Western 710 Feet								
Explanation : Recent Replace Evident								
Not Accessible	20%							
Firewalls								
Concrete	70%			LIFE	* *	5	$2,000	
Not Accessible	30%							
Pile Caps								
Concrete	85%			LIFE	* *	5	$1,500	
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								
Concrete	15%	4+	$80,200	LIFE	* *	5	$300	
Spalling, Extent : Light, Area Affected : 15%								
Location : At Isolated Pile Caps Throughout The Asset								
Piles and Bracing								
Concrete Encased Timber	5%			LIFE	* *	5	$4,100	
Timber	35%			LIFE	* *	4-5	$40,800	
Marine Borer Infestation, Extent : Light, Area Affected : 10%								
Location : Isolated Piles								
Worn, Extent : Light, Area Affected : 10%								
Location : Within Tidal Zone								
Timber	10%	4+	$645,000	LIFE	* *	4-5	$11,600	
Rotting/Splitting, Extent : Moderate, Area Affected : 50%								
Location : Offshore Piles At Multiple Bents Throughout The Asset								
Not Accessible	50%							
Fender								
Wales and Chocks								
Timber	100%			2044	* *	4	$70,400	
Worn, Extent : Moderate, Area Affected : 50%								
Location : Abrasion In The Tidal Zone								
Piles								
Timber	40%			2044	* *	4	$13,000	
Worn, Extent : Moderate, Area Affected : 100%								
Location : Above The Waterline								
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%			2036	$64,700	3	$400	
Fencing	2%	4+	$800	2040	* *	3		
Corrosion, Extent : Moderate, Area Affected : 75%								
Location : Gate 375 Feet From West End								
Coping/Curb								
Concrete	100%			LIFE	* *			
Worn, Extent : Light, Area Affected : 5%								
Location : Concrete Scale And Cracking Between 400 And 450 Feet From West								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Offshore Edge Of Pier								
Explanation : Concrete Parapet Wall								
Electrical								
Lighting Fixture								
Incandescent	100%			2029	$29,200			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 13 Fixtures Total								
Explanation : Disconnected From Conduit For Solar Power								

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

Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	: **16-Mar-2023**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **2**	**Lot**	: **20**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Piers		$71,200
Total		**$71,200**
Importance Code A		$71,200
Total		**$71,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Piers	$41,000			
Total	**$41,000**			
Importance Code A				
Importance Code C	$41,000			
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
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%			2054	* *			
Timber	70%	4+	$41,000	2043	* *	5	$31,700	
Rotting/Splitting, Extent : Severe, Area Affected : 2%								
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%			2032				

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

Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	: **18-Apr-2024**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **4346**	**Lot**	: **200**	**BIN**	:

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Piers	$22,800		$30,800	
Total	**$22,800**		**$30,800**	
Importance Code A	$22,800			
Importance Code B			$30,800	
Total	**$22,800**		**$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
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%	0-2	$2,400	2040	* *	5	$100	
Corrosion, Extent : Severe, Area Affected : 25%								
Location : At Access And Stairs At Northeast Corner Of Pier Deck								
Timber	99%			LIFE	* *	5	$5,400	
Pile Caps								
Timber	5%	0-2	$5,600	LIFE	* *	4	$500	
Rotting/Splitting, Extent : Severe, Area Affected : 30%								
Location : One Pile Cap At The Southeast								
Timber	95%			LIFE	* *	4	$9,700	
Piles and Bracing								
Concrete	20%			LIFE	* *	5	$800	
Steel	15%	4+	$6,700	LIFE	* *	5	$3,000	
Corrosion, Extent : Light, Area Affected : 10%								
Location : Within Splash Zone And Tidal Zone								
Timber	2%	4+	$8,100	LIFE	* *	4-5	$100	
Rotting/Splitting, Extent : Moderate, Area Affected : 50%								
Location : One 12 Inch By 12 Inch Post At Southeast								
Timber	58%			LIFE	* *	4-5	$3,400	
Not Accessible	5%							
Deck Elements								
Railing								
Timber	50%			2029	$30,800			
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.*

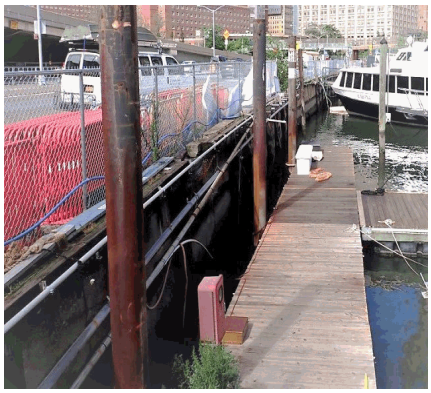
Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name	: **23RD ST. MARINA DOCK BULKHEAD**				
Address	: **23RD ST. MARINA**				
Borough	: **MANHATTAN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DGSPR30.022 / 2583**			**Yr Built/Renovated**	:
Linear Ft	: **303**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **27-Sep-2023**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **991**	**Lot**	: **50**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$382,500	
Total	**$382,500**	
Importance Code B	$301,600	
Importance Code C	$81,000	
Total	**$382,500**	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$17,400	$800	$1,700	$900
Total	**$17,400**	**$800**	**$1,700**	**$900**
Importance Code A	$17,400			
Importance Code B		$800	$1,700	$900
Importance Code C				
Total	**$17,400**	**$800**	**$1,700**	**$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

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	$52,400	LIFE	* *	5	$100	
Missing Elements, Extent : Severe, Area Affected : 100%								
Location : Isolated Segments								
Rotting/Splitting, Extent : Severe, Area Affected : 100%								
Location : Isolated Segments								
Timber	30%	2-4	$28,600	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								
Timber	5%	Now	$17,400	LIFE	* *			
Rotting/Splitting, Extent : Severe, Area Affected : 75%								
Location : At Ends Of Transverse Caps								
Not Accessible	95%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	100%			2044	* *	5	$3,500	
Cracking, Extent : Moderate, Area Affected : 5%								
Location : Intermittent Transverse Cracks								
Fender								
Piles								
Timber	50%	Now	$154,900	2050	* *	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%			2038	* *	4	$1,800	
Rotting/Splitting, Extent : Light, 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+	$48,900	2050	* *	4	$4,100	
Rotting/Splitting, Extent : Moderate, Area Affected : 10%								
Location : Top Wale								
Timber	50%	Now	$97,800	2050	* *	4	$8,200	
Missing Elements, Extent : Severe, Area Affected : 100%								
Location : At Center And North End								
Rotting/Splitting, Extent : Severe, Area Affected : 50%								
Location : Isolated Segments								
Timber	10%			2044	* *	4	$2,500	
No Component	15%							
Deck Elements								
Railing								
Fencing	100%			2036	$24,000	3	$200	
Electrical								
Lighting Fixture								
Incandescent	100%			2029				
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	: **27-Sep-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **991** **Lot** : **50**	**BIN**	:

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$19,100		$500	
Total	**$19,100**		**$500**	
Importance Code A	$6,800			
Importance Code B	$12,300		$500	
Total	**$19,100**		**$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
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	$6,800	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%			2044	* *	5	$700	
Cracking, Extent : Light, Area Affected : 10%								
Location : Isolated Locations Throughout								
Asphalt Pavers	5%	2-4	$4,900	2050	* *	5		
Settlement, Extent : Light, Area Affected : 25%								
Location : Northern Half Of Pavers Adjacent To Pier								
Asphalt Pavers	13%			2044	* *	5	$200	
Concrete	15%	2-4	$7,400	2044	* *	5	$100	
Spalling, Extent : Severe, Area Affected : 10%								
Location : 20 Feet From South End								
Concrete	10%			2044	* *	5	$100	
Cracking, Extent : Light, Area Affected : 10%								
Location : Cracking 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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	:	**19-Mar-2024**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**5804** **Lot** : **2**	**BIN**	:	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$225,000	
Total	**$225,000**	
Importance Code A	$225,000	
Total	**$225,000**	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$13,700		$100	$100
Total	**$13,700**		**$100**	**$100**
Importance Code A				
Importance Code B	$8,500		$100	$100
Importance Code C	$5,200			
Total	**$13,700**		**$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
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	55%			LIFE	* *	5		
Rotting/Splitting, Extent : Moderate, Area Affected : 10%								
Location : At The Ends And Top Surfaces Of The Curb								
Timber	10%	Now	$5,200	LIFE	* *	5		
Rotting/Splitting, Extent : Severe, Area Affected : 50%								
Location : At Ends And Top Surfaces Of Curb								
No Component	35%							
Sheet Piles								
Steel	25%	4+	$20,500	LIFE	* *			
Corrosion, Extent : Light, Area Affected : 100%								
Location : Full Height								
Steel	25%	Now	$204,500	LIFE	* *			
Corrosion, Extent : Severe, Area Affected : 100%								
Location : Between South Bridge And DEP Property And Between Bridges								
Not Accessible	50%							
Pile Caps								
Concrete	100%			LIFE	* *	5	$500	
Erosion, Extent : Light, Area Affected : 50%								
Location : In Tidal Zone								
Spalling, Extent : Light, Area Affected : 10%								
Location : Isolated Locations On Pile Cap								
Backfill								
Fill								
Topsoil	5%	Now	$1,800	2075	* *			
Sinkhole, Extent : Severe, Area Affected : 75%								
Location : One Sinkhole South Of South Bridge And One Sinkhole Between Bridges								
Not Accessible	95%							
Surface								
Gravel	95%			2044	* *	2-5	$500	
Gravel	5%	Now	$2,800	2050	* *	2-5		
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : One Sinkhole South Of South Bridge And One Sinkhole Between Bridges								
Deck Elements								
Railing								
Fencing	18%	4+	$3,500	2040	* *	3		
Corrosion, Extent : Moderate, Area Affected : 50%								
Location : Southern 25 Feet Of Asset								
Fencing	80%			2036	$15,600	3	$100	
Fencing	2%	0-2	$400	2040	* *	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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	: **30-Nov-2022**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **2**	**Lot**	: **2**	**BIN**	:

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads		$2,100		
Total		**$2,100**		
Importance Code A				
Importance Code B		$2,100		
Total		**$2,100**		



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

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								
Asphalt Pavers	88%			2043	* *	5	$3,700	
Settlement, Extent : Light, Area Affected : 40%								
Location : Isolated Locations Throughout								
Concrete	12%			2043	* *	5	$500	
Deck Elements								
Railing								
Steel	12%			2032	$26,100			
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	: **06-Nov-2024**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **2023**	**Lot**	: **1**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$270,600	
Total	**$270,600**	
Importance Code A	$270,600	
Total	**$270,600**	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$39,000			$2,300
Total	**$39,000**			**$2,300**
Importance Code A	$500			
Importance Code B	$17,100			$2,300
Importance Code C	$21,400			
Total	**$39,000**			**$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	15%	Now	$21,200	LIFE	* *	5		
Displaced Elements, Extent : Severe, Area Affected : 60%								
Location : 10 Foot Long Section, 12 Feet From South End. 20 Foot Long Section, 343 Feet From South End. 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. 20 Foot Long Section, 292 Feet From South End.								
Timber	85%			LIFE	* *	5	$400	
Sheet Piles								
Steel	5%			LIFE	* *	10		
Not Accessible	95%							
Pile Caps								
Concrete	35%			LIFE	* *	5	$1,000	
Concrete	65%	2-4	$270,600	LIFE	* *	5	$900	
Displaced Elements, Extent : Moderate, Area Affected : 3%								
Location : Above Displaced Steel Sheet Pile 263 Feet From South End Of Asset And Isolated Locations Throughout								
Exposed Reinforcement, Extent : Moderate, Area Affected : 2%								
Location : At Sinkhole								
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Widespread Delams And Spalls Along Northern 288 Feet								
Backfill								
Fill								
Topsoil	2%	Now	$2,000	2076	* *			
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : At Corner 157 Feet From South End. Not Accessible To The Public.								
Not Accessible	98%							
Surface								
Asphalt	2%	Now	$2,500	2051	* *	5	$100	
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : 157 Feet From South End. Not Accessible To The Public								
Asphalt	10%	4+	$12,600	2051	* *	5	$300	
Settlement, Extent : Light, Area Affected : 50%								
Location : From 157 To 210 Feet From South End								
Asphalt	88%			2045	* *	5	$4,500	
Deck Elements								
Railing								
Fencing	40%			2037	* *	3	$100	
Broken, Extent : Severe, Area Affected : 18%								
Location : Broken At The Top At The South End And Broken At The Bottom At 60 Feet From The South 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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	: **31-Oct-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **2023** **Lot** : **1**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$830,800	
Total	**$830,800**	
Importance Code B	$830,800	
Total	**$830,800**	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$12,900		$8,800	
Total	**$12,900**		**$8,800**	
Importance Code A	$12,900		$8,500	
Importance Code B			$200	
Total	**$12,900**		**$8,800**	



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

DEPT. OF SMALL BUSINESS SERV. - 801

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	98%			2039	* *	5	$17,100	
Erosion, Extent : Light, Area Affected : 20%								
Location : Tidal Zone								
Spalling, Extent : Light, Area Affected : 5%								
Location : Isolated Areas Primarily Along Edge Of Deck								
Concrete	2%	4+	$12,900	2045	* *	5	$200	
Spalling, Extent : Moderate, Area Affected : 35%								
Location : 328 Feet From South End Of Asset								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Not Accessible	100%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Blocks	10%			2039	* *	5	$500	
Surface Wearing/Scaling, Extent : Light, Area Affected : 100%								
Location : From 45 Feet To 90 Feet North Of Southern Limit Of Asset								
Concrete	80%	4+	$159,900	2049	* *	5	$2,000	
Erosion, Extent : Moderate, Area Affected : 100%								
Location : Entire Concrete Surface								
Surface Wearing/Scaling, Extent : Moderate, Area Affected : 100%								
Location : Entire Concrete Surface								
Not Accessible	10%							
Fender								
Piles								
Timber	100%	Now	$445,800	2049	* *	4	$10,400	1
Rotting/Splitting, Extent : Severe, Area Affected : 100%								
Location : Entire Fender System								
Wales and Chocks								
Timber	100%	Now	$225,100	2049	* *	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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	: **04-Nov-2024**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **2023**	**Lot**	: **1**	**BIN**	:

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$28,100			$400
Total	**$28,100**			**$400**
Importance Code B	$28,100			$400
Importance Code C	$100			
Total	**$28,100**			**$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	
Sheet Piles								
Steel	5%			LIFE	* *	10		
Not Accessible	95%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Concrete	55%			2045	* *	5	$900	
Concrete	45%	4+	$28,100	2049	* *	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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	: **31-Oct-2024**		**Landmark Status**	: **NONE**	
Areas Surveyed	:				
Block	: **2023**	**Lot** : **1**	**BIN**	:	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$242,900	$281,000
Total	**$242,900**	**$281,000**
Importance Code A		$219,500
Importance Code B	$242,900	$61,600
Total	**$242,900**	**$281,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$50,600		$1,400	$17,100
Total	**$50,600**		**$1,400**	**$17,100**
Importance Code A	$4,400			$15,700
Importance Code B	$4,900		$1,400	$1,400
Importance Code C	$41,300			
Total	**$50,600**		**$1,400**	**$17,100**



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
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	$41,300	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%			2045	* *	5	$31,400	
Cracking, Extent : Light, Area Affected : 15%								
Location : Concrete Face								
Efflorescence, Extent : Light, Area Affected : 15%								
Location : At Cracks								
Erosion, Extent : Light, Area Affected : 15%								
Location : In Tidal Zone								
Spalling, Extent : Moderate, Area Affected : 3%								
Location : At 380 Feet, And Minor Spalling Throughout								
Not Accessible	10%							
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Not Accessible	100%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	28%			2045	* *	5	$2,800	
Cracking, Extent : Light, Area Affected : 20%								
Location : Western 160 Feet Of Asset								
Asphalt	2%	4+	$4,900	2051	* *	5	$100	
Settlement, Extent : Moderate, Area Affected : 100%								
Location : 675 Feet From East End								
Topsoil	70%			2034	$61,600	5	$2,900	
Sinkhole, Extent : Moderate, Area Affected : 2%								
Location : 20 Feet From South								
Fender								
Piles								
Timber	30%	Now	$107,400	2051	* *	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	$135,500	2051	* *	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								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost 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
Electrical								
Conduit								
Steel	90%	4+	$4,400	2034	$219,500			
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.*

Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **31-Oct-2024**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2023** **Lot** : **1** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$10,119,500	
Total	**$10,119,500**	
Importance Code A	$9,359,400	
Importance Code B	$666,900	
Importance Code C	$93,100	
Total	**$10,119,500**	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$113,500	$100	$1,000	$8,900
Total	**$113,500**	**$100**	**$1,000**	**$8,900**
Importance Code A	$30,100			
Importance Code B	$49,000	$100	$1,000	$8,900
Importance Code C	$34,500			
Total	**$113,500**	**$100**	**$1,000**	**$8,900**



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 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	35%	Now	$81,500	LIFE	* *	5	$700	
Broken, Extent : Severe, Area Affected : 100%								
Location : Throughout Barge Basin								
Concrete	25%			LIFE	* *	5-10	$1,000	
Concrete	5%	4+	$11,600	LIFE	* *	5	$100	
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Along Entire Asset								
Timber	5%	Now	$34,000	LIFE	* *	5	$100	
Missing Elements, Extent : Severe, Area Affected : 30%								
Location : North Side Of Barge Basin								
No Component	30%							
Pile Supported Wall								
Concrete	98%	4+	$9,359,400	2039	* *	5	$42,300	
Efflorescence, Extent : Moderate, Area Affected : 10%								
Location : In Splash Zone								
Erosion, Extent : Moderate, Area Affected : 40%								
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								
Surface Wearing/Scaling, Extent : Moderate, Area Affected : 10%								
Location : In Tidal Zone								
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	2%	Now	$9,500	2076	* *			
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : At Northern End Of North Basin Wall And 1926 Feet From North End Of Asset. Both Areas Restricted From Pedestrian Access.								
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
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
Backfill								
Surface								
Asphalt	58%			2045	* *	5	$14,300	
Surface Wearing/Scaling, Extent : Moderate, Area Affected : 100%								
Location : Entire Asphalt Surface								
Asphalt	2%	Now	$12,100	2051	* *	5	$200	
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : Northern End Of North Barge Basin Wall And 1926 Feet From North End Of Asset. Both Areas Restricted To Pedestrian Access								
Asphalt Blocks	5%			2045	* *	5	$1,200	
Concrete	9%			2045	* *	5	$2,200	
Topsoil	20%			2034	$43,400	5	$2,000	
Not Accessible	6%							
Fender								
Piles								
Timber	25%	Now	$220,900	2045	* *	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	$446,100	2049	* *	4	$46,900	
Broken, Extent : Severe, Area Affected : 100%								
Location : South Wall Of Barge Basin								
No Component	60%							
Deck Elements								
Railing								
Fencing	27%			2037	* *	3	$200	
Fencing	16%	Now	$27,300	2041	* *	3	$100	
Broken, Extent : Severe, Area Affected : 100%								
Location : 450 Feet To 550 Feet, 611 Feet To 800 Feet And 1,800 Feet To 1,864 Feet From North End Of Asset								
Corrosion, Extent : Moderate, Area Affected : 50%								
Location : South Side Of Boat Basin								
No Component	57%							
Electrical								
Conduit								
Steel	5%	Now	$30,100	2036	$30,100			
Broken, Extent : Severe, Area Affected : 100%								
Location : Section 922 To 1,033 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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **04-Nov-2024**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2023** **Lot** : **1** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$118,800	
Total	**$118,800**	
Importance Code B	$118,800	
Total	**$118,800**	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$28,200			
Total	**$28,200**			
Importance Code A	$600			
Importance Code B	$17,600			
Importance Code C	$10,000			
Total	**$28,200**			



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

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	$9,900	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+	$17,600	2051	* *	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 And Around Buildings								
Concrete	55%	4+	$118,800	2051	* *	5	$1,000	
Cracking, Extent : Moderate, Area Affected : 75%								
Location : Various Locations Along Deck Surface								
Settlement, Extent : Light, Area Affected : 75%								
Location : Near Wall								
Other Observation, Extent : Severe, Area Affected : 5%								
Location : Severe Corrosion On Ladders. Ladders Do Not Reach Waterline								
Explanation : Corrosion								
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **07-Nov-2024**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2023** **Lot** : **1** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$646,600	
Total	**$646,600**	
Importance Code A	$132,000	
Importance Code B	$514,600	
Total	**$646,600**	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$42,300			$400
Total	**$42,300**			**$400**
Importance Code A				
Importance Code B	$33,300			$400
Importance Code C	$9,000			
Total	**$42,300**			**$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	$9,000	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+	$132,000	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	$317,000	2051	* *	5	$1,600	
Cracking, Extent : Severe, Area Affected : 100%								
Location : Entire Concrete Surface								
Settlement, Extent : Severe, Area Affected : 100%								
Location : Entire Area Is Restricted To The Public Due To On-going Construction. Significant Settlement Was Observed With Maximum Settlement Of 36 Inches Occurring 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	$121,200	2051	* *	4	$1,400	
Missing Elements, 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+	$33,300	2051	* *	3-5	$2,200	
Corrosion, Extent : Moderate, Area Affected : 20%								
Location : Steel Fender Rack								
Timber	15%	Now	$76,500	2051	* *	4	$3,200	
Missing Elements, 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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **07-Nov-2024** | **Landmark Status** : **NONE**
Areas Surveyed :
Block : **2023** **Lot** : **1** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$406,100	
Total	**$406,100**	
Importance Code A	$406,100	
Total	**$406,100**	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$89,500		$13,200	$14,700
Total	**$89,500**		**$13,200**	**$14,700**
Importance Code A	$8,000			$9,500
Importance Code B	$81,000		$13,200	$5,200
Importance Code C	$400			
Total	**$89,500**		**$13,200**	**$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
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	2%	Now	$114,300	LIFE	* *	4-5	$600	
Broken, Extent : Severe, Area Affected : 100%								
Location : At Sinkhole 575 Feet West Of Boatshed								
Not Accessible	71%							
Under Construction	27%							
Coping/Curb								
Concrete	35%			LIFE	* *	5-10	$600	
Cracking, Extent : Light, Area Affected : 5%								
Location : Isolated Locations								
Timber	13%			LIFE	* *	5	$100	
No Component	25%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : At Boatshed And At Travel Lift West								
Under Construction	27%							
Pile Supported Wall								
Concrete	48%			2045	* *	5	$19,000	
Concrete	5%	2-4	$73,000	2045	* *	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+	$218,900	2045	* *	5	$3,000	
Erosion, Extent : Moderate, Area Affected : 50%								
Location : In Tidal Zone From 605 Feet To 775 Feet From East								
Not Accessible	5%							
Under Construction	27%							
Pile Caps								
Not Accessible	100%							
Backfill								
Fill								
Gravel	2%	Now	$2,300	2049	* *	5		
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : 575 Feet West Of Boatshed.								
Not Accessible	98%							
Surface								
Asphalt	51%			2045	* *	5	$5,800	
Asphalt	2%	Now	$5,600	2051	* *	5	$100	
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : 575 Feet West Of Boatshed.								
Concrete	20%	4+	$45,400	2045	* *	5	$1,100	
Spalling, Extent : Moderate, Area Affected : 50%								
Location : West End Of Asset								
Under Construction	27%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost 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%			2045	* *	4-5	$6,500	
Rubber	5%	0-2	$3,500	2045	* *	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	29%			2045	* *	4	$6,900	
Timber	4%	Now	$24,300	2049	* *	4	$900	
Broken, Extent : Severe, Area Affected : 100%								
Location : 289 Feet West Of Boatshed And Four Failed Fender Piles At West End								
No Component	40%							
Under Construction	27%							
Wales and Chocks								
Timber	33%			2045	* *	4	$17,700	
No Component	40%							
Under Construction	27%							
Electrical								
Lighting Fixture								
LED	100%	4+	$8,000	2034	$40,100			
Broken, Extent : Light, Area Affected : 11%								
Location : Missing Hand Hole Cover Plate At Fixture 525 Feet From East								
Other Observation, Extent : Light, Area Affected : 100%								
Location : On All 9 Light Poles								
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **07-Nov-2024**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2023** **Lot** : **1**
BIN :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$95,500	$222,700
Total	**$95,500**	**$222,700**
Importance Code A	$95,500	
Importance Code B		$222,700
Total	**$95,500**	**$222,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$4,300		$2,200	
Total	**$4,300**		**$2,200**	
Importance Code A				
Importance Code B			$2,200	
Importance Code C	$4,300			
Total	**$4,300**		**$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	$2,400	LIFE	* *	5		
Displaced Elements, Extent : Severe, Area Affected : 100%								
Location : 363 Feet From Western End								
Sheet Piles								
Steel	25%	4+	$95,500	LIFE	* *			
Corrosion, Extent : Moderate, Area Affected : 100%								
Location : Above Mean Low Water								
Other Observation, Extent : Light, Area Affected : 2%								
Location : Station 2+75 At The Cap								
Explanation : Impact Damage								
Not Accessible	75%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Concrete	100%			2049	* *	5	$4,400	
Deck Elements								
Railing								
Steel	98%			2035	$222,700			
No Component	2%							
Electrical								
Lighting Fixture								
LED	100%			2035	$13,400			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 3 Lighting Fixtures								
Explanation : Comment:								

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

Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	:	**07-Mar-2024**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**819** **Lot** : **1**	**BIN**	:	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$101,500	$36,200
Total	**$101,500**	**$36,200**
Importance Code B		$36,200
Importance Code C	$101,500	
Total	**$101,500**	**$36,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$118,600		$7,100	$100
Total	**$118,600**		**$7,100**	**$100**
Importance Code B	$83,400		$7,100	$100
Importance Code C	$35,200			
Total	**$118,600**		**$7,100**	**$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
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	70%			LIFE	* *	5	$900	
Cracking, Extent : Moderate, Area Affected : 20%								
Location : Isolated Along Curb Length								
Discolor & Bleeding, Extent : Light, Area Affected : 10%								
Location : Isolated Rust Staining Along Curb Length								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Isolated Along Curb Length								
Concrete	25%	Now	$35,200	LIFE	* *	5	$300	
Broken, Extent : Severe, Area Affected : 100%								
Location : At North End Of Asset And Isolated Segments Throughout								
No Component	5%							
Revetment								
Stone	90%			LIFE	* *	5	$7,000	
Stone	10%	Now	$101,500	LIFE	* *	5	$800	
Missing Elements, Extent : Moderate, Area Affected : 100%								
Location : At The Southern End Of The Asset And Mid Asset Length								
Backfill								
Fill								
Topsoil	10%	Now	$28,800	2075	* *			
Erosion, Extent : Severe, Area Affected : 50%								
Location : Mid Point Of Asset. 710 Feet To 790 Feet From Start Of Asset At The North								
Not Accessible	90%							
Surface								
Asphalt	95%			2044	* *	5	$14,200	
Cracking, Extent : Light, Area Affected : 50%								
Location : At North End Of Asset								
Asphalt	5%	Now	$18,300	2050	* *	5	$400	
Broken, Extent : Severe, Area Affected : 100%								
Location : Mid Point Of Asset. 710 Feet To 790 Feet From Start Of Asset At The North								
Deck Elements								
Railing								
Fencing	35%			2033	$36,200	3	$200	
Fencing	35%	Now	$36,200	2040	* *	3	$200	
Corrosion, Extent : Severe, Area Affected : 100%								
Location : At North End Of Asset And Mid Point Of Asset								
Missing Elements, Extent : Severe, Area Affected : 100%								
Location : At North End And Northwest Face Of Asset								
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name : **BULKHEAD**
Address : **PECK SLIP TO ROBERT WAGNER PLACE**
Borough : **MANHATTAN**
Program / Asset # : **DGSP025.044 / 1743**
Linear Ft : **957**
Date of Survey : **21-Sep-2023**
Areas Surveyed :
Block : **73** **Lot** : **17**

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

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$555,200	$397,400
Total	**$555,200**	**$397,400**
Importance Code A	$141,300	
Importance Code B	$413,900	$397,400
Total	**$555,200**	**$397,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$44,800		$3,500	
Total	**$44,800**		**$3,500**	
Importance Code A				
Importance Code B	$44,800		$3,500	
Importance Code C				
Total	**$44,800**		**$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

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	85%			LIFE	* *	5	$800	
Cracking, Extent : Light, Area Affected : 5%								
Location : Isolated Locations Along Entire Length								
Under Construction	15%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Northern 140 Ft								
Explanation : Under Construction								
Gravity Wall								
Concrete	68%			LIFE	* *	5	$2,600	
Concrete	2%	4+	$69,200	LIFE	* *	5	$100	
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : From 8 Feet To 18 Feet From South End Of Asset								
Explanation : Undermined								
Concrete	25%	4+	$72,100	LIFE	* *	5	$1,000	
Cracking, Extent : Moderate, Area Affected : 5%								
Location : Intermittent Throughout								
Not Accessible	5%							
Revetment								
Stone	55%			LIFE	* *	5	$3,200	
No Component	45%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	2%			2044	* *	5	$200	
Asphalt Pavers	63%			2044	* *	5	$6,900	
Asphalt Pavers	10%	Now	$35,200	2044	* *	5	$500	
Settlement, Extent : Light, Area Affected : 60%								
Location : Intermittent Along Southern 500 Feet								
Topsoil	10%	Now	$9,600	2035	$9,600	5	$200	
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : 30, 267, 313, 364, And 415 Feet From South End Of Asset								
Under Construction	15%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Northern 140 Feet Of Asset								
Explanation : Under Construction								
Fender								
Piles								
Timber	25%	0-2	$293,500	2044	* *	4	$5,700	
Rotting/Splitting, Extent : Severe, Area Affected : 50%								
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%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost 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
Deck Elements								
Railing								
Steel	17%			2034	$96,500			
Steel	53%	0-2	$120,400	2035	$300,900			
Corrosion, Extent : Severe, Area Affected : 60% *Location : Southern 500 Feet*								
No Component	15%							
Under Construction	15%							

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

Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **21-Sep-2023** **Landmark Status** : **NONE**
Areas Surveyed :
Block : **240** **Lot** : **6** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$804,200	$334,600
Total	**$804,200**	**$334,600**
Importance Code A	$804,200	
Importance Code B		$334,600
Total	**$804,200**	**$334,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads		$3,200		
Total		**$3,200**		
Importance Code A				
Importance Code B		$3,200		
Importance Code C				
Total		**$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

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	40%			LIFE	* *	5	$500	
Under Construction	60%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Southern 850 Feet Of Asset								
Explanation : Construction								
Gravity Wall								
Concrete	65%			LIFE	* *	5	$3,700	
Cracking, Extent : Moderate, Area Affected : 2%								
Location : Tidal Zone								
Erosion, Extent : Moderate, Area Affected : 10%								
Location : Tidal Zone								
No Component	35%							
Pile Supported Wall								
Concrete	10%	4+	$207,800	2044	* *	5	$2,800	
Cracking, Extent : Moderate, Area Affected : 25%								
Location : Offshore Face								
Erosion, Extent : Moderate, Area Affected : 25%								
Location : Bottom Offshore Corner								
Concrete	25%	2-4	$519,500	2044	* *	5	$7,000	
Erosion, Extent : Moderate, Area Affected : 25%								
Location : Bottom Offshore Corner Of Wall								
No Component	65%							
Piles and Bracing								
Steel	10%	4+	$76,800	LIFE	* *	5	$21,800	
Corrosion, Extent : Moderate, Area Affected : 75%								
Location : Tops Of Piles Where Exposed								
No Component	65%							
Not Accessible	25%							
Pile Caps								
No Component	65%							
Not Accessible	35%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	40%			2048	* *	5	$6,400	
Recent Replace Evident, Extent : N/A, Area Affected : 80%								
Location : Northern 560 Feet								
Under Construction	60%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Southern 850 Feet								
Explanation : Under Construction								
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

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
Deck Elements								
Railing								
Steel	40%			2034	$334,600			
Recent Replace Evident, Extent : N/A, Area Affected : 80%								
Location : Northern 560 Feet								
Under Construction	60%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Southern 850 Feet								
Explanation : Under Construction								

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

Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	: **07-Nov-2023**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **1371**	**Lot**	: **38**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$85,900	$545,900
Total	**$85,900**	**$545,900**
Importance Code A	$85,900	
Importance Code B		$545,900
Total	**$85,900**	**$545,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$118,600			
Total	**$118,600**			
Importance Code A	$95,900			
Importance Code B	$22,800			
Total	**$118,600**			



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

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	$85,900	LIFE	* *			
Cracking, Extent : Moderate, Area Affected : 10%								
Location : Isolated Locations Above The Waterline								
Missing Elements, 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	$49,300	LIFE	* *	5	$5,600	
Missing Elements, 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+	$46,600	LIFE	* *			
Corrosion, Extent : Moderate, Area Affected : 25%								
Location : In Splash Zone								
Steel	3%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Northern 30 Feet Of Asset								
Explanation : New Construction								
No Component	67%							
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%			2036	$19,700	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+	$22,700	2036	$227,400			
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%			2036	$318,400			
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.*

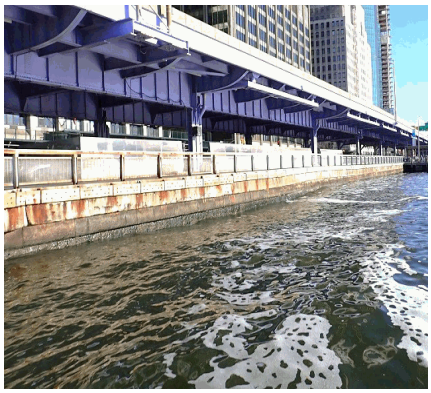
Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **17-Feb-2025** | **Landmark Status** : **NONE**
Areas Surveyed :
Block : **36** **Lot** : **12** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$104,100	$527,100
Total	**$104,100**	**$527,100**
Importance Code A	$104,100	
Importance Code B		$527,100
Total	**$104,100**	**$527,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$27,400		$2,700	$7,100
Total	**$27,400**		**$2,700**	**$7,100**
Importance Code A	$20,400			
Importance Code B	$7,000		$2,700	$7,100
Total	**$27,400**		**$2,700**	**$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

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	
Stone	4%	4+	$104,100	LIFE	* *	5	$4,300	
Other Observation, Extent : Light, Area Affected : 15%								
Location : Isolated Over Entire Wall, Primarily Within The Tidal Zone								
Explanation : Grout Loss								
Not Accessible	20%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	93%			2045	* *	5	$13,500	
Asphalt Pavers	2%	0-2	$7,000	2045	* *	5	$100	
Broken, Extent : Moderate, Area Affected : 20%								
Location : 800 Feet From South End								
Concrete	5%			2045	* *	5	$700	
Cracking, Extent : Light, Area Affected : 5%								
Location : At Base Of Pier 11								
Fender								
Buffer								
Timber	40%			2034	$186,700	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	45%			2034	$340,300			
No Component	55%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Southern 700 Feet Belongs To Pile Supported Platform Asset 14655								
Explanation : Southern Railing Portion								

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

Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	: **25-Feb-2025**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **1353**	**Lot**	: **50**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$813,100	
Total	**$813,100**	
Importance Code A	$813,100	
Total	**$813,100**	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$10,900			$1,700
Total	**$10,900**			**$1,700**
Importance Code A				
Importance Code B	$10,900			$1,700
Total	**$10,900**			**$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	55%	Now	$545,800	LIFE	* *	5	$13,100	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Bottom Half Of Wall For 165 Feet Total								
Explanation : Missing Granite Fascia Panels								
Conc w/Stone Face	30%	4+	$148,800	LIFE	* *	5	$7,100	
Spalling, Extent : Moderate, Area Affected : 25%								
Location : At The East End Of The Walls And Ceiling Of The Outfall Structure								
Not Accessible	15%							
Piles and Bracing								
Not Accessible	100%							
Sheet Piles								
Steel	20%	4+	$118,500	LIFE	* *			
Corrosion, Extent : Severe, Area Affected : 25%								
Location : In The Tidal Zone								
Not Accessible	80%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	100%			2045	* *	5	$3,400	
Cracking, Extent : Light, Area Affected : 10%								
Location : Minor Cracking Of Asphalt Surface On FDR Drive								
Deck Elements								
Parapet								
Concrete	95%			2037	* *			
Cracking, Extent : Light, Area Affected : 10%								
Location : Throughout With Efflorescence								
Concrete	5%	4+	$10,900	2041	* *			
Spalling, Extent : Moderate, Area Affected : 20%								
Location : Top Of Parapet Wall At South 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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name	: **BULKHEAD / MARINA SOUTH OF NICKS LOBSTER**				
Address	: **FLATBUSH AVE. MILL BASIN**				
Borough	: **BROOKLYN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBSR026.066 / 20**			**Yr Built/Renovated**	:
Linear Ft	: **120**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **04-Apr-2024**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **8591**	**Lot**	: **175**	**BIN**	:

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads		$100		
Total		**$100**		
Importance Code A				
Importance Code B		$100		
Total		**$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 / 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								
Sheet Piles								
Steel	100%			LIFE	* *			
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Timber Bulkhead Replaced With Steel Sheet Pile Bulkhead								
Pile Caps								
Concrete	100%			LIFE	* *	5	$400	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Timber Bulkhead Replaced With Steel Sheet Pile Bulkhead With Concrete Cap								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Gravel	100%			2048	* *	2-5	$400	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Surface Replaced								

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

Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	: **13-Sep-2023**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **73**	**Lot**	: **8**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads		$112,100
Total		**$112,100**
Importance Code B		$112,100
Total		**$112,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$14,500	$5,800		
Total	**$14,500**	**$5,800**		
Importance Code A				
Importance Code B	$14,500	$5,800		
Total	**$14,500**	**$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.*

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	
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	26%			2048	* *	5	$3,100	
Asphalt Pavers	71%			2048	* *	5	$8,500	
Asphalt Pavers	3%	2-4	$14,500	2048	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 5%								
Location : 240 Feet To 270 Feet North Of South Side Of Pier 15								
Explanation : Cracked Pavers								
Deck Elements								
Railing								
Fencing	5%			2039	* *	3		
Steel	18%			2034	$112,100			
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **01-Dec-2023**
Landmark Status : **NONE**
Areas Surveyed :
Block : **3** **Lot** : **1** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$99,400	$70,600
Total	**$99,400**	**$70,600**
Importance Code A	$99,400	
Importance Code B		$70,600
Total	**$99,400**	**$70,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads			$500	
Total			**$500**	
Importance Code A				
Importance Code B			$500	
Importance Code C				
Total			**$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	50%			LIFE	* *	5	$100	
Under Construction	50%							
Pile Supported Wall								
Conc w/Stone Face	25%			LIFE	* *	5	$2,400	
Conc w/Stone Face	25%	4+	$99,400	LIFE	* *	5	$2,400	
Efflorescence, Extent : Light, Area Affected : 10%								
Location : Along The High Tide Waterline								
Spalling, Extent : Light, Area Affected : 25%								
Location : Intermittent Locations South Of The Pile Supported Walkway								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Tidal Zone								
Explanation : Grout Loss								
Under Construction	50%							
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Not Accessible	100%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	50%			2044	* *	5	$700	
Concrete	20%			2044	* *	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%			2044	* *	10		
Fender								
Wales and Chocks								
Composite	50%			2048	* *			
Under Construction	50%							
Deck Elements								
Railing								
Steel	100%			2033	$70,600			
Missing Coating, Extent : Light, Area Affected : 15%								
Location : Intermittent 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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	: **07-Nov-2023**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **1482**	**Lot**	: **60**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$734,100	$1,384,700
Total	**$734,100**	**$1,384,700**
Importance Code A	$635,200	$109,300
Importance Code B	$98,900	$1,275,400
Total	**$734,100**	**$1,384,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$2,200		$11,700	
Total	**$2,200**		**$11,700**	
Importance Code A	$2,200			
Importance Code B			$11,700	
Total	**$2,200**		**$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	$247,200	LIFE	* *			
Erosion, Extent : Severe, Area Affected : 25%								
Location : At South End								
Missing Elements, 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+	$85,100	LIFE	* *	5	$9,700	
Broken, Extent : Moderate, Area Affected : 10%								
Location : Broken Stone Facing At South End And Isolated At Some Outfalls								
Stone	58%			LIFE	* *	5	$105,700	
Other Observation, Extent : Light, Area Affected : 20%								
Location : Full Length Of Asset								
Explanation : Grout Loss								
Stone	2%	Now	$175,600	LIFE	* *	5	$3,600	
Displaced Elements, Extent : Moderate, Area Affected : 20%								
Location : E 69th Street								
Missing Elements, Extent : Severe, Area Affected : 20%								
Location : E 70th Street And E 71st Street								
No Component	15%							
Not Accessible	20%							
Piles and Bracing								
No Component	85%							
Not Accessible	15%							
Lowlevel Pile Caps								
Timber	2%	Now	$53,200	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+	$98,900	2050	* *	5	$600	
Settlement, Extent : Moderate, Area Affected : 100%								
Location : At Planters North Of 68th Street								
Asphalt Blocks	95%			2044	* *	5	$23,300	
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
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
Deck Elements								
Railing								
Steel	100%			2033	$1,275,400			
Missing Coating, Extent : Light, Area Affected : 15%								
Location : Full Length								
Electrical								
Lighting Fixture								
Incandescent	97%			2029	$71,900			
Incandescent	3%	Now	$2,200	2030	$2,200			
Broken, Extent : Light, Area Affected : 100%								
Location : 1 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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name	: **BULKHEAD E. 78TH TO E. 81ST ST.**				
Address	: **E. RIVER, 78TH TO 81ST ST.**				
Borough	: **MANHATTAN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBSR025.057 / 2879**			**Yr Built/Renovated**	:
Linear Ft	: **853**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **20-Oct-2023**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **1490**	**Lot**	: **60**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$270,200	$785,700
Total	**$270,200**	**$785,700**
Importance Code A	$270,200	$61,500
Importance Code B		$724,200
Total	**$270,200**	**$785,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$72,900		$26,400	$2,500
Total	**$72,900**		**$26,400**	**$2,500**
Importance Code A	$2,500		$22,200	$2,500
Importance Code B	$70,500		$4,100	
Total	**$72,900**		**$26,400**	**$2,500**



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 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	10%	4+	$202,600	LIFE	* *	5	$7,700	
Cracking, Extent : Moderate, Area Affected : 10%								
Location : Along Top Face Of Wall								
Erosion, Extent : Moderate, Area Affected : 10%								
Location : On Cap At The South End Of Asset								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Along Top Face Of Wall								
Conc w/Stone Face	5%	Now	$67,500	LIFE	* *	5	$3,800	
Missing Elements, Extent : Severe, Area Affected : 15%								
Location : Stone Face Around Outfall At 79th Street And At South End Of Pedestrian Ramp								
Conc w/Stone Face	65%			LIFE	* *	5	$50,000	
Cracking, Extent : Light, Area Affected : 20%								
Location : Isolated Locations								
Not Accessible	20%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	85%			2044	* *	5	$8,300	
Settlement, Extent : Light, Area Affected : 5%								
Location : Isolated Locations								
Not Accessible	15%							
Deck Elements								
Railing								
Steel	55%			2033	$278,300			
Missing Coating, Extent : Light, Area Affected : 25%								
Location : Isolated Locations								
Steel	45%	4+	$45,500	2033	$227,700			
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : At North And South Ends Of The Asset								
Explanation : Coating Loss								
Parapet								
Concrete	20%	4+	$24,900	2036	$124,700			
Spalling, Extent : Moderate, Area Affected : 20%								
Location : From 79th To 81st Street								
Concrete	15%			2036	$93,500			
No Component	65%							
Electrical								
Lighting Fixture								
Incandescent	90%			2029	$22,200			
Incandescent	10%	Now	$2,500	2030	$2,500			
Broken, Extent : Severe, 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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name : **BULKHEAD E. 81ST TO E. 84TH ST.**
Address : **E. RIVER, 81ST TO 84TH ST.**
Borough : **MANHATTAN**
Program / Asset # : **DBSR025.058 / 2878**
Linear Ft : **793**
Date of Survey : **20-Oct-2023**
Areas Surveyed :
Block : **1589** **Lot** : **1**

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

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$474,700	$62,700
Total	**$474,700**	**$62,700**
Importance Code A	$474,700	
Importance Code B		$62,700
Total	**$474,700**	**$62,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$700		$4,500	$100
Total	**$700**		**$4,500**	**$100**
Importance Code B	$700		$4,500	$100
Total	**$700**		**$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+	$474,700	LIFE	* *			
Corrosion, Extent : Moderate, Area Affected : 40%								
Location : Above Water Line								
Other Observation, Extent : Moderate, Area Affected : 5%								
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%			2044	* *	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	98%			2036	$61,400	3	$400	
Fencing	2%	4+	$600	2036	$1,300	3		
Dents, Holes, Extent : Severe, Area Affected : 75%								
Location : 4 Foot By 4 Foot Hole At 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.*

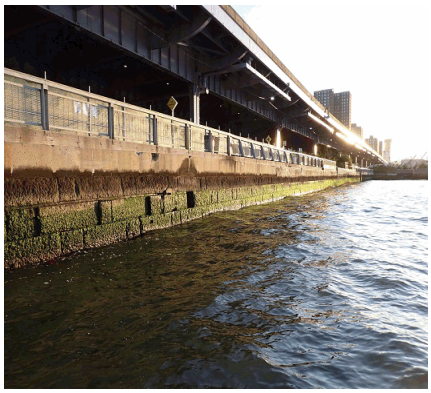
Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	:	**21-Sep-2023**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**241** **Lot** : **10**	**BIN**	:	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$242,600	$969,000
Total	**$242,600**	**$969,000**
Importance Code A	$242,600	$88,100
Importance Code B		$880,900
Total	**$242,600**	**$969,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$3,200		$8,300	
Total	**$3,200**		**$8,300**	
Importance Code A				
Importance Code B			$8,300	
Importance Code C	$3,200			
Total	**$3,200**		**$8,300**	



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

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	98%			LIFE	* *	5	$1,400	
Cracking, Extent : Light, Area Affected : 2%								
Location : Intermittent Along Entire Asset								
Erosion, Extent : Moderate, Area Affected : 5%								
Location : 730 Feet To 882 Feet, 950 Feet To 1120 Feet, And 1305 Feet To 1342 Feet From South End Of Asset								
Concrete	2%	Now	$3,200	LIFE	* *	5		
Spalling, Extent : Severe, Area Affected : 50%								
Location : Intermittent Throughout								
Gravity Wall								
Stone	66%			LIFE	* *	5	$83,100	
Erosion, Extent : Moderate, Area Affected : 10%								
Location : Tidal Zone								
Stone	2%	Now	$121,300	LIFE	* *	5	$2,500	
Broken, Extent : Moderate, Area Affected : 20%								
Location : Intermittent Throughout								
Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Intermittent Throughout								
Stone	2%	2-4	$60,600	LIFE	* *	5	$2,500	
Displaced Elements, Extent : Moderate, Area Affected : 20%								
Location : Intermittent Throughout								
No Component	10%							
Not Accessible	20%							
Piles and Bracing								
Steel	5%	4+	$60,700	LIFE	* *	5	$11,500	
Corrosion, Extent : Moderate, Area Affected : 10%								
Location : Splash Zone								
No Component	90%							
Not Accessible	5%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	98%			2044	* *	5	$16,600	
Stone	2%			2044	* *	10		
Other Observation, Extent : Light, Area Affected : 2%								
Location : Recessed Platform 275 Feet From North End								
Explanation : Wear								
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

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
Deck Elements								
Railing								
Steel	100%			2033	$880,900			
Corrosion, Extent : Light, Area Affected : 5%								
Location : Northern 885 Feet								
Other Observation, Extent : Light, Area Affected : 10%								
Location : On Timber Top Rail								
Explanation : Weathering								

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

Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	: **18-Feb-2025**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **241**	**Lot**	: **13**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$63,200	$63,200
Total	**$63,200**	**$63,200**
Importance Code A	$63,200	$63,200
Total	**$63,200**	**$63,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$200		$1,200	
Total	**$200**		**$1,200**	
Importance Code A	$200			
Importance Code B			$1,200	
Total	**$200**		**$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 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%			LIFE	* *	5-10	$400	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Stone Block Repointed And Concrete Recast								
Stone	25%			LIFE	* *	5	$45,100	
Stone	45%			LIFE	* *	5	$81,200	
Not Accessible	25%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Concrete	20%			2049	* *	5	$2,400	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : New Concrete Surface								
Not Accessible	80%							

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

Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	:	**02-Apr-2024**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**8591** **Lot** : **980**	**BIN**	:	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$3,380,900	
Total	**$3,380,900**	
Importance Code A	$3,380,900	
Total	**$3,380,900**	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads		$1,100		
Total		**$1,100**		
Importance Code A				
Importance Code B		$1,100		
Total		**$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

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	$2,128,600	LIFE	* *	5	$3,500	
Spalling, Extent : Severe, Area Affected : 60%								
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	$208,700	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	$292,400	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	$73,100	LIFE	* *			
Other Observation, Extent : Severe, Area Affected : 80%								
Location : Isolated Locations With Exposed Fill								
Explanation : Open Joints								
Concrete	65%	4+	$570,200	LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 15%								
Location : Tidal Zone								
Explanation : Erosion								
Not Accessible	10%							
Pile Caps								
Concrete	100%	4+	$107,900	LIFE	* *	5	$2,100	
Spalling, Extent : Moderate, Area Affected : 45%								
Location : Along Bottom Edge								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Topsoil	70%			2033	$49,300	5	$2,300	
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	: **26-Sep-2023**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **241**	**Lot**	: **13**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$937,900	
Total	**$937,900**	
Importance Code A	$937,900	
Total	**$937,900**	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads			$6,800	
Total			**$6,800**	
Importance Code A				
Importance Code B			$6,800	
Importance Code C				
Total			**$6,800**	



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%	2-4	$186,900	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%	4+	$208,200	LIFE	* *	5	$17,300	
Missing Block Seal, Extent : Moderate, Area Affected : 10%								
Location : Tidal Zone								
No Component	66%							
Not Accessible	4%							
Piles and Bracing								
Concrete	10%			LIFE	* *	5	$800	
Steel	10%			LIFE	* *	5	$21,000	
No Component	55%							
Not Accessible	25%							
Revetment								
Stone	33%			LIFE	* *	5	$2,700	
No Component	67%							
Sheet Piles								
Steel	20%	4+	$542,700	LIFE	* *			
Corrosion, Extent : Moderate, 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	65%			2044	* *	5	$10,100	
Concrete	23%			2044	* *	5	$3,600	
Under Construction	12%							

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

Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	: **02-Apr-2024**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **8591**	**Lot**	: **980**	**BIN**	:

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$9,300	$7,800	$2,500	$300
Total	**$9,300**	**$7,800**	**$2,500**	**$300**
Importance Code A	$9,300			
Importance Code B		$7,800	$2,500	$300
Total	**$9,300**	**$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%							
Pile Caps								
Timber	2%	4+	$9,300	LIFE	* *	4	$100	
Rotting/Splitting, Extent : Moderate, Area Affected : 50%								
Location : End Rot								
Not Accessible	98%							
Backfill								
Surface								
Concrete	20%			2044	* *	5	$800	
Not Accessible	80%							
Fender								
Facing								
Timber	45%			2044	* *	3	$6,400	
Rotting/Splitting, Extent : Light, Area Affected : 10%								
Location : Tidal Zone								
No Component	55%							
Piles								
Timber	6%			2038	* *	4	$500	
Rotting/Splitting, Extent : Moderate, Area Affected : 50%								
Location : Tidal Zone								
No Component	90%							
Not Accessible	4%							
Wales and Chocks								
Timber	80%			2044	* *	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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	: **27-Feb-2024**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **644**	**Lot**	: **1**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$89,800	$139,700
Total	**$89,800**	**$139,700**
Importance Code A	$89,800	$139,700
Total	**$89,800**	**$139,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$27,900	$100	$1,500	
Total	**$27,900**	**$100**	**$1,500**	
Importance Code A	$27,900			
Importance Code B		$100	$1,500	
Total	**$27,900**	**$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								
Sheet Piles								
Steel	20%	4+	$89,800	LIFE	* *			
Corrosion, Extent : Moderate, Area Affected : 30%								
Location : Above Mean Low Water Elevation At The Southern 150 Feet								
Missing Coating, Extent : Severe, Area Affected : 35%								
Location : Above Mean Low Water Elevation At The Southern 150 Feet								
Steel	20%			LIFE	* *			
Not Accessible	60%							
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%	4+	$27,900	2036	$139,700	5	$600	
Corrosion, Extent : Light, Area Affected : 50%								
Location : Southern 150 Feet								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Southern 150 Feet								
Explanation : Coating Loss								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	80%			2044	* *	5	$2,700	
Asphalt Pavers	5%			2044	* *	5	$200	
Settlement, Extent : Light, Area Affected : 5%								
Location : Strip Of Pavers Between Pile Cap And Asphalt Deck Surface At Northern 160 Feet								
Topsoil	15%			2033	$4,500	5	$200	
Settlement, Extent : Light, Area Affected : 5%								
Location : Southern 40 Feet								
Fender								
Pile Cluster								
Timber	50%			2036		4-10		
Not Accessible	50%							
Deck Elements								
Railing								
Guard Rail	100%			LIFE	* *			

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

Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name	: **BULKHEAD AT PIER 35**				
Address	: **RUTGERS SLIP TO EAST OF 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	: **18-Feb-2025**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **241**	**Lot**	: **13**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads		$99,700
Total		**$99,700**
Importance Code B		$99,700
Total		**$99,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$18,900		$100	$1,100
Total	**$18,900**		**$100**	**$1,100**
Importance Code A	$18,900			
Importance Code B			$100	$1,100
Total	**$18,900**		**$100**	**$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

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 : Location Noted								
No Component	60%							
Piles and Bracing								
Steel	50%			LIFE	* *	5	$37,000	
Corrosion, Extent : Light, Area Affected : 20%								
Location : Top 3 Feet								
Not Accessible	50%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	80%			2045	* *	5	$2,200	
Topsoil	20%			2034	$4,800	5	$200	
Deck Elements								
Railing								
Steel	70%			2034	$99,700			
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	: **14-Nov-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **5778** **Lot** : **1**	**BIN**	:

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$9,200			$2,200
Total	**$9,200**			**$2,200**
Importance Code A	$9,200			
Importance Code B				$2,200
Total	**$9,200**			**$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								
Not Accessible	100%							
Pile Caps								
Concrete	95%			LIFE	* *	5	$2,900	
Concrete	5%	4+	$7,800	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%			2045	* *	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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	:	**12-Mar-2024**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**715** **Lot** : **1**	**BIN**	:	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads		$88,100
Total		**$88,100**
Importance Code B		$88,100
Total		**$88,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads				
Total				
Importance Code A				
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
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								
Piles and Bracing								
Steel	10%			LIFE	* *	5	$5,100	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Pipe Piles Under New Pile Supported Section								
No Component	70%							
Not Accessible	20%							
Revetment								
Stone	75%			LIFE	* *	5	$1,500	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Entire Revetment								
No Component	25%							
Sheet Piles								
Steel	20%			LIFE	* *			
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : New Sheet Pile Bulkhead								
No Component	75%							
Not Accessible	5%							
Pile Caps								
Concrete	25%			LIFE	* *	5	$200	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : On Top Of New Sheet Piles								
No Component	75%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Under Construction	100%							
Deck Elements								
Railing								
Fencing	35%			2036	$9,100	3	$100	
Corrosion, Extent : Light, Area Affected : 100%								
Location : Throughout Fence On Southern End Of Asset								
Steel	45%			2034	$88,100			
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : In Northern Half Of Asset								
Under Construction	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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	:	**248**	**Project Type**	:	**ECONOMIC DEVELOPMENT**
Date of Survey	:	**12-Mar-2024**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**715** **Lot** : **1**	**BIN**	:	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads		$117,700
Total		**$117,700**
Importance Code B		$117,700
Total		**$117,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads		$1,100		
Total		**$1,100**		
Importance Code A				
Importance Code B		$1,100		
Total		**$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
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	$15,300	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Pipe Piles Under Pile Support Section								
No Component	40%							
Not Accessible	20%							
Sheet Piles								
Steel	40%			LIFE	* *			
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : New Sheet Pile Bulkhead								
Not Accessible	60%							
Pile Caps								
Concrete	100%			LIFE	* *	5	$700	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : New Pile Cap On Top Of Sheet Piles								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Concrete	80%			2048	* *	5	$2,300	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Entire Asset								
Under Construction	20%							
Deck Elements								
Railing								
Steel	80%			2034	$117,700			
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Southern 270 Feet Of Asset								
Under Construction	20%							
Electrical								
Lighting Fixture								
LED	50%			2034				
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : One Concrete Light Pole Complete								
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	:	**12-Mar-2024**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**725** **Lot** : **1**	**BIN**	:	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads		$204,600
Total		**$204,600**
Importance Code B		$204,600
Total		**$204,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads		$2,000		
Total		**$2,000**		
Importance Code A				
Importance Code B		$2,000		
Importance Code C				
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
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								
Revetment								
Stone	100%			LIFE	* *	5	$2,100	
Sheet Piles								
Steel	2%			LIFE	* *			
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Behind Abandoned Gravity Wall								
Not Accessible	98%							
Pile Caps								
Concrete	100%			LIFE	* *	5	$1,100	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : On Top Of Sheet Pile Wall								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	100%			2048	* *	5	$4,000	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Walkway Above Bulkhead								
Deck Elements								
Railing								
Steel	98%			2034	$204,600			
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Along Entire Asset								
Under Construction	2%							
Electrical								
Lighting Fixture								
LED	100%			2034				
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Three New Lights Along Walkway								

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

Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	:	**12-Mar-2024**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**725**	**Lot** : **1**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads		$368,100
Total		**$368,100**
Importance Code B		$368,100
Total		**$368,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads		$400	$17,400	$100
Total		**$400**	**$17,400**	**$100**
Importance Code B		$400	$17,400	$100
Importance Code C				
Total		**$400**	**$17,400**	**$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
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	15%			LIFE	* *		5	$600	
Recent Replace Evident, Extent : N/A, Area Affected : 50%									
Location : 2950 To 3295 Feet South Of North End Of Asset									
No Component	85%								
Revetment									
Stone	92%			LIFE	* *		5	$23,900	
No Component	8%								
Backfill									
Fill									
Not Accessible	100%								
Surface									
Asphalt	55%			2044	* *		5	$27,300	
Sand	8%			2048	* *		2-5	$1,100	
Recent Replace Evident, Extent : N/A, Area Affected : 100%									
Location : At Natural Shoreline 2,080 To 2,440 Feet From North End									
Topsoil	37%			2034		$161,800	5	$7,500	
Deck Elements									
Railing									
Steel	8%			2033		$206,300			
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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-Apr-2025**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**2820** **Lot** : **105**	**BIN**	:	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$312,700	
Total	**$312,700**	
Importance Code B	$50,700	
Importance Code C	$262,000	
Total	**$312,700**	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$61,900			$3,500
Total	**$61,900**			**$3,500**
Importance Code B	$41,300			$3,500
Importance Code C	$20,500			
Total	**$61,900**			**$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
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	$20,500	LIFE	* *	5	$500	
Erosion, Extent : Moderate, Area Affected : 40%								
Location : Southern 600 Feet								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Southern 600 Feet								
Explanation : Concrete, Brick, And Asphalt Debris								
Stone	22%	Now	$262,000	LIFE	* *	5	$1,200	
Missing Elements, Extent : Severe, Area Affected : 100%								
Location : The 158 Feet South Of The Construction Area								
Under Construction	18%							
Backfill								
Fill								
Topsoil	25%	Now	$50,700	2076	* *			
Erosion, Extent : Moderate, Area Affected : 10%								
Location : Intermittent Areas Across Asset								
Not Accessible	57%							
Under Construction	18%							
Surface								
Asphalt	66%			2045	* *	5	$6,900	
Surface Wearing/Scaling, Extent : Moderate, Area Affected : 100%								
Location : Entire Asphalt Surface								
Asphalt	16%	Now	$41,300	2051	* *	5	$800	
Erosion, Extent : Severe, Area Affected : 40%								
Location : Intermittent Areas Across Asset								
Under Construction	18%							

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

Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	:	**17-Mar-2025**		**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	:	**2106**	**Lot** : **997**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$669,900	$293,700
Total	**$669,900**	**$293,700**
Importance Code A	$669,900	
Importance Code B		$293,700
Total	**$669,900**	**$293,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$28,600			$1,600
Total	**$28,600**			**$1,600**
Importance Code A	$12,700			
Importance Code B	$15,500			$1,600
Importance Code C	$500			
Total	**$28,600**			**$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	50%			LIFE	* *	5	$25,400	
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	50%	4+	$669,900	LIFE	* *	5	$12,700	
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%			2045	* *	5	$3,200	
Cracking, Extent : Light, Area Affected : 5%								
Location : Along Entire Length								
Settlement, Extent : Light, Area Affected : 5%								
Location : Isolated Along Entire Length								
Deck Elements								
Parapet								
Concrete	95%			2034	$293,700			
Erosion, Extent : Light, Area Affected : 100%								
Location : Full Length Of Asset								
Other Observation, Extent : Light, Area Affected : 30%								
Location : Along Top Coping								
Explanation : Deteriorated Mortar Bedding								
Concrete	5%	4+	$15,500	2041	* *			
Erosion, Extent : Moderate, Area Affected : 100%								
Location : 22 Feet To 32 Feet, 128 Feet, 137 Feet, 210 Feet, 222 Feet, And 257 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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	:	**18-Mar-2025**		**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	:	**2106**	**Lot** : **997**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$580,800	$73,800
Total	**$580,800**	**$73,800**
Importance Code A	$324,300	$73,800
Importance Code B	$256,500	
Total	**$580,800**	**$73,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$48,400			$6,000
Total	**$48,400**			**$6,000**
Importance Code A	$9,900			
Importance Code B	$32,800			$6,000
Importance Code C	$5,600			
Total	**$48,400**			**$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+	$3,800	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	70%	4+	$324,300	LIFE	* *	5	$73,800	
Cracking, Extent : Moderate, 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								
Spalling, Extent : Light, Area Affected : 25%								
Location : From 600 Feet To 995 Feet From North, Above Mean High Water Line								
Stone	10%			LIFE	* *	5	$19,800	
Not Accessible	20%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	90%			2045	* *	5	$12,000	
Cracking, Extent : Light, Area Affected : 5%								
Location : Full Length								
Asphalt	10%	2-4	$32,800	2051	* *	5	$700	
Settlement, Extent : Moderate, Area Affected : 60%								
Location : Section 995 Feet To 1142 Feet From North								
Deck Elements								
Parapet								
Concrete	100%	4+	$256,500	2037	* *			
Erosion, Extent : Light, Area Affected : 100%								
Location : On Parapet Face With Intermittent Exposed Reinforcements								
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name	: **CRIBBING BULKHEAD**				
Address	: **EAST SHORE OF 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	: **06-Mar-2025**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **2150**	**Lot**	: **997**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$5,934,200	
Total	**$5,934,200**	
Importance Code A	$5,934,200	
Total	**$5,934,200**	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$82,500			
Total	**$82,500**			
Importance Code A				
Importance Code B	$82,500			
Total	**$82,500**			



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

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	$5,934,200	LIFE		* *	4	$9,200	1
Broken, Extent : Severe, Area Affected : 50%									
Location : Isolated Members									
Missing Elements, 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	$21,500	LIFE		* *	5	$100	
Erosion, Extent : Moderate, Area Affected : 50%									
Location : Isolated Locations At Top Of Wall									
Not Accessible	80%								
Surface									
Concrete	10%	Now	$36,100	2051		* *	5	$200	
Broken, Extent : Severe, Area Affected : 100%									
Location : Isolated Locations									
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+	$24,900	2041		* *	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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	: **01-Dec-2023**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **36**	**Lot**	: **25**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads		$105,900
Total		**$105,900**
Importance Code B		$105,900
Total		**$105,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$36,500	$700	$3,300	
Total	**$36,500**	**$700**	**$3,300**	
Importance Code A	$36,500			
Importance Code B		$700	$3,300	
Importance Code C				
Total	**$36,500**	**$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	24%			LIFE	* *	5	$18,200	
Missing Block Seal, Extent : Light, Area Affected : 25%								
Location : Tidal Zone								
Stone	1%	4+	$36,500	LIFE	* *	5	$800	
Broken, Extent : Moderate, Area Affected : 50%								
Location : One Fractured Block At South End Of Asset								
Not Accessible	75%							
Sheet Piles								
Steel	2%			LIFE	* *			
No Component	95%							
Not Accessible	3%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	5%			2044	* *	5	$500	
Asphalt Pavers	60%			2044	* *	5	$6,100	
Settlement, Extent : Light, Area Affected : 10%								
Location : Isolated Locations								
Topsoil	35%			2033	$31,400	5	$1,500	
Deck Elements								
Railing								
Steel	20%			2033	$105,900			
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	:	**01-Dec-2023**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**2** **Lot** : **23**	**BIN**	:	

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$22,100		$2,700	
Total	**$22,100**		**$2,700**	
Importance Code A	$22,100			
Importance Code B			$2,700	
Total	**$22,100**		**$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
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	38%			LIFE	* *	5	$15,900	
Conc w/Stone Face	2%	4+	$22,100	LIFE	* *	5	$800	
Erosion, Extent : Light, Area Affected : 50%								
Location : Around Outfall								
Missing Block Seal, Extent : Light, Area Affected : 50%								
Location : South End Of Asset								
Concrete	4%			LIFE	* *	5	$100	
Not Accessible	56%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	100%			2044	* *	5	$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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **06-Apr-2023** **Landmark Status** : **NONE**
Areas Surveyed :
Block : **487** **Lot** : **100** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$1,728,500	
Total	**$1,728,500**	
Importance Code A	$1,728,500	
Total	**$1,728,500**	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$7,000	$2,300		
Total	**$7,000**	**$2,300**		
Importance Code B	$7,000	$2,300		
Total	**$7,000**	**$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

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	70%	4+	$1,728,500	LIFE	* *			
Corrosion, Extent : Moderate, Area Affected : 70%								
Location : Above Waterline								
Not Accessible	30%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : In Millers Launch Yard								
Explanation : Steel Sheeting Buried In Asphalt Lot								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	5%	4+	$6,900	2049	* *	5	$100	
Settlement, Extent : Light, Area Affected : 50%								
Location : From 327 Feet To 358 Feet From The South								
Asphalt	80%			2043	* *	5	$4,500	
Cracking, Extent : Light, Area Affected : 50%								
Location : Northern 400 Feet Of Asset								
Gravel	15%			2043	* *	2-5	$200	
Erosion, Extent : Moderate, Area Affected : 100%								
Location : Along Upper Edge Of Bulkhead At The Southern 95 Feet Of The 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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	:	**05-Mar-2024**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**2128** **Lot** : **15**	**BIN**	:	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$727,200	
Total	**$727,200**	
Importance Code A	$262,100	
Importance Code B	$89,800	
Importance Code C	$375,400	
Total	**$727,200**	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$52,600	$100	$7,700	$600
Total	**$52,600**	**$100**	**$7,700**	**$600**
Importance Code A				
Importance Code B	$52,600	$100	$7,700	$600
Importance Code C				
Total	**$52,600**	**$100**	**$7,700**	**$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%	0-2	$262,100	LIFE	* *	5	$200	
Tilting, Extent : Severe, Area Affected : 100%								
Location : 40 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	100%	Now	$375,400	LIFE	* *	5	$1,700	
Scour, Extent : Severe, Area Affected : 20%								
Location : Undermining At 65 Feet, 130 To 185 Feet, And 275 Feet From The South								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Steep Slope, Exposed Fill, And Displaced Elements Throughout Northern Half								
Explanation : Non-engineered Riprap								
Backfill								
Fill								
Stone	15%	Now	$14,800	LIFE	* *	5		
Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Blocks Missing From North Corner Of Asset At 275 Feet From The South								
Settlement, Extent : Light, Area Affected : 25%								
Location : Large Stone And Concrete Blocks Supporting Deck Slab At North End Of Asset								
Topsoil	25%	Now	$16,000	2075	* *			
Erosion, Extent : Moderate, Area Affected : 25%								
Location : Undermining Up To 3 Feet Deep Beneath Concrete Deck Slab 65 Feet, And 130 To 185 Feet From Southern End Of Asset								
Not Accessible	60%							
Surface								
Concrete	40%			2044	* *	5	$1,300	
Cracking, Extent : Light, Area Affected : 15%								
Location : Isolated Hairline Cracks								
Concrete	45%	0-2	$89,800	2050	* *	5	$700	
Settlement, Extent : Severe, Area Affected : 100%								
Location : Northern Deck Slab Bearing On Exposed Revetment Stone And At Locations Of Undermining In Revetment 65 Feet And 130 To 185 Feet From The Southern End Of Asset								
Topsoil	15%			2033	$4,400	5	$200	
Fender								
Facing								
Timber	15%	4+	$21,000	2050	* *	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%	4+	$700	2029	$7,000			
Broken, Extent : Moderate, Area Affected : 10%								
Location : Loose Handrail Foundations								
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.*

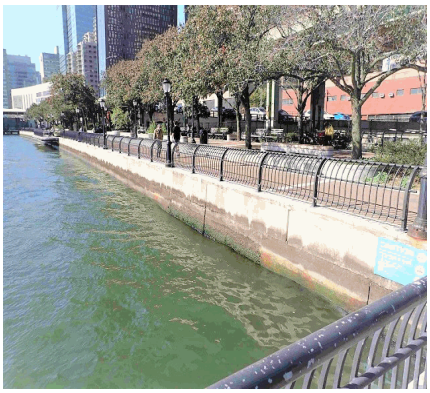
Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	: **11-Oct-2023**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **968**	**Lot**	: **50**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$509,200	$271,200
Total	**$509,200**	**$271,200**
Importance Code A	$509,200	
Importance Code B		$271,200
Total	**$509,200**	**$271,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$51,300	$300	$28,000	$400
Total	**$51,300**	**$300**	**$28,000**	**$400**
Importance Code A	$32,300		$27,000	
Importance Code B	$1,900	$300	$1,100	$400
Importance Code C	$17,100			
Total	**$51,300**	**$300**	**$28,000**	**$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
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	88%			LIFE	* *	5	$400	
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Displaced Element Has Been Repaired								
Stone	2%	0-2	$1,100	LIFE	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 190 Feet From South End Of Asset								
Explanation : Faulting And Cracking Stone Blocks								
Timber	10%	Now	$16,000	LIFE	* *	5		
Rotting/Splitting, Extent : Severe, Area Affected : 50%								
Location : At Southern End Of Asset								
Pile Supported Wall								
Conc w/Stone Face	60%	Now	$509,200	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	$32,300	LIFE	* *			
Rotting/Splitting, Extent : Severe, Area Affected : 90%								
Location : Along Bulkhead Face								
Not Accessible	95%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Brick Pavers	78%			2051	* *	5	$4,500	
Brick Pavers	2%	Now	$1,900	2051	* *	5	$100	
Missing Elements, Extent : Severe, Area Affected : 50%								
Location : 255 Feet From South End Of Asset								
Cobblestone	10%			2055	* *	5	$800	
Concrete	10%			2044	* *	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	16%			2044	* *	4-5	$2,400	
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : Hardware								
Explanation : Corrosion								
No Component	84%							
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
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
Deck Elements								
Railing								
Fencing	10%			2036	$4,000	3		
Corrosion, Extent : Light, Area Affected : 10%								
Location : Fence At South End								
Steel	90%			2033	$271,200			
Parapet								
Concrete	10%			2036	$37,100			
No Component	90%							
Electrical								
Lighting Fixture								
Incandescent	100%			2029	$27,000			
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name	:	**GRAVITY RETAINING WALL / BULKHEAD**			
Address	:	**E 110TH ST TO E 109TH ST HARLEM RIVER,SUB 1 OF ASSET TYPE**			
Borough	:	**MANHATTAN**	**Agency's Number**	:	**N/A**
Program / Asset #	:	**DBSR086.000 / 13832**	**Yr Built/Renovated**	:	
Linear Ft	:	**260**	**Project Type**	:	**ECONOMIC DEVELOPMENT**
Date of Survey	:	**04-Mar-2022**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**1703** **Lot** : **128**	**BIN**	:	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$185,300	$154,200
Total	**$185,300**	**$154,200**
Importance Code A	$185,300	
Importance Code B		$154,200
Total	**$185,300**	**$154,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$18,200			
Total	**$18,200**			
Importance Code A	$9,000			
Importance Code B	$9,200			
Total	**$18,200**			



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
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	60%			LIFE	* *	5	$14,100	
Erosion, Extent : Moderate, Area Affected : 5%								
Location : Adjacent To Culvert								
Conc w/Stone Face	30%	2-4	$185,300	LIFE	* *	5	$7,000	
Missing Block Seal, Extent : Moderate, Area Affected : 30%								
Location : In Tidal Zone Along Full Length Of Asset								
Spalling, Extent : Moderate, Area Affected : 90%								
Location : Along Concrete And Undermining Railing Posts In Some Locations								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Concrete Above Stone Face								
Explanation : Chemical Deterioration Of Concrete								
Not Accessible	10%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	98%			2042	* *	5	$2,900	
Settlement, Extent : Light, Area Affected : 5%								
Location : Near Tree Planter								
Topsoil	2%			2031	$500	5		
Deck Elements								
Railing								
Steel	100%	4+	$7,700	2031	$154,200			
Corrosion, Extent : Light, Area Affected : 5%								
Location : At Locations Of Missing Coating								
Missing Coating, Extent : Light, Area Affected : 5%								
Location : Isolated Locations Along Full Length Of Asset								
Electrical								
Lighting Fixture								
Incandescent	100%			2027	$9,000			
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **11-Mar-2022**
Landmark Status : **NONE**
Areas Surveyed :
Block : **1702** **Lot** : **22** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$192,400	$160,200
Total	**$192,400**	**$160,200**
Importance Code A	$192,400	
Importance Code B		$160,200
Total	**$192,400**	**$160,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$34,300			
Total	**$34,300**			
Importance Code A	$9,000			
Importance Code B	$25,300			
Total	**$34,300**			



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 # : 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	60%			LIFE	* *	5	$14,600	
Efflorescence, Extent : Moderate, Area Affected : 30%								
Location : Concrete Above Stone Facing								
Conc w/Stone Face	30%	2-4	$192,400	LIFE	* *	5	$7,300	
Missing Block Seal, Extent : Moderate, Area Affected : 30%								
Location : In Tidal Zone For Full Length Of Asset								
Spalling, Extent : Severe, Area Affected : 90%								
Location : Throughout Concrete Above Stone Face And At Top Surface Of Wall Below Railing								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Concrete Above Stone Face And At Top Surface Of Wall Below Railing								
Explanation : Chemical Deterioration Of Concrete								
Not Accessible	10%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	90%			2042	* *	5	$2,800	
Asphalt Pavers	8%	4+	$7,900	2046	* *	5	$100	
Other Observation, Extent : Moderate, Area Affected : 75%								
Location : Near North End Of Asset Adjacent To Planter								
Explanation : Uplift Of Pavers								
Topsoil	2%			2031	$500	5		
Deck Elements								
Railing								
Steel	100%	4+	$16,000	2031	$160,200			
Missing Coating, Extent : Light, Area Affected : 5%								
Location : Full Length								
Electrical								
Lighting Fixture								
Incandescent	100%			2027	$9,000			
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name : **GRAVITY RETAINING WALL / BULKHEAD**
Address : **E 104TH ST TO N. SIDE 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 : **14-Mar-2022**
Landmark Status : **NONE**
Areas Surveyed :
Block : **1696** **Lot** : **51** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$1,306,500	$326,300
Total	**$1,306,500**	**$326,300**
Importance Code A	$1,306,500	
Importance Code B		$326,300
Total	**$1,306,500**	**$326,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$35,900			
Total	**$35,900**			
Importance Code A	$22,900			
Importance Code B	$12,900			
Total	**$35,900**			



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 / 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	60%			LIFE	* *	5	$29,700	
Conc w/Stone Face	30%	2-4	$1,306,500	LIFE	* *	5	$14,900	
Cracking, Extent : Moderate, Area Affected : 50%								
Location : Map Cracking With Efflorescence In Upper Concrete Face								
Missing Block Seal, Extent : Moderate, Area Affected : 50%								
Location : In Tidal Zone								
Not Plumb, Extent : Moderate, Area Affected : 5%								
Location : Northern 30 Feet								
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								
Not Accessible	10%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	90%			2042	* *	5	$5,700	
Asphalt Pavers	5%	4+	$10,100	2042	* *	5	$200	
Settlement, Extent : Moderate, Area Affected : 100%								
Location : Missing, A Two Foot Wide Area Adjacent To The Outboard Edge Of The Wall At The Northern 215 Feet Of The Asset And At 330 Feet From The North								
Topsoil	5%			2031	$2,800	5	$100	
Deck Elements								
Railing								
Steel	100%			2031	$326,300			
Corrosion, Extent : Light, Area Affected : 5%								
Location : Full Length Of The Asset								
Missing Coating, Extent : Light, Area Affected : 5%								
Location : Full Length Of The Asset								
Electrical								
Lighting Fixture								
Incandescent	80%			2027	$18,000			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 8 Of 10 Light Poles								
Explanation : Lighting								
Incandescent	20%	Now	$400	2027	$4,500			
Broken, Extent : Light, Area Affected : 10%								
Location : Lighting Element Broken At 2 Of The 10 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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **15-Mar-2022**
Landmark Status : **NONE**
Areas Surveyed :
Block : **1695** **Lot** : **51** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$194,800	$145,900
Total	**$194,800**	**$145,900**
Importance Code A	$194,800	
Importance Code B		$145,900
Total	**$194,800**	**$145,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$23,900			
Total	**$23,900**			
Importance Code A	$11,200			
Importance Code B	$12,600			
Total	**$23,900**			



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 / 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	$194,800	LIFE	* *	5	$4,400	
Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Missing Stones Around Outfall At 102nd Street								
Missing Block Seal, Extent : Light, Area Affected : 50%								
Location : Throughout Stone Face Of Wall								
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	70%			LIFE	* *	5	$15,500	
Cracking, Extent : Moderate, Area Affected : 50%								
Location : Throughout In Concrete Above Stone Face With Efflorescence								
Not Accessible	10%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	95%			2042	* *	5	$2,700	
Asphalt Pavers	5%	4+	$11,300	2048	* *	5	$100	
Settlement, Extent : Light, Area Affected : 100%								
Location : At Former Planter And Throughout 2 Feet Offset From Wall								
Deck Elements								
Railing								
Steel	100%			2031	$145,900			
Missing Coating, Extent : Light, Area Affected : 15%								
Location : Throughout								
Electrical								
Lighting Fixture								
Incandescent	100%			2027	$11,200			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 5 Lighting Fixtures Along Length Of Asset								
Explanation : 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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	: **15-Mar-2022**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **1694**	**Lot**	: **51**	**BIN**	:

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$24,700			
Total	**$24,700**			
Importance Code A	$19,800			
Importance Code B	$4,900			
Total	**$24,700**			



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 # : 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	80%			LIFE	* *	5	$3,600	
Cracking, Extent : Light, Area Affected : 50%								
Location : Throughout Concrete Above Stone Facing With Efflorescence								
Conc w/Stone Face	10%	2-4	$19,800	LIFE	* *	5	$500	
Spalling, Extent : Severe, Area Affected : 50%								
Location : Southern 5 Feet Of Concrete								
Other Observation, Extent : Moderate, Area Affected : 40%								
Location : Isolated At Top Of Concrete And Undermining Railing Bases								
Explanation : Chemical Deterioration Of Concrete								
Not Accessible	10%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	90%			2042	* *	5	$500	
Asphalt Pavers	10%	4+	$4,600	2048	* *	5		
Settlement, Extent : Moderate, Area Affected : 100%								
Location : At Former Planter And Inshore Of DEP Outfall At North End Of Asset								
Deck Elements								
Railing								
Steel	100%			2031	$29,700			
Corrosion, Extent : Light, Area Affected : 25%								
Location : Throughout								
Missing Coating, Extent : Light, 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.*

Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **18-Feb-2022**
Landmark Status : **NONE**
Areas Surveyed :
Block : **1693** **Lot** : **30** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$674,600	$210,600
Total	**$674,600**	**$210,600**
Importance Code A	$674,600	
Importance Code B		$210,600
Total	**$674,600**	**$210,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$51,400			
Total	**$51,400**			
Importance Code A	$18,000			
Importance Code B	$33,400			
Total	**$51,400**			



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 / 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	30%			LIFE	* *	5	$9,600	
Conc w/Stone Face	40%	4+	$674,600	LIFE	* *	5	$12,800	
Cracking, Extent : Moderate, Area Affected : 25%								
Location : Map Cracking With Efflorescence In Outboard Concrete Face								
Missing Block Seal, Extent : Moderate, Area Affected : 30%								
Location : Tidal Zone, Worse On South End Of Asset								
Other Observation, Extent : Moderate, Area Affected : 75%								
Location : Concrete Face Above Stone								
Explanation : Chemical Deterioration Of Concrete								
Not Accessible	30%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	5%	4+	$6,500	2042	* *	5	$100	
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : North End Of Asset 3 Feet In From The Face								
Explanation : Upheaval								
Asphalt Pavers	93%			2042	* *	5	$3,800	
Asphalt Pavers	2%	Now	$3,900	2046	* *	5		
Sinkhole, Extent : Severe, Area Affected : 90%								
Location : 295 Feet From South End Of Asset								
Deck Elements								
Railing								
Steel	100%	4+	$21,100	2031	$210,600			
Corrosion, Extent : Light, Area Affected : 50%								
Location : Full Length Of Asset								
Missing Coating, Extent : Light, Area Affected : 10%								
Location : At Locations Of Corrosion For Full Length Of Asset								
Recent Repair Evident, Extent : N/A, Area Affected : 20%								
Location : Additional Chain-link Fence Installed Inshore Of Original Steel Railing At The Northern 78 Feet								
Electrical								
Lighting Fixture								
Incandescent	100%			2027	$18,000			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 8 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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **18-Feb-2022**
Landmark Status : **NONE**
Areas Surveyed :
Block : **1693** **Lot** : **30** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$98,800	
Total	**$98,800**	
Importance Code A	$98,800	
Total	**$98,800**	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$11,000			
Total	**$11,000**			
Importance Code A	$4,500			
Importance Code B	$6,500			
Total	**$11,000**			



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 # : 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	30%			LIFE	* *	5	$1,400	
Conc w/Stone Face	40%	4+	$98,800	LIFE	* *	5	$1,900	
Cracking, Extent : Light, Area Affected : 20%								
Location : Concrete Outboard Face With Efflorescence								
Displaced Elements, Extent : Severe, Area Affected : 50%								
Location : 35 Feet From South At Outfall								
Missing Block Seal, Extent : Severe, Area Affected : 30%								
Location : Between Stones In Tidal Zone								
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Throughout Top Of Concrete Face								
Not Accessible	30%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	100%			2042	* *	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 Length Of Asset								
Explanation : Longitudinal Cracking								
Deck Elements								
Railing								
Steel	100%	4+	$6,200	2031	$30,800			
Corrosion, Extent : Light, Area Affected : 50%								
Location : Full Length Of Asset								
Missing Coating, Extent : Light, Area Affected : 50%								
Location : Full Length Of Asset								
Recent Repair Evident, Extent : Light, Area Affected : 100%								
Location : Additional Chainlink Fence Installed Inshore Of Original Railing								
Electrical								
Lighting Fixture								
Incandescent	100%			2027	$4,500			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Two Light Poles								
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **105**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **21-Feb-2022**
Landmark Status : **NONE**
Areas Surveyed :
Block : **1690** **Lot** : **10** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads		$62,300
Total		**$62,300**
Importance Code B		$62,300
Total		**$62,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$57,200			
Total	**$57,200**			
Importance Code A	$56,600			
Importance Code B	$600			
Total	**$57,200**			



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
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+	$49,900	LIFE	* *	5	$2,800	
Exposed Reinforcement, Extent : Moderate, Area Affected : 30%								
Location : At Spalled Locations								
Missing Block Seal, Extent : Moderate, Area Affected : 50%								
Location : Above Tidal Zone								
Spalling, Extent : Moderate, Area Affected : 30%								
Location : Throughout Top Of Wall And Undermining Some Of The Railing Bases								
Conc w/Stone Face	40%			LIFE	* *	5	$3,800	
Cracking, Extent : Moderate, Area Affected : 25%								
Location : Throughout Concrete Face With Efflorescence								
Not Accessible	30%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	100%			2042	* *	5	$1,200	
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 Onramp								
Deck Elements								
Railing								
Steel	100%			2031	$62,300			
Missing Coating, Extent : Light, Area Affected : 30%								
Location : For Full Length Of Asset								
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Chain-link Fence Installed Inshore Of Original Steel Railing For Full Length Of Asset								
Electrical								
Lighting Fixture								
Incandescent	100%			2027	$6,700			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 3 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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	: **21-Mar-2022**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **1573**	**Lot**	: **52**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$356,300	$293,400
Total	**$356,300**	**$293,400**
Importance Code A	$356,300	
Importance Code B		$293,400
Total	**$356,300**	**$293,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$15,900			
Total	**$15,900**			
Importance Code A	$6,700			
Importance Code B	$9,200			
Total	**$15,900**			



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

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	55%			LIFE	* *	5	$9,900	
Cracking, Extent : Light, Area Affected : 15%								
Location : Outboard Face With Efflorescence								
Conc w/Stone Face	45%	0-2	$356,300	LIFE	* *	5	$8,100	
Displaced Elements, Extent : Severe, Area Affected : 25%								
Location : Stones Around Dep Outfall								
Missing Block Seal, Extent : Severe, Area Affected : 50%								
Location : Between Stone Facing In Tidal Zone								
Spalling, Extent : Moderate, Area Affected : 50%								
Location : Along Top Of Wall In Concrete Surface For Full Length Of The Asset								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	95%			2036	$174,700	5	$2,200	
Settlement, Extent : Light, Area Affected : 10%								
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 : Northern 20 Feet Of Asset								
Explanation : Longitudinal Cracking								
Asphalt Pavers	5%	Now	$9,200	2048	* *	5	$100	
Sinkhole, Extent : Severe, Area Affected : 50%								
Location : 165 Feet From The North. 20 Foot Long By 8 Foot Wide By 3 Foot Deep Sinkhole Behind Fenced Off Area								
Deck Elements								
Railing								
Steel	100%			2031	$118,600			
Missing Coating, Extent : Light, Area Affected : 10%								
Location : For Full Length Of Asset								
Electrical								
Lighting Fixture								
Incandescent	100%			2027	$6,700			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Three Light Fixtures								
Explanation : 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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	: **24-Mar-2025**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **2150**	**Lot**	: **997**	**BIN**	:

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$600			$200
Total	**$600**			**$200**
Importance Code A	$600			
Importance Code B				$200
Total	**$600**			**$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
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	30%			2045	* *	5	$500	
Cracking, Extent : Light, Area Affected : 2%								
Location : Various Locations								
Topsoil	10%			2034	$1,400	5	$100	
Not Accessible	60%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : Storage Container Sitting Directly Inshore Of Parapet								
Deck Elements								
Parapet								
Concrete	85%			2037	* *			
Cracking, Extent : Light, Area Affected : 5%								
Location : At Base Of Parapet Wall 20 Feet And 148 Feet From South End Of Asset								
Displaced Elements, Extent : Light, Area Affected : 5%								
Location : Tree Leaning On Parapet Causing 1.5 In. Displacement Of 6 Foot Section								
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								
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **13-Mar-2025** | **Landmark Status** : **NONE**
Areas Surveyed :
Block : **2149** **Lot** : **997** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$107,200	$218,700
Total	**$107,200**	**$218,700**
Importance Code A	$107,200	
Importance Code B		$218,700
Total	**$107,200**	**$218,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$14,800		$1,100	
Total	**$14,800**		**$1,100**	
Importance Code A				
Importance Code B	$14,500		$1,100	
Importance Code C	$400			
Total	**$14,800**		**$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
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+	$107,200	LIFE	* *	5	$17,800	
Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Located At 8 Feet, 110 Feet, And 180 Feet From The South								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	95%			2039	* *	5	$2,300	
Cracking, Extent : Light, Area Affected : 10%								
Location : Across Full Length Of Asset								
Settlement, Extent : Light, Area Affected : 10%								
Location : At Start Of Asset At 184th St								
Asphalt	5%	Now	$2,900	2051	* *	5	$100	
Sinkhole, Extent : Moderate, Area Affected : 50%								
Location : At 90 Feet And 155 Feet From The South								
Deck Elements								
Parapet								
Concrete	95%			2034	$218,700			
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+	$11,500	2041	* *			
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **21-Feb-2025** | **Landmark Status** : **NONE**
Areas Surveyed :
Block : **1808** **Lot** : **28** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$892,100	$535,200
Total	**$892,100**	**$535,200**
Importance Code A	$673,500	$54,700
Importance Code B	$218,600	$480,500
Total	**$892,100**	**$535,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$11,300			$12,200
Total	**$11,300**			**$12,200**
Importance Code A	$11,300			$8,100
Importance Code B				$4,200
Total	**$11,300**			**$12,200**



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
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	30%	2-4	$384,800	LIFE	* *	5	$21,900	
Cracking, Extent : Moderate, Area Affected : 15%								
Location : Widespread								
Conc w/Stone Face	45%	Now	$288,600	LIFE	* *	5	$32,800	
Broken, Extent : Severe, Area Affected : 1%								
Location : Broken Concrete Panel At South End Of Asset								
Spalling, Extent : Severe, Area Affected : 100%								
Location : Widespread Spalling Along Top 2 Feet Of Wall								
Not Accessible	25%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	90%			2045	* *	5	$8,300	
Settlement, Extent : Light, Area Affected : 100%								
Location : Offshore 3 Feet For Full Length Of Asset								
Asphalt Pavers	10%	Now	$74,500	2051	* *	5	$500	
Settlement, Extent : Light, Area Affected : 50%								
Location : Offshore 3 Feet, Primarily At Northern 100 Feet Of Asset								
Deck Elements								
Railing								
Steel	50%	4+	$48,000	2034	$240,200			
Other Observation, Extent : Light, Area Affected : 10%								
Location : Primarily At Base Of Railing Posts								
Explanation : Coating Loss								
Steel	50%	Now	$96,100	2034	$240,200			
Loose Connections, Extent : Severe, Area Affected : 100%								
Location : Exposed Post Foundations Due To Spalling, Primarily At Northern 400 Feet Of Asset								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Inshore Of Original Railing For Full Length Of Asset								
Explanation : Secondary Chain Link Fence Protection								
Electrical								
Lighting Fixture								
Incandescent	30%			2030	$8,100			
Incandescent	70%	Now	$11,300	2031	$18,900			
Broken, Extent : Severe, Area Affected : 100%								
Location : 8 Out Of 12 Lighting 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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name : **GRAVITY RETAINING WALL BULKHEAD**
Address : **E 119TH TO E 120TH ST SUB 2 OF ASSET TYPE**
Borough : **MANHATTAN** **Agency's Number** : **N/A**
Program / Asset # : **DBSR078.000 / 13824** **Yr Built/Renovated** :
Linear Ft : **285** **Project Type** : **ECONOMIC DEVELOPMENT**
Date of Survey : **28-Feb-2022** **Landmark Status** : **NONE**
Areas Surveyed :
Block : **1816** **Lot** : **23** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$451,400	$169,100
Total	**$451,400**	**$169,100**
Importance Code A	$451,400	
Importance Code B		$169,100
Total	**$451,400**	**$169,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$10,600			
Total	**$10,600**			
Importance Code A	$9,000			
Importance Code B	$1,600			
Total	**$10,600**			



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	20%	4+	$451,400	LIFE	* *	5	$5,100	
Erosion, Extent : Moderate, Area Affected : 1%								
Location : At Outfall								
Spalling, Extent : Moderate, Area Affected : 100%								
Location : Top Edge Of Concrete, Some Locations Undermining Of Railing								
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	30%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	100%			2042	* *	5	$3,300	
Settlement, Extent : Light, Area Affected : 2%								
Location : Isolated Throughout Adjacent To Seawall								
Deck Elements								
Railing								
Steel	100%			2031	$169,100			
Corrosion, Extent : Light, Area Affected : 5%								
Location : Isolated Locations Throughout								
Missing Coating, Extent : Light, Area Affected : 2%								
Location : Primarily At Baseplates								
Recent Repair Evident, Extent : N/A, Area Affected : 40%								
Location : Additional Chainlink Fence Installed Inshore Of Original Railing For The Southern 26 Feet And From 60 Feet To 155 Feet From South								
Electrical								
Lighting Fixture								
Incandescent	100%			2027	$9,000			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 4 Light Poles								
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name	:	**GRAVITY RETAINING WALL BULKHEAD**			
Address	:	**FROM E 116TH ST SO FOR 110 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	:	**01-Mar-2022**		**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	:	**1713**	**Lot** : **38**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$198,800	$65,300
Total	**$198,800**	**$65,300**
Importance Code A	$198,800	
Importance Code B		$65,300
Total	**$198,800**	**$65,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$16,700			
Total	**$16,700**			
Importance Code A	$4,500			
Importance Code B	$12,200			
Total	**$16,700**			



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost 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+	$198,800	LIFE	* *	5	$100	
Cracking, Extent : Severe, Area Affected : 100%								
Location : Throughout Concrete								
Spalling, Extent : Severe, 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%			2042	* *	5	$1,200	
Settlement, Extent : Light, Area Affected : 5%								
Location : Isolated Throughout								
Asphalt Pavers	5%	4+	$5,100	2048	* *	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+	$6,500	2031	$65,300			
Corrosion, Extent : Light, Area Affected : 5%								
Location : Primarily At Baseplates								
Missing Coating, Extent : Moderate, Area Affected : 5%								
Location : Primarily At Baseplates								
Electrical								
Lighting Fixture								
Incandescent	100%			2027	$4,500			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2 Light Poles								
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **1,608**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **18-Mar-2025**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2106** **Lot** : **997** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$725,800	$108,700
Total	**$725,800**	**$108,700**
Importance Code A	$476,200	$108,700
Importance Code B	$249,700	
Total	**$725,800**	**$108,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$52,900		$100	$6,600
Total	**$52,900**		**$100**	**$6,600**
Importance Code A	$13,600			
Importance Code B	$28,600		$100	$6,600
Importance Code C	$10,700			
Total	**$52,900**		**$100**	**$6,600**



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 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	$1,500	
Spalling, Extent : Light, Area Affected : 5%								
Location : Intermittent Throughout								
Concrete	3%	4+	$5,200	LIFE	* *	5		
Displaced Elements, Extent : Moderate, Area Affected : 100%								
Location : Upheaval From Tree Roots From 400 To 435 Feet From The South								
Stone	45%			LIFE	* *	5	$2,500	
Stone	2%	4+	$3,500	LIFE	* *	5	$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Upheaval Due To Tree Roots From 28 Ft To 50 Ft And From 370 Feet To 400 Feet								
Explanation : Displaced Element								
Gravity Wall								
Conc w/Stone Face	65%			LIFE	* *	5	$188,400	
Cracking, Extent : Light, Area Affected : 5%								
Location : On The Concrete Encasement Installed In The Tidal Zone								
Spalling, Extent : Light, Area Affected : 5%								
Location : At Construction Joints								
Conc w/Stone Face	10%	4+	$382,000	LIFE	* *	5	$14,500	
Exposed Reinforcement, Extent : Light, Area Affected : 1%								
Location : 425 Feet, 550 Feet, And 820 Feet From South								
Missing Elements, Extent : Severe, Area Affected : 1%								
Location : Two Missing Blocks At 1,175 And 1,210 Feet From South								
Stone	10%			LIFE	* *	5	$27,300	
Not Accessible	15%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	25%	4+	$112,900	2051	* *	5	$2,300	
Cracking, Extent : Moderate, Area Affected : 75%								
Location : 850 Feet To 1130 Feet From South In Line With Parapet Rotation								
Settlement, Extent : Moderate, Area Affected : 5%								
Location : Root Upheaval At 490 Feet From North								
Asphalt	50%			2045	* *	5	$9,200	
Concrete	22%			2045	* *	5	$4,000	
Surface Wearing/Scaling, Extent : Light, Area Affected : 2%								
Location : Northern 310 Feet								
Topsoil	3%			2034	$4,900	5	$200	
Settlement, Extent : Light, Area Affected : 10%								
Location : Between 1560 Feet To 1608 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	3%	Now	$28,600	2036	$28,600			
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	97%							
Parapet								
Concrete	67%			2037	* *			
Concrete	30%	4+	$136,800	2037	* *			
Deflection, Extent : Moderate, Area Affected : 100%								
Location : Throughout Asset								
No Component	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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **18-Mar-2025**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2106** **Lot** : **997** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$657,500	$58,700
Total	**$657,500**	**$58,700**
Importance Code A	$353,700	$58,700
Importance Code B	$303,900	
Total	**$657,500**	**$58,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$20,900			$5,400
Total	**$20,900**			**$5,400**
Importance Code B	$13,900			$5,400
Importance Code C	$7,000			
Total	**$20,900**			**$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	$5,400	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+	$353,700	LIFE	* *	5	$58,700	
Displaced Elements, Extent : Severe, Area Affected : 20%								
Location : Three Significant Areas Of Block Displacement Where Trees Are Growing Through Wall								
Mortar Loss, Extent : Light, Area Affected : 20%								
Location : Full Length								
Not Accessible	30%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	95%			2045	* *	5	$10,700	
Cracking, Extent : Light, Area Affected : 20%								
Location : Northern 200 Feet Of Asset								
Settlement, Extent : Light, Area Affected : 5%								
Location : Intermittent Throughout								
Asphalt	5%	Now	$13,900	2051	* *	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. Warning Cones Surround Area								
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+	$195,300	2037	* *			
Cracking, Extent : Moderate, Area Affected : 25%								
Location : Southern 14 Feet Of Asset								
Erosion, Extent : Light, Area Affected : 100%								
Location : Along The Parapet Face								
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	$108,500	2041	* *			
Broken, Extent : Severe, Area Affected : 1%								
Location : Broken Arch At 707 Ft From South								
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **28-Mar-2025**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2004** **Lot** : **1** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$140,000	$648,300
Total	**$140,000**	**$648,300**
Importance Code A	$57,800	$57,800
Importance Code B		$590,500
Importance Code C	$82,200	
Total	**$140,000**	**$648,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$27,100		$800	$4,400
Total	**$27,100**		**$800**	**$4,400**
Importance Code A	$1,300			
Importance Code B	$25,800		$800	$4,400
Total	**$27,100**		**$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+	$82,200	LIFE	* *			
Other Observation, Extent : Severe, Area Affected : 5%								
Location : Tidal Zone In Area With Vinyl Sheeting								
Explanation : Voids In Repair With Broken Formwork								
Timber	60%			LIFE	* *	10		
Rotting/Splitting, Extent : Light, Area Affected : 1%								
Location : Wale								
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%			2045	* *	5	$1,300	
Concrete	59%			2045	* *	5	$7,400	
Concrete	1%	4+	$12,700	2051	* *	5	$100	
Cracking, Extent : Light, Area Affected : 100%								
Location : At Pier Approach, Likely Due To Localized Settlement								
Topsoil	30%			2034	$33,400	5	$1,600	

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

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%	Now	$13,100	2036	$13,100			
Loose Connections, Extent : Light, Area Affected : 2%								
Location : Southern 10 Feet Of Asset, Additional Fencing Installed								
Missing Elements, Extent : Moderate, Area Affected : 100%								
Location : Missing Cables Along Full Length Of Railing								
Steel	88%			2034	$577,300			
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name	: **GRAVITY WALL (STACKED STONE)**				
Address	: **ALONG BANK STREET FROM ST PETERS PLACE EAST**				
Borough	: **STATEN ISLAND**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0036.000 / 13926**			**Yr Built/Renovated**	:
Linear Ft	: **450**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **16-Mar-2023**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **2**	**Lot**	: **601**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$137,800	
Total	**$137,800**	
Importance Code A	$137,800	
Total	**$137,800**	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$24,500		$18,500	
Total	**$24,500**		**$18,500**	
Importance Code A				
Importance Code B	$24,500		$18,500	
Total	**$24,500**		**$18,500**	



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 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	$137,800	LIFE	* *	5	$5,700	
Displaced Elements, Extent : Moderate, Area Affected : 55%								
Location : Western End Of Asset								
Stone	85%			LIFE	* *	5	$32,400	
Backfill								
Fill								
Sand	15%	Now	$8,200	2054	* *	5	$100	
Loss of Backfill, Extent : Moderate, Area Affected : 25%								
Location : Behind Displaced Wall								
Not Accessible	85%							
Surface								
Topsoil	60%	Now	$16,300	2032	$27,200	5	$600	
Erosion, Extent : Moderate, Area Affected : 25%								
Location : From Top Of Gravity Wall To Sidewalk								
Topsoil	40%			2029	$18,100	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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	:	**30-Mar-2023**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**199** **Lot** : **1**	**BIN**	:	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$151,800	
Total	**$151,800**	
Importance Code A	$151,800	
Total	**$151,800**	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
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+	$151,800	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%			2043	* *	5	$800	
Deck Elements								
Railing								
Steel	100%			2032	$41,500			

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

Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **17-Mar-2025** **Landmark Status** : **NONE**
Areas Surveyed :
Block : **2106** **Lot** : **997** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$58,600	
Total	**$58,600**	
Importance Code A	$58,600	
Total	**$58,600**	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$9,900			$1,600
Total	**$9,900**			**$1,600**
Importance Code A				
Importance Code B	$9,400			$1,600
Importance Code C	$500			
Total	**$9,900**			**$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+	$58,600	LIFE	* *		5	$24,300	
Erosion, Extent : Light, Area Affected : 5%									
Location : Mid Asset At Concrete Patch									
Mortar Loss, Extent : Moderate, Area Affected : 10%									
Location : Mid Asset At Where Brick Wall Flanks Outfall									
Backfill									
Fill									
Not Accessible	100%								
Surface									
Asphalt	100%			2045	* *		5	$3,300	
Cracking, Extent : Light, Area Affected : 5%									
Location : Isolated For Full Length Of Asset									
Settlement, Extent : Light, Area Affected : 3%									
Location : Throughout									
Deck Elements									
Parapet									
Concrete	90%			2037	* *				
Concrete	10%	4+	$9,400	2037	* *				
Cracking, Extent : Moderate, Area Affected : 10%									
Location : In Arches Of Parapet And Directly Above Stone Coping									
Other Observation, Extent : Moderate, Area Affected : 10%									
Location : Above Arches									
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	: **29-Oct-2024**		**Landmark Status**	: **NONE**	
Areas Surveyed	:				
Block	: **5778**	**Lot** : **1**	**BIN**	:	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$1,015,300	
Total	**$1,015,300**	
Importance Code A	$1,015,300	
Total	**$1,015,300**	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$49,500			$400
Total	**$49,500**			**$400**
Importance Code A				
Importance Code B	$49,000			$400
Importance Code C	$500			
Total	**$49,500**			**$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
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	$835,100	LIFE	* *	5	$900	
Other Observation, Extent : Severe, Area Affected : 75%								
Location : Beneath Building								
Explanation : Failure And Fill Loss								
No Component	45%							
Revetment								
Stone	20%			LIFE	* *	5	$1,000	
No Component	80%							
Sheet Piles								
Steel	43%	4+	$180,200	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	50%	Now	$42,700	2066	* *	5	$200	
Loss of Backfill, Extent : Severe, Area Affected : 100%								
Location : Beneath Building Up To 130 Feet Long And 15 Feet Deep								
Not Accessible	50%							
Surface								
Asphalt	15%			2045	* *	5	$700	
Topsoil	25%	2-4	$6,300	2035	$10,600	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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **06-Mar-2025** | **Landmark Status** : **NONE**
Areas Surveyed :
Block : **2183** **Lot** : **997** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$1,681,800	
Total	**$1,681,800**	
Importance Code A	$1,546,400	
Importance Code B	$135,400	
Total	**$1,681,800**	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$12,500			
Total	**$12,500**			
Importance Code A				
Importance Code B	$12,500			
Total	**$12,500**			



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
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+	$478,300	LIFE	* *	5	$1,100	
Cracking, Extent : Moderate, Area Affected : 10%								
Location : Over Entire Wall								
Erosion, Extent : Moderate, Area Affected : 100%								
Location : In Tidal Zone And At Top Of Wall								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : Tidal Zone								
Timber Crib w/Stone	15%	Now	$1,068,100	LIFE	* *	4	$1,700	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : West End Of Asset								
Explanation : Collapse								
No Component	15%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : At Intake Structure								
Explanation : N/A								
Backfill								
Fill								
Topsoil	15%	Now	$12,500	2076	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : West End Of Asset								
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+	$53,100	2051	* *	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+	$17,300	2045	* *	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	$65,000	2051	* *	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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **21-Apr-2025**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2781** **Lot** : **500** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$202,200	$104,900
Total	**$202,200**	**$104,900**
Importance Code A	$101,800	
Importance Code B	$100,400	$104,900
Total	**$202,200**	**$104,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$46,600		$200	$1,600
Total	**$46,600**		**$200**	**$1,600**
Importance Code A	$41,900			
Importance Code B	$2,700		$200	$1,600
Importance Code C	$2,000			
Total	**$46,600**		**$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	48%			LIFE	* *	5	$55,300	
Stone	2%	Now	$13,900	LIFE	* *	5	$1,200	
Grout Loss, Extent : Light, Area Affected : 100%								
Location : Multiple Locations								
No Component	50%							
Revetment								
Stone	50%			LIFE	* *	5	$4,100	
No Component	50%							
Sheet Piles								
Steel	15%	4+	$101,800	LIFE	* *			
Corrosion, Extent : Moderate, Area Affected : 80%								
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%			2045	* *	5	$2,700	
Cracking, Extent : Light, Area Affected : 2%								
Location : Three Cracked Deck Slabs At Northeast Side Of Park								
Sand	33%			2045	* *	2-5	$700	
Sand	2%	Now	$2,200	2051	* *	2-5		
Erosion, Extent : Light, Area Affected : 100%								
Location : Multiple Locations								
Topsoil	10%			2034	$6,800	5	$300	
No Component	20%							
Fender								
Piles								
Steel	90%	4+	$100,400	2045	* *			
Corrosion, Extent : Light, Area Affected : 40%								
Location : Tidal And Splash Zones								
Not Accessible	10%							
Deck Elements								
Railing								
Steel	24%			2034	$96,800			
Steel	2%	Now	$400	2034	$8,100			
Broken, Extent : Moderate, Area Affected : 100%								
Location : Disconnected Grounding Cable And Fencing Northeast Corner								
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **22-Apr-2025**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2770** **Lot** : **1** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$521,000	$161,900
Total	**$521,000**	**$161,900**
Importance Code B		$161,900
Importance Code C	$521,000	
Total	**$521,000**	**$161,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$50,500			
Total	**$50,500**			
Importance Code B	$43,300			
Importance Code C	$7,200			
Total	**$50,500**			



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 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	75%			LIFE	* *	5	$14,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : North Of The Dep Pumping Station								
Explanation : Non-engineered Revetment								
Stone	25%	Now	$521,000	LIFE	* *	5	$2,400	
Missing Elements, Extent : Severe, Area Affected : 100%								
Location : 50 Feet Of Missing Stone On South Side Of DEP Pumping Station And Intermittent Areas To North								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Topsoil	25%	4+	$40,500	2036	$40,500	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	75%			2031	$121,400	5	$5,600	

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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **18-Apr-2025** | **Landmark Status** : **NONE**
Areas Surveyed :
Block : **2781** **Lot** : **500** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads		$574,200
Total		**$574,200**
Importance Code B		$574,200
Total		**$574,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$27,900		$700	$36,000
Total	**$27,900**		**$700**	**$36,000**
Importance Code A	$3,700			$31,500
Importance Code B	$17,000		$700	$4,500
Importance Code C	$7,200			
Total	**$27,900**		**$700**	**$36,000**



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, 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	
Spalling, Extent : Light, Area Affected : 5%								
Location : Top Of Concrete Wall For Full Length Of Component								
No Component	25%							
Revetment								
Stone	100%			LIFE	* *	5	$14,500	
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	60%			2045	* *	5	$8,300	
Cracking, Extent : Light, Area Affected : 5%								
Location : Full Length Of Asphalt Surface								
Asphalt	5%	Now	$17,000	2051	* *	5	$300	
Settlement, Extent : Moderate, Area Affected : 30%								
Location : Offshore 3 Feet Of Walkway From 951 Feet To 1,023 Feet From The South End Of The Asset								
Asphalt Pavers	5%			2045	* *	5	$700	
Gravel	5%			2045	* *	2-5	$200	
Topsoil	25%			2034	$30,400	5	$1,400	
Deck Elements								
Railing								
Steel	80%			2034	$574,200			
No Component	20%							
Electrical								
Lighting Fixture								
Incandescent	100%			2030	$31,500			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 14 Light Poles								
Explanation : 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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	: **22-Apr-2025**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **2781** **Lot** : **500**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads		$65,000
Total		**$65,000**
Importance Code B		$65,000
Total		**$65,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$78,800	$100		$7,700
Total	**$78,800**	**$100**		**$7,700**
Importance Code A	$4,400			
Importance Code B	$66,200	$100		$7,700
Importance Code C	$8,200			
Total	**$78,800**	**$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	80%			LIFE	* *	5-10	$8,900	
No Component	20%							
Revetment								
Stone	100%			LIFE	* *	5	$16,400	
Backfill								
Fill								
Topsoil	5%	Now	$15,100	2076	* *			
Erosion, Extent : Light, Area Affected : 10%								
Location : Intermittent Locations Throughout Asset								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Beneath Gravity Wall 100 Feet From Northern End								
Explanation : Undermining								
Not Accessible	95%							
Surface								
Asphalt	98%			2045	* *	5	$15,300	
Asphalt	2%	Now	$7,700	2051	* *	5	$200	
Settlement, Extent : Moderate, Area Affected : 50%								
Location : Start Of The Southern End Of The Gravity Wall								
Deck Elements								
Railing								
Fencing	60%			2034	$65,000	3	$300	
Corrosion, Extent : Light, Area Affected : 75%								
Location : Primarily On Fencing Atop Gravity Wall								
Fencing	40%	Now	$43,400	2041	* *	3	$200	
Impact Damage, Extent : Severe, Area Affected : 100%								
Location : Multiple Locations Throughout The 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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **18-Apr-2025**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2781** **Lot** : **500** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$1,442,000	
Total	**$1,442,000**	
Importance Code B	$1,442,000	
Total	**$1,442,000**	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$5,700	$100		$14,700
Total	**$5,700**	**$100**		**$14,700**
Importance Code A				$10,200
Importance Code B	$3,700	$100		$4,500
Importance Code C	$2,000			
Total	**$5,700**	**$100**		**$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
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								
Concrete	20%			LIFE	* *	5-10	$300	
Timber	50%			LIFE	* *	5	$400	
No Component	20%							
Not Accessible	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Southern End Of Asset								
Explanation : Heavy Vegetation								
Pile Supported Wall								
Concrete	65%			2045	* *	5	$20,400	
Erosion, Extent : Light, Area Affected : 5%								
Location : At Corner 300 Feet From South End Of Asset								
No Component	35%							
Piles and Bracing								
No Component	35%							
Not Accessible	65%							
Revetment								
Stone	35%			LIFE	* *	5	$3,300	
No Component	65%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	100%			2045	* *	5	$9,000	
Fender								
Piles								
Timber	55%	Now	$884,000	2051	* *	4	$10,400	
Missing Pile, Extent : Severe, Area Affected : 100%								
Location : From 304 To 740 Feet From South End								
No Component	45%							
Wales and Chocks								
Timber	55%	Now	$558,000	2051	* *	4	$23,500	
Rotting/Splitting, Extent : Severe, Area Affected : 100%								
Location : Entire Length Of Fender System								
No Component	45%							
Deck Elements								
Railing								
Fencing	94%			2037	* *	3	$300	
Fencing	6%	4+	$3,700	2041	* *	3		
Impact Damage, Extent : Light, Area Affected : 100%								
Location : 18 To 40 Feet, 320 To 340 Feet, 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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **22-Apr-2025**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2770** **Lot** : **1** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$2,620,300	$184,100
Total	**$2,620,300**	**$184,100**
Importance Code B	$250,800	$184,100
Importance Code C	$2,369,500	
Total	**$2,620,300**	**$184,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads			$4,400	
Total			**$4,400**	
Importance Code B			$4,400	
Importance Code C				
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

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+	$2,369,500	LIFE	* *	5	$11,000	
Other Observation, Extent : N/A, 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		
Corrosion, Extent : Light, Area Affected : 5%								
Location : Throughout Sheet Piles								
Missing Coating, Extent : Light, Area Affected : 5%								
Location : Throughout Sheet Piles								
No Component	70%							
Not Accessible	5%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	10%	Now	$73,400	2051	* *	5	$1,500	
Erosion, Extent : Severe, Area Affected : 100%								
Location : Entire Asphalt Area Behind Sheet Pile Wall								
Gravel	20%	Now	$177,400	2051	* *	2-5	$1,000	
Settlement, Extent : Light, Area Affected : 5%								
Location : Isolated Locations Behind Sheet Pile Wall								
Topsoil	70%			2034	$184,100	5	$8,600	
Erosion, Extent : Moderate, Area Affected : 40%								
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **21-Mar-2022**
Landmark Status : **NONE**
Areas Surveyed :
Block : **1573** **Lot** : **52** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$51,700	$148,300
Total	**$51,700**	**$148,300**
Importance Code A	$51,700	
Importance Code B		$148,300
Total	**$51,700**	**$148,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$26,600			
Total	**$26,600**			
Importance Code A	$25,200			
Importance Code B	$1,400			
Total	**$26,600**			



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 # : 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	70%			LIFE	* *			
Cracking, Extent : Light, Area Affected : 5%								
Location : Outboard Face Above Mean High Water								
Concrete/Stone	30%	4+	$51,700	LIFE	* *			
Broken, Extent : Severe, Area Affected : 20%								
Location : Broken Stone Panels At North End Of Asset								
Missing Block Seal, Extent : Severe, Area Affected : 40%								
Location : Between Stone Facing In Tidal Zone								
Spalling, Extent : Moderate, Area Affected : 40%								
Location : Along Top Of Concrete Primarily At The South								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Timber	5%	Now	$16,200	LIFE	* *	4	$100	
Rotting/Splitting, Extent : Severe, Area Affected : 100%								
Location : Line Cap For Full Length Of Asset								
Not Accessible	95%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	100%			2042	* *	5	$2,900	
Settlement, Extent : Light, Area Affected : 10%								
Location : Offset 3 Feet From Outboard Face At Southern 140 Feet								
Deck Elements								
Railing								
Steel	100%			2031	$148,300			
Missing Coating, Extent : Light, Area Affected : 2%								
Location : Throughout								
Electrical								
Lighting Fixture								
Incandescent	100%			2027	$9,000			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Four Light Poles								
Explanation : 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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	: **04-Mar-2025**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **2183**	**Lot**	: **997**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$1,774,100	
Total	**$1,774,100**	
Importance Code A	$1,108,800	
Importance Code B	$576,700	
Importance Code C	$88,600	
Total	**$1,774,100**	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$82,600			
Total	**$82,600**			
Importance Code A				
Importance Code B	$82,600			
Importance Code C				
Total	**$82,600**			



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 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	$88,600	LIFE	* *	5	$200	
Missing Elements, 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	20%	4+	$89,300	LIFE	* *	5	$5,100	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Entire Face Of Wall								
Explanation : Missing Grout								
Concrete	60%	Now	$1,019,500	LIFE	* *	5	$700	
Displaced Elements, Extent : Severe, Area Affected : 60%								
Location : Missing/ Displaced Stones North And South End Of Asset								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : South End Of Asset								
Explanation : Collapsed								
Not Accessible	20%							
Backfill								
Fill								
Sand	30%	Now	$17,200	2066	* *	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	$39,600	2051	* *	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. Area Is Inaccessible To Public.								
Concrete	20%	4+	$25,900	2045	* *	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	$576,700	2051	* *	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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name : **LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD**
Address : **E 118TH TO E 119TH ST SUB 1 OF ASSET TYPE**
Borough : **MANHATTAN**
Agency's Number : **N/A**
Program / Asset # : **DBSR079.000 / 13825**
Yr Built/Renovated :
Linear Ft : **305**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **28-Feb-2022**
Landmark Status : **NONE**
Areas Surveyed :
Block : **1815** **Lot** : **25** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$350,700	$180,900
Total	**$350,700**	**$180,900**
Importance Code A	$350,700	
Importance Code B		$180,900
Total	**$350,700**	**$180,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$34,500			
Total	**$34,500**			
Importance Code A	$32,700			
Importance Code B	$1,700			
Total	**$34,500**			



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

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%	4+	$350,700	LIFE	* *			
Spalling, Extent : Moderate, Area Affected : 50%								
Location : Top Edge Of Concrete, Some Locations Undermine Railing								
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+	$23,800	LIFE	* *	4	$200	
Rotting/Splitting, Extent : Moderate, Area Affected : 50%								
Location : Throughout At Outboard Face And Line Cap								
Not Accessible	90%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	100%			2042	* *	5	$3,500	
Settlement, Extent : Light, Area Affected : 5%								
Location : Adjacent To Seawall								
Deck Elements								
Railing								
Steel	100%			2031	$180,900			
Corrosion, Extent : Light, Area Affected : 5%								
Location : Isolated Locations Throughout								
Missing Coating, Extent : Light, Area Affected : 5%								
Location : Primarily At Baseplates								
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Additional Chainlink Fence Installed Inshore Of Original Railing For Full Length Of Asset								
Electrical								
Lighting Fixture								
Incandescent	100%			2027	$9,000			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 4 Light Poles								
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.*

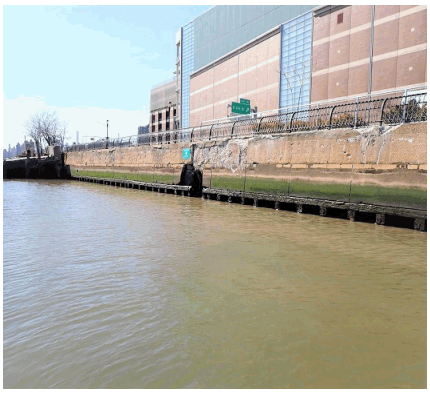
Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name : **LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD**
Address : **E 117TH TO E 118TH ST SUB 2 OF ASSET TYPE**
Borough : **MANHATTAN**
Agency's Number : **N/A**
Program / Asset # : **DBSR080.000 / 13826**
Yr Built/Renovated :
Linear Ft : **260**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **28-Feb-2022**
Landmark Status : **NONE**
Areas Surveyed :
Block : **1716** **Lot** : **28** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$418,500	$77,100
Total	**$418,500**	**$77,100**
Importance Code A	$298,900	
Importance Code B	$119,600	$77,100
Total	**$418,500**	**$77,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$65,500	$4,500		
Total	**$65,500**	**$4,500**		
Importance Code A	$25,900	$4,500		
Importance Code B	$39,700			
Total	**$65,500**	**$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

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 Mean High Water								
Missing Block Seal, Extent : Light, Area Affected : 20%								
Location : Between Stone Facing In Tidal Zone								
Concrete/Stone	50%	0-2	$298,900	LIFE	* *			
Broken, Extent : Severe, Area Affected : 100%								
Location : Behind Old Pier								
Spalling, Extent : Moderate, Area Affected : 15%								
Location : Isolated Locations North Of The Old Pier								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Timber	10%	4+	$16,900	LIFE	* *	4	$200	
Rotting/Splitting, Extent : Light, Area Affected : 50%								
Location : Outboard Face Of Pile Caps And Line Cap								
Not Accessible	90%							
Backfill								
Fill								
Topsoil	50%	Now	$28,700	2073	* *			
Erosion, Extent : Severe, Area Affected : 35%								
Location : Behind Failing Seawall At The Foot Of The Old Pier								
Sinkhole, Extent : Severe, Area Affected : 35%								
Location : Behind Failing Seawall At The Foot Of The Old Pier								
Not Accessible	50%							
Surface								
Asphalt Pavers	50%			2042	* *	5	$1,500	
Settlement, Extent : Light, Area Affected : 5%								
Location : At North Side Of Pier								
Asphalt Pavers	50%	Now	$119,600	2048	* *	5	$700	
Sinkhole, Extent : Severe, Area Affected : 50%								
Location : Behind Failing Seawall At Foot Of Old Pier								
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	$10,300	2038	* *	3	$100	
Displaced Elements, Extent : Moderate, Area Affected : 100%								
Location : Foot Of Pier On South End Of Asset								
Steel	50%			2031	$77,100			
Corrosion, Extent : Light, Area Affected : 5%								
Location : Primarily In Baseplates								
Missing Coating, Extent : Moderate, Area Affected : 5%								
Location : Primarily In 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.*

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
Electrical								
Lighting Fixture								
Incandescent	50%			2027	$4,500			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2 Of 4 Light Poles								
Explanation : Light Poles								
Incandescent	50%	Now	$4,500	2028	$4,500			
Broken, Extent : Severe, Area Affected : 100%								
Location : 2 Of 4 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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **01-Mar-2022**
Landmark Status : **NONE**
Areas Surveyed :
Block : **1715** **Lot** : **53** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$372,500	$160,200
Total	**$372,500**	**$160,200**
Importance Code A	$372,500	
Importance Code B		$160,200
Total	**$372,500**	**$160,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$45,400			
Total	**$45,400**			
Importance Code A	$44,000			
Importance Code B	$1,400			
Total	**$45,400**			



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 # : 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%	4+	$372,500	LIFE	* *			
Cracking, Extent : Light, Area Affected : 25%								
Location : Outboard Face Above Mean High Water								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Top Edge Of Concrete Wall, Some Locations Undermining Railing								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Outboard Face Above Mean High Water								
Explanation : Chemical Deterioration Of Concrete								
Concrete/Stone	40%			LIFE	* *			
Missing Block Seal, Extent : Moderate, Area Affected : 75%								
Location : Tidal Zone								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Timber	10%	4+	$35,100	LIFE	* *	4	$200	
Rotting/Splitting, Extent : Moderate, Area Affected : 50%								
Location : At Outboard Ends And In Line Cap								
Not Accessible	90%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	90%			2042	* *	5	$2,800	
Settlement, Extent : Light, Area Affected : 5%								
Location : Adjacent To Seawall								
Other Observation, Extent : Light, Area Affected : 2%								
Location : 46 Feet From South								
Explanation : Missing Pavers								
Topsoil	10%			2031	$2,700	5	$100	
Deck Elements								
Railing								
Steel	100%			2031	$160,200			
Corrosion, Extent : Light, Area Affected : 5%								
Location : Isolated Areas Throughout								
Missing Coating, Extent : Light, Area Affected : 5%								
Location : Primarily In Baseplates								
Electrical								
Lighting Fixture								
Incandescent	100%			2027	$9,000			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 4 Light Poles								
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **01-Mar-2022**
Landmark Status : **NONE**
Areas Surveyed :
Block : **1713** **Lot** : **38** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$1,438,100	$325,100
Total	**$1,438,100**	**$325,100**
Importance Code A	$1,024,900	
Importance Code B	$413,200	$325,100
Total	**$1,438,100**	**$325,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$52,500	$4,500		
Total	**$52,500**	**$4,500**		
Importance Code A	$50,900	$4,500		
Importance Code B	$1,600			
Total	**$52,500**	**$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

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	45%	4+	$391,100	LIFE	* *	5	$900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout Concrete								
Explanation : Chemical Deterioration								
Concrete/Stone	55%	4+	$138,600	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								
Gravity Wall								
Concrete	50%	2-4	$495,300	LIFE	* *	5	$1,100	
Spalling, Extent : Severe, Area Affected : 100%								
Location : South End Of Asset								
Concrete	50%			LIFE	* *	5	$1,100	
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Timber	10%	4+	$28,500	LIFE	* *	4	$400	
Rotting/Splitting, Extent : Moderate, Area Affected : 100%								
Location : Outboard Ends Of Pile Cap And At Line Cap								
Not Accessible	90%							
Backfill								
Fill								
Topsoil	50%	Now	$60,400	2073	* *			
Sinkhole, Extent : Severe, Area Affected : 50%								
Location : Various Locations 30 Feet To 285 Feet From South								
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%			2042	* *	5	$3,100	
Settlement, Extent : Light, Area Affected : 10%								
Location : 0 Feet To 30 Feet And 330 Feet To 548 Feet From South								
Asphalt Pavers	50%	Now	$252,000	2048	* *	5	$1,600	
Settlement, Extent : Severe, Area Affected : 25%								
Location : From 114th Street North For 285 Feet								
Sinkhole, Extent : Severe, Area Affected : 25%								
Location : 30 Feet From South 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.*

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
Deck Elements								
Railing								
Steel	45%	4+	$29,300	2031	$146,300			
Corrosion, Extent : Light, Area Affected : 5%								
Location : Primarily At Baseplates								
Missing Coating, Extent : Light, Area Affected : 5%								
Location : Primarily At Baseplates								
Steel	55%	2-4	$71,500	2031	$178,800			
Displaced Elements, Extent : Moderate, Area Affected : 50%								
Location : 30 Feet To 330 Feet From South End Of Asset								
Electrical								
Lighting Fixture								
Incandescent	20%	Now	$4,500	2028	$4,500			
Broken, Extent : Severe, Area Affected : 100%								
Location : 2 Of 10 Lights Broken In The South End Of Asset								
Incandescent	80%			2027	$18,000			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 8 Of 10 Light Poles								
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **04-Mar-2022**
Landmark Status : **NONE**
Areas Surveyed :
Block : **1705** **Lot** : **21** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$265,500	$504,200
Total	**$265,500**	**$504,200**
Importance Code A	$265,500	
Importance Code B		$504,200
Total	**$265,500**	**$504,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$30,100			
Total	**$30,100**			
Importance Code A				
Importance Code B	$30,100			
Total	**$30,100**			



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

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 : Light, Area Affected : 50%								
Location : Outboard Face Above Mean High Water								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Outboard Face Above Mean High Water								
Explanation : Efflorescence								
Concrete/Stone	40%	2-4	$156,400	LIFE	* *			
Spalling, Extent : Severe, Area Affected : 75%								
Location : Intermittent From 111th Street North For 605 Feet And Undermining Railing Base Plates.								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Timber	5%			LIFE	* *	4	$300	
Timber	5%	Now	$55,200	LIFE	* *	4	$300	
Rotting/Splitting, Extent : Severe, Area Affected : 100%								
Location : Isolated Locations Of The Line Cap And Ends Of Pile Caps Across Full Length Of Asset								
Not Accessible	90%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	100%			2042	* *	5	$9,700	
Settlement, Extent : Light, Area Affected : 5%								
Location : Upheaval Of Pavers Adjacent To Tree 140 Feet From South And Depression Around Light Pole Near South End Of Asset								
Deck Elements								
Railing								
Steel	100%	4+	$25,200	2031	$504,200			
Corrosion, Extent : Light, Area Affected : 5%								
Location : Primarily At Baseplates								
Missing Coating, Extent : Light, Area Affected : 5%								
Location : Primarily At Baseplates								
Recent Repair Evident, Extent : N/A, Area Affected : 30%								
Location : Southern 260 Feet Of Asset Has Additional Chain-link Fence Installed Inshore Of Original Steel Railing								
Electrical								
Lighting Fixture								
Incandescent	100%			2027	$53,900			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 24 Lighting Fixtures								
Explanation : 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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **04-Mar-2022**
Landmark Status : **NONE**
Areas Surveyed :
Block : **1704** **Lot** : **2** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$125,100	$161,300
Total	**$125,100**	**$161,300**
Importance Code A	$125,100	
Importance Code B		$161,300
Total	**$125,100**	**$161,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$42,100			
Total	**$42,100**			
Importance Code A	$28,900			
Importance Code B	$13,200			
Total	**$42,100**			



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 # : 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	$125,100	LIFE	* *			
Spalling, Extent : Moderate, Area Affected : 50%								
Location : Primarily At North End Of Asset Along Outboard Face Above Mean High Water And At Base Of Railing Posts								
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	5%	Now	$17,700	LIFE	* *	4	$100	
Rotting/Splitting, Extent : Severe, Area Affected : 100%								
Location : Outboard End Of Pile Cap And At Line Cap								
Timber	5%			LIFE	* *	4	$100	
Not Accessible	90%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	5%	4+	$3,800	2042	* *	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								
Other Observation, Extent : Light, Area Affected : 20%								
Location : From 135 Feet To 160 Feet From North End Of Asset								
Explanation : Upheaval								
Asphalt Pavers	90%			2042	* *	5	$2,800	
Settlement, Extent : Light, Area Affected : 20%								
Location : Isolated Adjacent To Seawall								
Topsoil	5%			2031	$1,400	5	$100	
Deck Elements								

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

DEPT. OF SMALL BUSINESS SERV. - 801

LOW-LEVEL RELIEVING 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
Deck Elements								
Railing								
Steel	100%	4+	$8,100	2031	$161,300			
Corrosion, Extent : Light, Area Affected : 5%								
Location : At Locations Of Missing Coating								
Missing Coating, Extent : Light, Area Affected : 5%								
Location : Primarily At Baseplates								
Recent Repair Evident, Extent : N/A, Area Affected : 30%								
Location : Additional Chain-link Fence Installed Inshore Of Original Steel Railing At Northern 80 Feet Of Asset								
Electrical								
Lighting Fixture								
Incandescent	100%			2027	$11,200			
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **14-Mar-2022**
Landmark Status : **NONE**
Areas Surveyed :
Block : **1699** **Lot** : **64** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$310,400	$160,200
Total	**$310,400**	**$160,200**
Importance Code A	$310,400	
Importance Code B		$160,200
Total	**$310,400**	**$160,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$28,100			
Total	**$28,100**			
Importance Code A	$26,500			
Importance Code B	$1,500			
Total	**$28,100**			



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

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	50%			LIFE	* *			
Missing Block Seal, Extent : Moderate, Area Affected : 50%								
Location : Full Length Of Asset In Stone Facing								
Concrete/Stone	50%	2-4	$310,400	LIFE	* *			
Spalling, Extent : Severe, Area Affected : 90%								
Location : Top 3 Feet To 6 Feet Of Concrete Wall (Above Stone Facing) And 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								
Timber	5%	Now	$17,500	LIFE	* *	4	$100	
Rotting/Splitting, Extent : Severe, Area Affected : 100%								
Location : Line Cap And Pile Caps At North Adjacent To The Outfall								
Timber	5%			LIFE	* *	4	$100	
Not Accessible	90%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	100%			2042	* *	5	$3,100	
Deck Elements								
Railing								
Steel	100%			2031	$160,200			
Corrosion, Extent : Light, Area Affected : 5%								
Location : Full Length Of Asset								
Missing Coating, Extent : Light, Area Affected : 5%								
Location : Full Length Of Asset								
Electrical								
Lighting Fixture								
Incandescent	100%			2027	$9,000			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Four 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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **230**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **14-Mar-2022**
Landmark Status : **NONE**
Areas Surveyed :
Block : **1696** **Lot** : **51** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$264,400	$136,400
Total	**$264,400**	**$136,400**
Importance Code A	$264,400	
Importance Code B		$136,400
Total	**$264,400**	**$136,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$33,600			
Total	**$33,600**			
Importance Code A	$23,900			
Importance Code B	$9,600			
Total	**$33,600**			



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 # : 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	* *			
Missing Block Seal, Extent : Moderate, Area Affected : 50%								
Location : Offshore Stone Face								
Concrete/Stone	50%	2-4	$264,400	LIFE	* *			
Spalling, Extent : Severe, Area Affected : 50%								
Location : 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								
Timber	5%			LIFE	* *	4	$100	
Timber	5%	Now	$14,900	LIFE	* *	4	$100	
Rotting/Splitting, Extent : Severe, Area Affected : 100%								
Location : Offshore Ends Of All Pile Caps								
Not Accessible	90%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	90%			2042	* *	5	$2,400	
Asphalt Pavers	10%	4+	$8,500	2046	* *	5	$100	
Settlement, Extent : Moderate, Area Affected : 50%								
Location : 185 Feet And 214 Feet To 230 Feet From The North								
Deck Elements								
Railing								
Steel	100%			2031	$136,400			
Corrosion, Extent : Light, Area Affected : 5%								
Location : Full Length Of Asset								
Missing Coating, Extent : Light, Area Affected : 5%								
Location : Full Length Of Asset								
Electrical								
Lighting Fixture								
Incandescent	100%			2027	$9,000			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Four 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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **15-Mar-2022**
Landmark Status : **NONE**
Areas Surveyed :
Block : **1694** **Lot** : **51** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads		$137,600
Total		**$137,600**
Importance Code B		$137,600
Total		**$137,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$98,100			
Total	**$98,100**			
Importance Code A	$75,600			
Importance Code B	$22,500			
Total	**$98,100**			



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 # : 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	80%			LIFE	* *			
Cracking, Extent : Moderate, Area Affected : 50%								
Location : Throughout In Top 3 Feet Of Concrete Wall With Efflorescence								
Missing Block Seal, Extent : Moderate, Area Affected : 5%								
Location : Throughout In Tidal Zone								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Full Length Of Asset								
Explanation : Full Area Of The Relieving Platform Is Fenced Off From Public Access For An Unknown Reason								
Concrete/Stone	20%	4+	$32,000	LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Isolated Throughout Concrete Face And Along Top								
Explanation : Chemical Deterioration Of Concrete								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Timber	10%	Now	$30,100	LIFE	* *	4	$200	
Rotting/Splitting, Extent : Severe, Area Affected : 100%								
Location : Full Length Of Line Cap								
Not Accessible	90%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	90%			2042	* *	5	$2,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Full Length Of Asset								
Explanation : Full Area Of The Relieving Platform Is Fenced Off From Public Access For An Unknown Reason								
Asphalt Pavers	5%	4+	$10,700	2048	* *	5	$100	
Settlement, Extent : Moderate, Area Affected : 100%								
Location : Around Planters, At South Limit Of Asset, And 158 Feet From South End Of Asset								
Asphalt Pavers	5%	Now	$10,700	2048	* *	5	$100	
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : 6 Foot By 8 Foot By 2 Foot Deep Sinkhole Located 15 Feet From South End Of Asset								
Deck Elements								
Railing								
Steel	100%			2031	$137,600			
Corrosion, Extent : Light, Area Affected : 10%								
Location : Throughout								
Missing Coating, Extent : Light, Area Affected : 30%								
Location : Throughout								
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 # : 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
Electrical								
Lighting Fixture								
Incandescent	100%			2027	$13,500			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 6 Lighting Fixtures Across Length Of Asset								
Explanation : 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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **18-Feb-2022**
Landmark Status : **NONE**
Areas Surveyed :
Block : **1691** **Lot** : **6** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$634,900	$317,400
Total	**$634,900**	**$317,400**
Importance Code A	$508,000	
Importance Code B	$126,900	$317,400
Total	**$634,900**	**$317,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$41,800			
Total	**$41,800**			
Importance Code A	$33,700			
Importance Code B	$8,100			
Total	**$41,800**			



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 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	50%	4+	$369,100	LIFE	* *			
Missing Block Seal, Extent : Moderate, Area Affected : 70%								
Location : Tidal Zone								
Spalling, Extent : Moderate, Area Affected : 60%								
Location : Throughout Top Portion Of Wall With Exposed Reinforcing Steel								
Other Observation, Extent : Moderate, Area Affected : 75%								
Location : Concrete Face Above Stone								
Explanation : Chemical Deterioration Of Concrete								
Concrete/Stone	50%			LIFE	* *			
Cracking, Extent : Moderate, Area Affected : 25%								
Location : Throughout Concrete Surface With Efflorescence								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Timber	20%	Now	$138,900	LIFE	* *	4	$800	
Rotting/Splitting, Extent : Severe, Area Affected : 90%								
Location : Full Length Of Line Cap And Ends Of Pile Cap								
Not Accessible	80%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	90%			2042	* *	5	$5,500	
Settlement, Extent : Light, Area Affected : 5%								
Location : Along Offshore Edge And At North End. Sink Hole In Topsoil At North End								
Other Observation, Extent : Light, Area Affected : 5%								
Location : Along Offshore Edge								
Explanation : Cracking								
Topsoil	10%	Now	$5,400	2033	$5,400	5	$100	
Settlement, Extent : Moderate, Area Affected : 100%								
Location : Along Offshore Edge And At North End. Sink Hole In Topsoil At North End								
Deck Elements								
Railing								
Steel	100%	4+	$126,900	2032	$317,400			
Corrosion, Extent : Moderate, Area Affected : 50%								
Location : For Full Length Of Asset								
Missing Coating, Extent : Moderate, Area Affected : 50%								
Location : For Full Length Of Asset								
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Additional Chain-link Fence Installed Inshore Of Original Steel Railing For Full Length Of Asset								
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 # : 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
Electrical								
Lighting Fixture								
Incandescent	100%			2027	$33,700			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 15 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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **150**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **21-Feb-2022**
Landmark Status : **NONE**
Areas Surveyed :
Block : **1690** **Lot** : **10** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$103,500	$89,000
Total	**$103,500**	**$89,000**
Importance Code A	$103,500	
Importance Code B		$89,000
Total	**$103,500**	**$89,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$59,500			
Total	**$59,500**			
Importance Code A	$45,700			
Importance Code B	$13,800			
Total	**$59,500**			



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 # : 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	50%	4+	$103,500	LIFE	* *			
Missing Block Seal, Extent : Moderate, Area Affected : 20%								
Location : Tidal Zone								
Spalling, Extent : Moderate, Area Affected : 50%								
Location : At Top Of Concrete Wall And Undermining Several Railing Bases								
Concrete/Stone	50%			LIFE	* *			
Cracking, Extent : Moderate, Area Affected : 50%								
Location : Concrete Surface With Efflorescence								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Timber	20%	Now	$39,000	LIFE	* *	4	$200	
Rotting/Splitting, Extent : Severe, Area Affected : 90%								
Location : Full Length Of Line Cap And Ends Of Pile Cap								
Not Accessible	80%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	100%	4+	$13,800	2042	* *	5	$900	
Settlement, Extent : Light, Area Affected : 30%								
Location : Offset 3 Feet From Outboard Face Between 46 Feet And 63 Feet From The South End Of The Asset								
Deck Elements								
Railing								
Steel	100%			2031	$89,000			
Missing Coating, Extent : Light, Area Affected : 20%								
Location : For Full Length Of Asset								
Recent Repair Evident, Extent : Light, Area Affected : 100%								
Location : Additional Chain-link Fence Installed Inshore Of Original Steel Railing For Full Length Of Asset								
Electrical								
Lighting Fixture								
Incandescent	100%			2027	$6,700			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 3 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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	:	**08-Nov-2023**		**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	:	**2539**	**Lot** : **2**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$9,763,500	$468,000
Total	**$9,763,500**	**$468,000**
Importance Code A	$4,372,400	
Importance Code B	$5,217,500	$468,000
Importance Code C	$173,500	
Total	**$9,763,500**	**$468,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$64,300	$10,100		$100
Total	**$64,300**	**$10,100**		**$100**
Importance Code A	$11,300			
Importance Code B	$53,000	$10,100		$100
Importance Code C				
Total	**$64,300**	**$10,100**		**$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
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	32%	4+	$3,779,600	LIFE	* *	5	$5,400	
Erosion, Extent : Severe, Area Affected : 75%								
Location : Northern 1,530 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%							
Under Construction	8%							
Gravity Wall								
Stone Gabion	1%	0-2	$11,300	LIFE	* *	3		
Settlement, Extent : Severe, Area Affected : 100%								
Location : Caused By Undermining Of 35 Feet Of Gabion Wall At The West Side Of The Tennis Center								
No Component	99%							
Piles and Bracing								
Steel	1%	4+	$121,800	LIFE	* *	5	$6,900	
Corrosion, Extent : Moderate, Area Affected : 100%								
Location : High Level Platforms, South Side Of Yankee Ferry Landing And North End Of Asset								
Timber	4%	4+	$471,100	2050	* *	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								
Stone	24%			LIFE	* *	5	$6,400	
Stone	3%	2-4	$173,500	LIFE	* *	5	$800	
Erosion, Extent : Moderate, Area Affected : 50%								
Location : Primarily Along The Eastern Bay Between The Mill Pond Park Tennis Courts And Mill Pond Park, Totaling 130 Feet								
No Component	55%							
Under Construction	18%							
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	4%	0-2	$39,400	2075	* *			
Erosion, Extent : Severe, Area Affected : 50%								
Location : Along The Length Of The Stone Gabion Wall And Along Revetment Between The Mill Pond Park Tennis Courts And Mill Pond Park								
Not Accessible	96%							
Surface								
Asphalt	28%			2038	* *	5	$14,300	
Surface Wearing/Scaling, Extent : Moderate, Area Affected : 100%								
Location : North Of Stadium Tennis Center For 1,200 Feet								
Topsoil	3%	2-4	$13,500	2035	$13,500	5	$300	
Erosion, Extent : Moderate, Area Affected : 10%								
Location : Along Eastern Shoreline Between The Mill Pond Tennis Courts And Mill Pond Park								
Topsoil	28%			2033	$125,800	5	$5,900	
Not Accessible	19%							
Under Construction	22%							
Fender								
Piles								
Timber	35%	Now	$3,198,500	2050	* *	4	$37,500	
Broken, Extent : Severe, Area Affected : 100%								
Location : Entire Fender System								
No Component	65%							
Wales and Chocks								
Timber	35%	Now	$2,019,000	2050	* *	4	$84,900	
Broken, Extent : Severe, Area Affected : 100%								
Location : Entire Fender System								
No Component	65%							
Deck Elements								
Railing								
Fencing	18%			2033	$63,600	3	$400	
Loose Connections, Extent : Moderate, Area Affected : 100%								
Location : North End Of Asset								
Steel	10%			2033	$265,100			
No Component	50%							
Under Construction	22%							

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

Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name	: **NAVY HOMEPORT REVETMENT AND 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	: **06-Apr-2023**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **487**	**Lot**	: **100**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$3,159,200	
Total	**$3,159,200**	
Importance Code A	$1,552,600	
Importance Code B	$624,000	
Importance Code C	$982,600	
Total	**$3,159,200**	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$4,500		$4,500	
Total	**$4,500**		**$4,500**	
Importance Code A	$4,500		$4,500	
Importance Code B				
Total	**$4,500**		**$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
NAVY HOMEPORT REVETMENT AND 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								
Revetment								
Concrete	75%	Now	$982,600	LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Southern 935 Feet								
Explanation : Collapsed Concrete Structure								
No Component	25%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : At Sheeting								
Explanation : No Concrete								
Sheet Piles								
Steel	25%	Now	$1,552,600	LIFE	* *			
Corrosion, Extent : Severe, Area Affected : 75%								
Location : Northern 310 Feet								
No Component	75%							
Backfill								
Fill								
Topsoil	100%	Now	$274,500	2074	* *			
Erosion, Extent : Severe, Area Affected : 100%								
Location : Along The Upland Area Of Sheeting, And Inshore Of Concrete Riprap								
Surface								
Asphalt	100%	Now	$349,500	2049	* *	5	$7,100	
Settlement, Extent : Severe, Area Affected : 50%								
Location : Along Full Length Of Asset								
Electrical								
Lighting Fixture								
Incandescent	100%	Now	$4,500	2029	$4,500			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2 Of 2 Lights Along The Revetment Are Broken And Non-functional								
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **11-May-2023**
Landmark Status : **NONE**
Areas Surveyed :
Block : **487** **Lot** : **100** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$653,300	$553,800
Total	**$653,300**	**$553,800**
Importance Code A	$485,600	
Importance Code B	$167,700	$553,800
Total	**$653,300**	**$553,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$89,800	$24,600	$4,100	
Total	**$89,800**	**$24,600**	**$4,100**	
Importance Code A	$4,000	$16,200	$4,000	
Importance Code B	$85,800	$8,400		
Importance Code C				
Total	**$89,800**	**$24,600**	**$4,100**	



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

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	15%			LIFE	* *	5	$100	
Displaced Elements, Extent : Light, Area Affected : 10%								
Location : Damaged Areas Of Curb Throughout First 250 Feet From North End Of Asset								
No Component	85%							
Sheet Piles								
Steel	25%			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								
Steel	15%	4+	$245,400	LIFE	* *			
Corrosion, Extent : Moderate, Area Affected : 100%								
Location : Surface Corrosion Above Low Water Elevation								
Not Accessible	60%							
Pile Caps								
Concrete	72%			LIFE	* *	5	$3,600	
Concrete	15%	4+	$113,800	LIFE	* *	5	$700	
Spalling, Extent : Moderate, Area Affected : 20%								
Location : Spalls Throughout First 600 Feet North Of The Homeport Pier.								
Concrete	5%	Now	$126,400	LIFE	* *	5	$200	
Broken, Extent : Severe, Area Affected : 100%								
Location : 90 Foot Long Section Adjacent To North Face Of Homeport Pier								
No Component	1%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : No Cap On Northern 30 Feet Of Asset								
Explanation : No Cap								
Not Accessible	7%							
Backfill								
Fill								
Topsoil	10%	Now	$36,200	2074	* *			
Sinkhole, Extent : Severe, Area Affected : 40%								
Location : Intermittent Locations Between 350 And 615 Feet From North								
Not Accessible	90%							
Surface								
Asphalt	90%			2043	* *	5	$16,800	
Cracking, Extent : Light, Area Affected : 50%								
Location : Throughout Surface								
Asphalt	10%	Now	$46,000	2049	* *	5	$900	
Settlement, Extent : Severe, Area Affected : 40%								
Location : Intermittent Locations Between 350 And 615 Feet From North								
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

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
Fender								
Buffer								
Pneumatic Fenders	20%			2033	$67,400			
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : 6 New Foam Filled Rubber Fenders Attached To Pile Cap In Northern 300 Feet								
No Component	80%							
Piles								
Timber	5%	Now	$167,700	2049	* *	4	$2,000	
Worn, Extent : Severe, Area Affected : 100%								
Location : Southern 200 Feet Of Asset								
No Component	90%							
Not Accessible	5%							
Deck Elements								
Railing								
Fencing	5%			2038	* *	3		
Guard Rail	10%			LIFE	* *			
Guard Rail	2%	Now	$3,600	LIFE	* *			
Impact Damage, Extent : Severe, Area Affected : 100%								
Location : Impact Damage On The Southern 15 Feet Of Guard Rail Centered At 550 Feet From North								
Steel	50%			2033	$486,400			
No Component	33%							
Electrical								
Lighting Fixture								
Incandescent	80%			2028	$16,200			
Incandescent	20%	Now	$4,000	2029	$4,000			
Broken, Extent : Severe, Area Affected : 100%								
Location : 2 Lights On Northern End Of Asset Broken Out Of 9 Total 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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **29-Mar-2022** **Landmark Status** : **NONE**
Areas Surveyed :
Block : **1107** **Lot** : **12** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$389,500	$1,338,300
Total	**$389,500**	**$1,338,300**
Importance Code A		$102,900
Importance Code B	$389,500	$1,235,400
Total	**$389,500**	**$1,338,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$37,600			$18,100
Total	**$37,600**			**$18,100**
Importance Code A				
Importance Code B	$37,600			$18,100
Total	**$37,600**			**$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%			2042	* *	10		
Stone Pavers	5%	0-2	$37,600	2048	* *			
Cracking, Extent : Moderate, Area Affected : 75%								
Location : Isolated Cracked Stone Pavers								
Not Accessible	30%							
Fender								
Piles								
Timber	35%	0-2	$286,200	2042	* *	4	$11,200	
Broken, Extent : Severe, Area Affected : 5%								
Location : Between Pier 90 And Pier 92								
Rotting/Splitting, Extent : Moderate, Area Affected : 25%								
Location : South Of Pier 88								
No Component	30%							
Not Accessible	35%							
Wales and Chocks								
Timber	50%			2042	* *	4	$36,200	
Timber	20%	0-2	$103,200	2042	* *	4	$14,500	
Broken, Extent : Severe, Area Affected : 10%								
Location : Between Pier 90 And Pier 92								
Worn, Extent : Moderate, Area Affected : 50%								
Location : Between Pier 88 And Pier 90								
No Component	30%							
Deck Elements								
Railing								
Steel	70%			2031	$553,500			
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%			2034	$681,900			
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	:	**31-Oct-2024**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**2023** **Lot** : **1**	**BIN**	:	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$1,419,700	
Total	**$1,419,700**	
Importance Code A	$233,200	
Importance Code B	$1,186,400	
Total	**$1,419,700**	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
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	8%			LIFE	* *	5	$200	
No Component	92%							
Pile Supported Wall								
Concrete	85%			2039	* *	5	$71,600	
Cracking, Extent : Light, Area Affected : 15%								
Location : Top Of Wall								
Mechanical Damage, Extent : Light, Area Affected : 50%								
Location : Top Of Wall								
Concrete	15%	4+	$233,200	2045	* *	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	$97,000	2045	* *	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%			2039	* *	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	$1,089,400	2051	* *	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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **31-Oct-2024** | **Landmark Status** : **NONE**
Areas Surveyed :
Block : **2023** **Lot** : **1** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$955,100	$233,900
Total	**$955,100**	**$233,900**
Importance Code A	$269,000	$233,900
Importance Code B	$686,100	
Total	**$955,100**	**$233,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$23,400		$42,400	
Total	**$23,400**		**$42,400**	
Importance Code A	$23,400		$34,600	
Importance Code B			$7,800	
Total	**$23,400**		**$42,400**	



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 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%			2039	* *	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+	$269,000	2045	* *	5	$1,800	
Erosion, Extent : Moderate, Area Affected : 50%								
Location : Tidal Zone								
Exposed Reinforcement, Extent : Moderate, Area Affected : 1%								
Location : At Spall 1,108 Feet From Southeast Corner								
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	50%			2049	* *	5	$10,400	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Center Of Pier								
Asphalt Blocks	10%	4+	$167,800	2051	* *	5	$1,000	
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%			2039	* *	5	$4,200	
Concrete	5%			2039	* *	5	$1,000	
Cracking, Extent : Light, Area Affected : 10%								
Location : At Isolated Concrete Patches								
Not Accessible	15%							
Fender								
Wales and Chocks								
Timber	55%	Now	$518,200	2051	* *	4	$54,500	
Broken, Extent : Severe, Area Affected : 50%								
Location : North And West Face								
No Component	45%							
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

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
Electrical								
Conduit								
Steel	46%	4+	$23,400	2036	$233,900			
Corrosion, Extent : Moderate, Area Affected : 50%								
Location : Moderate Corrosion Throughout With More Severe Conditions At Junction Boxes								
No Component	54%							

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

Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	: **07-Nov-2023**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **1360**	**Lot**	: **60**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$471,800	$1,577,900
Total	**$471,800**	**$1,577,900**
Importance Code A	$337,300	
Importance Code B	$134,500	$1,577,900
Total	**$471,800**	**$1,577,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$50,000		$18,100	$9,900
Total	**$50,000**		**$18,100**	**$9,900**
Importance Code A	$30,600		$14,800	$9,900
Importance Code B	$19,300		$3,300	
Total	**$50,000**		**$18,100**	**$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

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	85%			LIFE	* *			
Concrete/Stone	15%	4+	$337,300	LIFE	* *			
Cracking, Extent : Light, Area Affected : 10%								
Location : Isolated Locations								
Efflorescence, Extent : Light, Area Affected : 10%								
Location : At Cracks At Isolated Locations								
Erosion, Extent : Moderate, Area Affected : 10%								
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 Elements, Extent : Moderate, Area Affected : 5%								
Location : Isolated Missing Stone Facing								
Piles and Bracing								
Not Accessible	100%							
Lowlevel Pile Caps								
Timber	1%	Now	$20,800	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	35%			2044	* *	5	$6,500	
Settlement, Extent : Light, Area Affected : 15%								
Location : Isolated At Light Pole Foundations								
Asphalt Pavers	4%	0-2	$60,000	2050	* *	5	$400	
Other Observation, Extent : Severe, Area Affected : 50%								
Location : North Of E. 51st Street And At Planter Boxes								
Explanation : Uplift								
Asphalt Pavers	1%	Now	$15,000	2050	* *	5	$100	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Planter Box At E. 51st Street								
Explanation : Missing								
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

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
Deck Elements								
Railing								
Steel	38%			2033	$367,400			
Corrosion, Extent : Light, Area Affected : 20%								
Location : At Accessible Part Of Asset North Of 51st Street								
Steel	1%	Now	$9,700	2035	$9,700			
Corrosion, Extent : Severe, Area Affected : 50%								
Location : At E. 53rd St								
Steel	1%	2-4	$9,700	2035	$9,700			
Corrosion, Extent : Moderate, Area Affected : 20%								
Location : Supports South Of 52nd Street								
Not Accessible	60%							
Parapet								
Concrete	50%	4+	$59,600	2036	$595,600			
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%			2036	$595,600			
Electrical								
Lighting Fixture								
Incandescent	60%			2029	$14,800			
Incandescent	40%	Now	$9,900	2030	$9,900			
Broken, Extent : Light, Area Affected : 100%								
Location : 0 Of 11 Lights On During Daytime								

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

Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name	: **RELIEVING PLATFORM BULKHEAD**				
Address	: **W 202ND TO W 203RD ST HARLEM RIVER**				
Borough	: **MANHATTAN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBSR060.000 / 13802**			**Yr Built/Renovated**	:
Linear Ft	: **190**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **04-Mar-2025**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **2184**	**Lot**	: **40**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$935,100	
Total	**$935,100**	
Importance Code A	$301,300	
Importance Code B	$633,800	
Total	**$935,100**	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$42,000			
Total	**$42,000**			
Importance Code A	$700			
Importance Code B	$41,300			
Total	**$42,000**			



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

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	100%	2-4	$301,300	LIFE	* *	5	$700	
Cracking, Extent : Severe, Area Affected : 8%								
Location : Full Height At Multiple Locations								
Erosion, Extent : Moderate, Area Affected : 50%								
Location : Tidal Zone And Full Height Of Wall At Isolated Areas								
Spalling, Extent : Moderate, Area Affected : 15%								
Location : Along Top Edge								
Piles and Bracing								
Timber	5%			2039	* *	4	$2,100	
Rotting/Splitting, Extent : Light, Area Affected : 100%								
Location : Top 1 Foot Of Pile								
Not Accessible	95%							
Pile Caps								
Timber	5%			LIFE	* *	4	$100	
Rotting/Splitting, Extent : Light, Area Affected : 100%								
Location : Offshore 3 Feet								
Not Accessible	95%							
Backfill								
Fill								
Topsoil	15%	Now	$6,300	2076	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Failed Masonry Wall								
Explanation : Fill Loss								
Not Accessible	85%							
Surface								
Asphalt	30%	Now	$16,000	2051	* *	5	$300	
Settlement, Extent : Light, Area Affected : 75%								
Location : Widespread								
Not Accessible	70%							
Fender								
Piles								
Timber	100%	Now	$388,500	2051	* *	4	$4,600	1
Missing Elements, Extent : Severe, Area Affected : 100%								
Location : Entire Fender System								
Wales and Chocks								
Timber	100%	Now	$245,200	2051	* *	4	$10,300	
Missing Elements, 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+	$19,000	2041	* *	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								
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **11-Oct-2023**
Landmark Status : **NONE**
Areas Surveyed :
Block : **962** **Lot** : **50** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$52,400	$149,700
Total	**$52,400**	**$149,700**
Importance Code B	$52,400	$149,700
Total	**$52,400**	**$149,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$69,600	$11,300	$2,000	
Total	**$69,600**	**$11,300**	**$2,000**	
Importance Code A	$50,800			
Importance Code B	$18,800	$11,300	$2,000	
Importance Code C				
Total	**$69,600**	**$11,300**	**$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
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+	$40,600	LIFE	* *	5	$1,100	
Spalling, Extent : Light, Area Affected : 5%								
Location : Bottom Edge Of High-level Platforms, Southern 280 Feet And Top Of Relieving Platform For Southern 200 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	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Full Length Of Curb								
Explanation : Type: 100 Percent Composite								
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	$10,200	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								
Asphalt	67%			2044	* *	5	$3,900	
Not Accessible	33%							
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
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								
Piles								
Timber	5%	0-2	$52,400	2050	* *	4	$600	
Rotting/Splitting, Extent : Severe, Area Affected : 10%								
Location : 45 Foot Long North Face At Heliport								
Timber	30%			2044	* *	4	$5,500	
No Component	30%							
Not Accessible	35%							
Wales and Chocks								
Timber	2%	Now	$13,200	2050	* *	4	$600	
Broken, Extent : Severe, Area Affected : 100%								
Location : One Segment, North Face At Heliport								
Timber	68%			2044	* *	4	$28,300	
No Component	30%							
Deck Elements								
Parapet								
Concrete	35%			2036	$131,000			
Concrete	5%	2-4	$5,600	2036	$18,700			
Spalling, Extent : Severe, Area Affected : 50%								
Location : Located At 15 Feet, 45 Feet, And 155 Feet From North End Of Asset								
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **235** **Project Type** : **ECONOMIC DEVELOPMENT**
Date of Survey : **05-Apr-2023** **Landmark Status** : **NONE**
Areas Surveyed :
Block : **68** **Lot** : **40** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$73,000	
Total	**$73,000**	
Importance Code C	$73,000	
Total	**$73,000**	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$2,300			
Total	**$2,300**			
Importance Code B Importance Code C	$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

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	40%	2-4	$73,000	LIFE	* *	5	$600	
Missing Elements, Extent : Moderate, Area Affected : 40%								
Location : Missing Stone On The West End Of Asset								
Settlement, Extent : Light, Area Affected : 20%								
Location : Isolated Near West End Of Asset								
Stone	60%			LIFE	* *	5	$800	
Missing Elements, Extent : Light, Area Affected : 50%								
Location : Intermittent Locations Throughout Asset								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Topsoil	80%			2032	$18,900	5	$900	
Erosion, Extent : Light, Area Affected : 20%								
Location : Isolated Near West End Of Asset								
Topsoil	20%	4+	$1,900	2032	$4,700	5	$100	
Erosion, Extent : Moderate, Area Affected : 100%								
Location : 150 Feet To 235 Feet From East 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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **15-Mar-2023** **Landmark Status** : **NONE**
Areas Surveyed :
Block : **75** **Lot** : **200** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$738,900	$120,200
Total	**$738,900**	**$120,200**
Importance Code B	$120,200	$120,200
Importance Code C	$618,700	
Total	**$738,900**	**$120,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
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+	$618,700	LIFE	* *	5	$2,900	
Missing Elements, 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+	$120,200	2034	$120,200	5	$2,800	
Erosion, Extent : Moderate, Area Affected : 10%								
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	: **80**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **29-Mar-2023**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **2355**	**Lot**	: **20**	**BIN**	:

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$71,500	$200		
Total	**$71,500**	**$200**		
Importance Code B	$32,100	$200		
Importance Code C	$39,400			
Total	**$71,500**	**$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

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	38%	4+	$39,400	LIFE	* *	5	$200	
Erosion, Extent : Severe, Area Affected : 100%								
Location : Missing Stone From 47 Feet To 80 Feet From The Southern End Of Asset								
Stone	62%			LIFE	* *	5	$300	
Backfill								
Fill								
Not Accessible	100%							
Surface								
Concrete	35%	Now	$32,100	2049	* *	5	$200	
Broken, Extent : Severe, Area Affected : 100%								
Location : Abandoned Sidewalk Collapsed From 47 Feet To 70 Feet From The Southern End Of Asset								
Settlement, Extent : Severe, Area Affected : 100%								
Location : Undermining Along Abandoned Sidewalk, Northern 40 Feet Of Asset								
Concrete	35%			2043	* *	5	$300	
Gravel	30%			2043	* *	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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **24-Oct-2024** **Landmark Status** : **NONE**
Areas Surveyed :
Block : **8470** **Lot** : **1** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$372,600	$50,800
Total	**$372,600**	**$50,800**
Importance Code B		$50,800
Importance Code C	$372,600	
Total	**$372,600**	**$50,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$35,500		$900	
Total	**$35,500**		**$900**	
Importance Code B	$35,500		$900	
Importance Code C				
Total	**$35,500**		**$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	$98,100	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								
Stone	70%	4+	$274,600	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	$27,800	2076	* *			
Erosion, Extent : Moderate, Area Affected : 40%								
Location : Areas Without Stone Coverage								
Not Accessible	75%							
Surface								
Topsoil	75%			2034	$38,100	5	$1,800	
Topsoil	25%	Now	$7,600	2036	$12,700	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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	:	**16-Mar-2023**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**2** **Lot** : **20**	**BIN**	:	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$1,807,800	$146,800
Total	**$1,807,800**	**$146,800**
Importance Code B		$146,800
Importance Code C	$1,807,800	
Total	**$1,807,800**	**$146,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$70,700	$800		
Total	**$70,700**	**$800**		
Importance Code A				
Importance Code B	$70,700	$800		
Importance Code C				
Total	**$70,700**	**$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	$220,300	LIFE	* *	5	$1,900	
Broken, Extent : Severe, Area Affected : 4%								
Location : 1,376 Feet To 1,450 Feet From East End								
Excess Deflection, Extent : Moderate, Area Affected : 75%								
Location : 996 Feet To 1,376 Feet And 1,595 From East End To West End								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Undermined And Unsupported Starting 694 Feet From East End To West End								
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	$1,587,500	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	15%	4+	$34,100	2047	* *	5	$400	
Sinkhole, Extent : Moderate, Area Affected : 5%								
Location : Beneath And Behind Concrete Surface West Of Ballpark Wharf								
Not Accessible	30%							
Under Construction	55%							
Surface								
Concrete	5%			2043	* *	5	$1,700	
Topsoil	20%	Now	$35,200	2032	$58,700	5	$1,400	
Missing Elements, Extent : Severe, Area Affected : 100%								
Location : At Sinkholes Inshore Of Concrete Surface West Of Ballpark Wharf								
Topsoil	20%			2032	$88,100	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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	: **23-Feb-2024**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **926**	**Lot**	: **40**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads		$211,200
Total		**$211,200**
Importance Code B		$211,200
Total		**$211,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
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 : Moderate, 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%			2033	$211,200	5	$9,800	
Erosion, Extent : Moderate, 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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	: **29-Oct-2024**		**Landmark Status**	: **NONE**	
Areas Surveyed	:				
Block	: **5778**	**Lot** : **1**	**BIN**	:	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads		$50,900
Total		**$50,900**
Importance Code B		$50,900
Total		**$50,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$48,800		$1,100	
Total	**$48,800**		**$1,100**	
Importance Code B	$3,300		$1,100	
Importance Code C	$45,500			
Total	**$48,800**		**$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 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+	$42,700	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%			2045	* *	2-5	$100	
Topsoil	10%	4+	$3,300	2035	$5,500	5	$100	
Erosion, Extent : Moderate, Area Affected : 100%								
Location : West End Of Asset								
Topsoil	82%			2034	$45,400	5	$2,100	
Deck Elements								
Railing								
Fencing	25%			2037	* *	3	$100	
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	: **28-Mar-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **5804** **Lot** : **2**	**BIN**	:

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
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	
Settlement, Extent : Light, Area Affected : 25%								
Location : Sloughing At North And South Ends								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Gravel	100%			2043	* *	2-5	$600	
Erosion, Extent : Moderate, Area Affected : 20%								
Location : At North And South Ends 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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **27-Feb-2025**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2197** **Lot** : **75** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$79,600	$61,800
Total	**$79,600**	**$61,800**
Importance Code B		$61,800
Importance Code C	$79,600	
Total	**$79,600**	**$61,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$21,300		$1,100	
Total	**$21,300**		**$1,100**	
Importance Code B	$19,400		$1,100	
Importance Code C	$1,800			
Total	**$21,300**		**$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+	$79,600	LIFE	* *	5	$1,800	
Other Observation, Extent : Light, Area Affected : 25%								
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+	$10,200	2064	* *			
Erosion, Extent : Light, Area Affected : 25%								
Location : Above Revetment Across Entire Length								
Not Accessible	75%							
Surface								
Topsoil	25%	4+	$9,300	2036	$15,500	5	$400	
Erosion, Extent : Moderate, Area Affected : 25%								
Location : Above Revetment Across Entire Length								
Topsoil	75%			2034	$46,400	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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name : **REVETMENT - RIPRAP BULKHEAD**
Address : **N OF W 206TH TO S OF 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 : **226**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **06-Mar-2025**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2187** **Lot** : **20** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$292,500	
Total	**$292,500**	
Importance Code C	$292,500	
Total	**$292,500**	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$27,200		$100	$1,000
Total	**$27,200**		**$100**	**$1,000**
Importance Code B Importance Code C	$27,200		$100	$1,000
Total	**$27,200**		**$100**	**$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

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+	$146,300	LIFE	* *	5	$700	
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	$146,300	LIFE	* *	5	$700	
Erosion, Extent : Severe, Area Affected : 100%								
Location : 25 Feet To 150 Feet From Southern End								
Backfill								
Fill								
Topsoil	50%	Now	$24,900	2076	* *			
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%			2045	* *	5	$2,100	
Topsoil	10%	Now	$2,300	2036	$2,300	5	$100	
Erosion, Extent : Moderate, Area Affected : 100%								
Location : 25 Feet From Southern End Of Asset								
Topsoil	10%			2034	$2,300	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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name	:	**REVETMENT - RIPRAP BULKHEAD**			
Address	:	**N OF W 204TH TO S OF 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	:	**186**		**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	:	**04-Mar-2025**		**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	:	**2185**	**Lot** : **36**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$240,800	
Total	**$240,800**	
Importance Code C	$240,800	
Total	**$240,800**	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$59,700			
Total	**$59,700**			
Importance Code B Importance Code C	$59,700			
Total	**$59,700**			



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 # : 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+	$240,800	LIFE	* *	5	$1,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Entire Asset								
Explanation : Non-engineered, Inadequate Protection								
Backfill								
Fill								
Topsoil	80%	4+	$32,800	2076	* *			
Erosion, Extent : Moderate, Area Affected : 30%								
Location : Above Revetment								
Topsoil	20%	2-4	$8,200	2076	* *			
Erosion, Extent : Severe, Area Affected : 30%								
Location : Above Revetment At North End Of Asset								
Surface								
Topsoil	100%	4+	$18,700	2036	$18,700	5	$400	
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name : **REVETMENT - RIPRAP BULKHEAD**
Address : **N OF W 203RD TO S OF W 204TH ST 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 : **198**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **04-Mar-2025**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2185** **Lot** : **10** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$256,300	
Total	**$256,300**	
Importance Code C	$256,300	
Total	**$256,300**	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$57,600			
Total	**$57,600**			
Importance Code B Importance Code C	$57,600			
Total	**$57,600**			



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 - 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	$256,300	LIFE	* *	5	$1,200	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Entire Revetment								
Explanation : Non-engineered, Inadequate Placement/ Protection, Concrete Debris								
Backfill								
Fill								
Topsoil	70%	Now	$30,600	2076	* *			
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	$11,100	2051	* *	5	$200	
Erosion, Extent : Severe, Area Affected : 100%								
Location : South End								
Topsoil	60%	Now	$11,900	2036	$11,900	5	$300	
Erosion, Extent : Severe, Area Affected : 100%								
Location : Center Of Asset								
Topsoil	20%	4+	$4,000	2036	$4,000	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.*

Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	:	**19-Mar-2025**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**2106** **Lot** : **997**	**BIN**	:	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads		$92,100
Total		**$92,100**
Importance Code B		$92,100
Total		**$92,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$69,400		$2,000	
Total	**$69,400**		**$2,000**	
Importance Code B	$18,400		$2,000	
Importance Code C	$51,000			
Total	**$69,400**		**$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 : 50%								
Location : At Two Northern Outfalls								
Stone	5%	4+	$44,500	LIFE	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 50%								
Location : Intermittently Throughout And Inshore Of Outfalls And Drain Pipes.								
Explanation : Erosion With Inadequate Protection								
Backfill								
Fill								
Topsoil	5%	Now	$12,600	2076	* *			
Erosion, Extent : Moderate, Area Affected : 100%								
Location : Erosion Of Fill Inshore Of Outfalls								
Not Accessible	95%							
Surface								
Topsoil	75%			2034	$86,400	5	$4,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Northern 850 Feet								
Explanation : Heavy Vegetation								
Topsoil	5%	Now	$5,800	2036	$5,800	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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **05-Apr-2023** | **Landmark Status** : **NONE**
Areas Surveyed :
Block : **2** **Lot** : **800** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$542,600	$52,700
Total	**$542,600**	**$52,700**
Importance Code B		$52,700
Importance Code C	$542,600	
Total	**$542,600**	**$52,700**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$79,400			
Total	**$79,400**			
Importance Code B	$79,400			
Importance Code C				
Total	**$79,400**			



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

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	50%	2-4	$203,500	LIFE	* *	5	$1,600	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Along Entire Length Of Asset								
Explanation : Insufficient Armor								
Stone	50%	Now	$339,100	LIFE	* *	5	$1,600	
Erosion, Extent : Severe, Area Affected : 100%								
Location : Revetment Failure At Intermittent Locations								
Backfill								
Fill								
Topsoil	35%	Now	$40,400	2074	* *			
Erosion, Extent : Severe, Area Affected : 70%								
Location : Sloughing At Areas Of Revetment Failure								
Not Accessible	65%							
Surface								
Topsoil	65%	0-2	$20,600	2034	$34,300	5	$800	
Erosion, Extent : Moderate, Area Affected : 10%								
Location : At Areas Of Insufficient Stone								
Topsoil	35%	Now	$18,400	2034	$18,400	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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **05-Apr-2023**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2** **Lot** : **801** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$331,400	
Total	**$331,400**	
Importance Code C	$331,400	
Total	**$331,400**	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$35,500			
Total	**$35,500**			
Importance Code B Importance Code C	$35,500			
Total	**$35,500**			



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	$331,400	LIFE	* *	5	$1,500	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Along Entire Length Of Asset								
Explanation : Insufficient Armor								
Backfill								
Fill								
Topsoil	30%	Now	$16,900	2074	* *			
Erosion, Extent : Severe, Area Affected : 100%								
Location : 186 Feet To 256 Feet From East End Of Asset								
Not Accessible	70%							
Surface								
Topsoil	70%	4+	$10,800	2034	$18,000	5	$400	
Erosion, Extent : Moderate, Area Affected : 10%								
Location : Along Top Of Revetment								
Topsoil	30%	Now	$7,700	2034	$7,700	5	$200	
Erosion, Extent : Severe, Area Affected : 100%								
Location : 186 Feet To 256 Feet From East 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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	: **28-Mar-2024**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **8591**	**Lot**	: **980**	**BIN**	:

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$2,800	$700	$2,400	$200
Total	**$2,800**	**$700**	**$2,400**	**$200**
Importance Code A				$100
Importance Code B	$2,800	$700	$2,400	
Importance Code C				
Total	**$2,800**	**$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 Elements, Extent : Light, Area Affected : 20%								
Location : Light Coverage Throughout								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	60%			2044	* *	5	$4,800	
Settlement, Extent : Light, Area Affected : 2%								
Location : Near Three Drains In Nick's Lobster Parking Lot								
Topsoil	40%			2033	$28,400	5	$1,300	
Deck Elements								
Railing								
Fencing	25%			2036	$13,900	3	$100	
Fencing	5%	2-4	$2,800	2040	* *	3		
Loose Connections, Extent : Moderate, Area Affected : 100%								
Location : Top Rail Displaced Throughout Parking Lot Fence								
Guard Rail	30%			LIFE	* *			
No Component	40%							
Electrical								
Lighting Fixture								
LED	100%			2033	$13,400			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Three Light Poles In The Parking Lot Of Nick's Lobster								
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **11-Jan-2023**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2215** **Lot** : **877** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$1,909,900	$53,400
Total	**$1,909,900**	**$53,400**
Importance Code A	$1,327,100	
Importance Code B	$170,500	$53,400
Importance Code C	$412,400	
Total	**$1,909,900**	**$53,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads				
Total				
Importance Code A				
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 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%	Now	$412,400	LIFE	* *	5	$1,900	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Most Severe At Spectrum Parking Lot								
Explanation : Insufficient Armor Stone								
No Component	40%							
Sheet Piles								
Timber	40%	Now	$1,327,100	LIFE	* *	4	$4,000	
Broken, Extent : Severe, Area Affected : 100%								
Location : From Broadway Bridge South								
No Component	60%							
Backfill								
Fill								
Topsoil	100%	Now	$117,100	2074	* *			
Erosion, Extent : Severe, Area Affected : 100%								
Location : Entire Length Of Asset								
Surface								
Topsoil	100%	Now	$53,400	2034	$53,400	5	$1,200	
Erosion, Extent : Severe, Area Affected : 100%								
Location : Entire Length Of Asset And Most Severe At Spectrum Parking Lot								

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

Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **29-Oct-2024**
Landmark Status : **NONE**
Areas Surveyed :
Block : **5778** **Lot** : **1** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$135,700	$627,500
Total	**$135,700**	**$627,500**
Importance Code A		$84,700
Importance Code B	$135,700	$542,800
Total	**$135,700**	**$627,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$8,200			$5,200
Total	**$8,200**			**$5,200**
Importance Code A	$2,800			
Importance Code B				$5,200
Importance Code C	$5,500			
Total	**$8,200**			**$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	100%			LIFE	* *	5	$5,500	
Cracking, Extent : Light, Area Affected : 5%								
Location : Isolated Sections Along Entire Length								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : At 67 Feet, 206 Feet, 258 Feet, 336 Feet, 723 Feet, 687 Feet, 795 Feet, And 904 Feet From South End								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	100%			2045	* *	5	$10,400	
Deck Elements								
Railing								
Steel	25%	2-4	$54,300	2034	$135,700			
Broken, Extent : Light, Area Affected : 5%								
Location : At Baseplates 0 Feet To 78 Feet, 268 Feet To 288 Feet, And 650 Feet To 800 Feet From South								
Steel	75%	4+	$81,400	2034	$407,100			
Corrosion, Extent : Moderate, Area Affected : 50%								
Location : At Baseplates								
Electrical								
Lighting Fixture								
LED	100%			2034	$84,700			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Along Bulkhead								
Explanation : 19 Total 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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **19-Mar-2025** **Landmark Status** : **NONE**
Areas Surveyed :
Block : **2105** **Lot** : **51** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$229,900	$338,100
Total	**$229,900**	**$338,100**
Importance Code B	$67,600	$338,100
Importance Code C	$162,300	
Total	**$229,900**	**$338,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$3,800			
Total	**$3,800**			
Importance Code A	$2,300			
Importance Code C	$1,500			
Total	**$3,800**			



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

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	45%			LIFE	* *	5	$3,100	
Stone	5%	2-4	$14,800	LIFE	* *	5	$200	
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Southern 30 Feet Of Asset And Isolated Areas At Top Of Revetment								
Explanation : Undermining								
Stone	50%	4+	$147,600	LIFE	* *	5	$1,700	
Erosion, Extent : Moderate, Area Affected : 50%								
Location : Throughout Asset								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Not Accessible	100%							
Deck Elements								
Railing								
Steel	100%	4+	$67,600	2034	$338,100			
Broken, Extent : Severe, Area Affected : 5%								
Location : Isolated Broken And Missing Sections Throughout								
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	:	**02-Apr-2024**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**8470** **Lot** : **50**	**BIN**	:	

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads		$200	$1,600	$100
Total		**$200**	**$1,600**	**$100**
Importance Code A				$100
Importance Code B		$200	$1,600	
Importance Code C				
Total		**$200**	**$1,600**	**$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	75%			2044	* *	5	$3,200	
Cracking, Extent : Light, Area Affected : 5% Location : Isolated								
Topsoil	25%			2033	$9,300	5	$400	
Deck Elements								
Railing								
Guard Rail	75%			LIFE	* *			
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	: **10-Oct-2024**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **725**	**Lot**	: **100**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$1,304,300	
Total	**$1,304,300**	
Importance Code A	$1,155,900	
Importance Code B	$148,500	
Total	**$1,304,300**	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$48,800			
Total	**$48,800**			
Importance Code A				
Importance Code B	$48,800			
Total	**$48,800**			



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 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								
Sheet Piles								
Timber	100%	Now	$1,155,900	LIFE	* *	4	$3,500	1
Rotting/Splitting, Extent : Severe, Area Affected : 100%								
Location : Full Length Of Asset								
Backfill								
Fill								
Topsoil	70%	Now	$28,600	2076	* *			
Erosion, Extent : Severe, Area Affected : 100%								
Location : Full Length Of Asset								
Not Accessible	30%							
Surface								
Concrete	70%	Now	$148,500	2051	* *	5	$700	1
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : Between North And South Transfer Bridge Foundations. Area Is Not Accessible To The Public.								
Topsoil	30%	Now	$5,600	2036	$5,600	5	$100	
Erosion, Extent : Severe, Area Affected : 100%								
Location : Full Length Of Asset								
Deck Elements								
Railing								
Fencing	100%	Now	$14,600	2041	* *	3	$100	
Broken, Extent : Severe, Area Affected : 100%								
Location : Full Length Of Asset								

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

Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	:	**19-Mar-2025**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**2105** **Lot** : **51**	**BIN**	:	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$143,700	
Total	**$143,700**	
Importance Code C	$143,700	
Total	**$143,700**	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
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	
Stone	10%	Now	$143,700	LIFE	* *	5	$700	
Erosion, Extent : Moderate, Area Affected : 40%								
Location : At Top Of Revetment Slope At Isolated Locations								
Inadequate Protection, Extent : Moderate, Area Affected : 50%								
Location : From Bent 10 To Bent 17								
Missing Elements, Extent : Moderate, Area Affected : 80%								
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **30-Mar-2023**
Landmark Status : **NONE**
Areas Surveyed :
Block : **25** **Lot** : **12** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$143,200	
Total	**$143,200**	
Importance Code A	$143,200	
Total	**$143,200**	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$76,200	$6,700		
Total	**$76,200**	**$6,700**		
Importance Code A	$12,200			
Importance Code B	$64,000	$6,700		
Total	**$76,200**	**$6,700**		



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
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+	$63,400	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	15%			2043	* *	4	$5,400	
Rotting/Splitting, Extent : Light, Area Affected : 100%								
Location : In Tidal Zone								
No Component	10%							
Not Accessible	75%							
Sheet Piles								
Steel	10%	Now	$79,800	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	5%	4+	$10,400	LIFE	* *	4	$100	
Rotting/Splitting, Extent : Moderate, Area Affected : 100%								
Location : In Tidal Zone								
Timber	20%			LIFE	* *	4	$300	
No Component	10%							
Not Accessible	65%							
Backfill								
Fill								
Not Accessible	100%							

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

DEPT. OF SMALL BUSINESS SERV. - 801
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%			2043	* *	10		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Patio Surface								
Explanation : Stone Slates								
Stone	5%	4+	$7,500	2049	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Southeast Corner Of Stone Patio								
Explanation : Settlement								
Timber	15%			2043	* *	10		
Not Accessible	50%							
Fender								
Piles								
Timber	10%	2-4	$32,700	2049	* *	4	$400	
Rotting/Splitting, Extent : Moderate, Area Affected : 40%								
Location : Above Mean Low Water At South								
No Component	90%							
Deck Elements								
Railing								
Steel	25%	Now	$23,700	2034	$23,700			
Corrosion, Extent : Severe, Area Affected : 100%								
Location : At North End								
Timber	25%			2028	$6,700			
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	:	**29-Mar-2023**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**2134** **Lot** : **126**	**BIN**	:	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$124,800	$231,900
Total	**$124,800**	**$231,900**
Importance Code B	$124,800	$231,900
Total	**$124,800**	**$231,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$5,300	$1,000		
Total	**$5,300**	**$1,000**		
Importance Code A				
Importance Code B	$5,300	$1,000		
Total	**$5,300**	**$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 : 30%								
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%			2043	* *	5	$1,500	
Concrete	15%			2043	* *	5	$600	
Settlement, Extent : Light, Area Affected : 10%								
Location : Settlement At The Joint Between Concrete And Timber Decking. 295 Feet From The South Of Asset								
Timber	49%			2043	* *	10		
Fender								
Piles								
Composite	60%			2054	* *			
Not Accessible	40%							
Wales and Chocks								
Timber	55%			2043	* *	4	$16,000	
Timber	45%	Now	$124,800	2043	* *	4	$8,700	
Missing Elements, Extent : Severe, Area Affected : 100%								
Location : Lower Wale Missing From 0 Feet To 110 Feet And 155 Feet To 358 Feet From The Southern End Of Asset								
Rotting/Splitting, Extent : Light, Area Affected : 100%								
Location : Lower Wale 110 Feet To 120 Feet From Southern End Of Asset								
Deck Elements								
Railing								
Steel	100%			2033	$231,900			

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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	:	**130**	**Project Type**	:	**ECONOMIC DEVELOPMENT**
Date of Survey	:	**29-Mar-2023**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**2134** **Lot** : **156**	**BIN**	:	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads		$77,100
Total		**$77,100**
Importance Code B		$77,100
Total		**$77,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads		$700		
Total		**$700**		
Importance Code A				
Importance Code B		$700		
Importance Code C				
Total		**$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

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	$200	
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	55%							
Not Accessible	15%							
Revetment								
Stone	55%			LIFE	* *	5	$400	
No Component	45%							
Sheet Piles								
Steel	5%			LIFE	* *			
Missing Coating, Extent : Light, Area Affected : 2%								
Location : Within Tidal Zone								
No Component	45%							
Not Accessible	50%							
Pile Caps								
Concrete	65%			LIFE	* *	5	$300	
Cracking, Extent : Light, Area Affected : 2%								
Location : Isolated Locations								
No Component	35%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	100%			2043	* *	5	$1,500	
Deck Elements								
Railing								
Steel	100%			2032	$77,100			

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.*

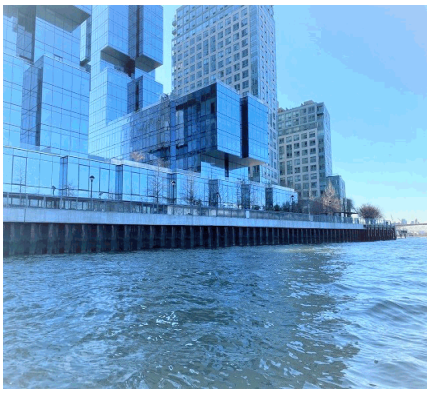
Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	:	**29-Mar-2023**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**2134** **Lot** : **148**	**BIN**	:	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads		$142,400
Total		**$142,400**
Importance Code B		$142,400
Total		**$142,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$500	$400		
Total	**$500**	**$400**		
Importance Code A				
Importance Code B	$500	$400		
Total	**$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

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	* *			
Corrosion, Extent : Light, Area Affected : 10%								
Location : In Splash Zone On Sheet Piles								
Missing Coating, Extent : Light, Area Affected : 10%								
Location : In Splash Zone Of Sheet Piles								
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	35%			2047	* *	5	$1,000	
Topsoil	65%			2033	$15,700	5	$700	
Deck Elements								
Railing								
Steel	100%			2033	$142,400			

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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	:	**04-Apr-2024**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**8591** **Lot** : **200**	**BIN**	:	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$177,000	
Total	**$177,000**	
Importance Code C	$177,000	
Total	**$177,000**	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$49,600	$900	$400	
Total	**$49,600**	**$900**	**$400**	
Importance Code A	$42,000			
Importance Code B	$7,600	$900	$400	
Importance Code C				
Total	**$49,600**	**$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+	$177,000	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+	$42,000	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	$2,500	2075	* *			
Erosion, Extent : Moderate, Area Affected : 10%								
Location : North End Of Bulkhead								
Not Accessible	98%							
Surface								
Concrete	8%			2044	* *	5	$500	
Cracking, Extent : Light, Area Affected : 10%								
Location : Isolated Locations								
Concrete	2%	Now	$5,100	2044	* *	5	$100	
Other Observation, Extent : Moderate, Area Affected : 40%								
Location : North End Of Bulkhead								
Explanation : Undermining								
Gravel	20%			2044	* *	2-5	$300	
Topsoil	70%			2033	$39,400	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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **17-Mar-2025** | **Landmark Status** : **NONE**
Areas Surveyed :
Block : **2149** **Lot** : **997** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$132,100	$992,400
Total	**$132,100**	**$992,400**
Importance Code A	$132,100	$68,700
Importance Code B		$923,700
Total	**$132,100**	**$992,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$87,500			$4,300
Total	**$87,500**			**$4,300**
Importance Code A				
Importance Code B	$86,000			$4,300
Importance Code C	$1,500			
Total	**$87,500**			**$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	86%			LIFE	* *	5	$137,500	
Erosion, Extent : Light, Area Affected : 35%								
Location : Above Concrete Encasement In Tidal Zone. Top 15 Feet Of Wall.								
Spalling, Extent : Light, Area Affected : 2%								
Location : At Construction Joints								
Stone	14%	4+	$63,400	LIFE	* *	5	$10,500	
Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Single Block Missing 5 Feet From The South								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	85%			2045	* *	5	$8,600	
Cracking, Extent : Light, Area Affected : 5%								
Location : From 710 Feet To 871 Feet From The South								
Asphalt	15%	4+	$37,400	2051	* *	5	$800	
Settlement, Extent : Moderate, Area Affected : 50%								
Location : Section 125 Feet From South End								
Deck Elements								
Parapet								
Concrete	95%			2034	$923,700			
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+	$48,600	2041	* *			
Spalling, Extent : Moderate, Area Affected : 20%								
Location : Parapet 119 Feet, 137 Feet To 142 Feet, 254 Feet With Exposed Bar, 401 Feet, 615 Feet, 650 Feet, 741 Feet, 755 Feet, And 782 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.*

Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **03-Oct-2023**
Landmark Status : **NONE**
Areas Surveyed :
Block : **991** **Lot** : **29** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$1,066,100	$1,550,200
Total	**$1,066,100**	**$1,550,200**
Importance Code A	$745,100	$63,700
Importance Code B	$321,100	$1,486,500
Total	**$1,066,100**	**$1,550,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$109,300	$900	$3,800	$5,800
Total	**$109,300**	**$900**	**$3,800**	**$5,800**
Importance Code A	$45,300			
Importance Code B	$47,800	$900	$3,800	$5,800
Importance Code C	$16,200			
Total	**$109,300**	**$900**	**$3,800**	**$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.*

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%	2-4	$345,700	LIFE	* *			
Cracking, Extent : Severe, Area Affected : 30%								
Location : Several Facing Stones In Southern Half								
Erosion, Extent : Severe, Area Affected : 20%								
Location : At Joint Between Concrete And Stone Facing And Vertical Expansion Joints								
Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Five Missing Facing Stones In Southern Half								
Concrete/Stone	20%	4+	$276,600	LIFE	* *			
Cracking, Extent : Moderate, Area Affected : 20%								
Location : Under Platform								
Efflorescence, Extent : Moderate, Area Affected : 25%								
Location : Under Platform								
No Component	50%							
Not Accessible	5%							
Coping/Curb								
Concrete	45%			LIFE	* *	5	$1,300	
Recent Replace Evident, Extent : N/A, Area Affected : 90%								
Location : Majority Of Capstone Recently Replaced								
Concrete	5%	4+	$16,200	LIFE	* *	5	$100	
Worn, Extent : Light, Area Affected : 20%								
Location : Northern 150 Feet Not Replaced								
No Component	50%							
Gravity Wall								
Concrete	10%			LIFE	* *	5	$1,200	
Concrete	5%	Now	$45,300	LIFE	* *	5	$600	
Erosion, Extent : Severe, Area Affected : 10%								
Location : At Outfalls 1,400 Feet From North End								
Spalling, Extent : Severe, Area Affected : 15%								
Location : At Outfalls 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	$122,800	LIFE	* *	5	$5,100	
Displaced Elements, Extent : Severe, Area Affected : 75%								
Location : Displaced And Missing Stones At North End Of Platform, Around 1,400 Feet From North End Of Asset								
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	2%	Now	$13,300	2075	* *			
Sinkhole, Extent : Severe, Area Affected : 90%								
Location : 10 Feet By 10 Feet Sinkhole At South End Of Asset								
Not Accessible	98%							
Surface								
Asphalt	5%			2038	* *	5	$1,700	
Settlement, Extent : Light, Area Affected : 5%								
Location : Northern 150 Feet								
Brick Pavers	25%			2051	* *	5	$8,600	
Concrete	32%			2050	* *	5	$11,000	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Concrete Pavers In Stuyvesant Cove Park								
Concrete	22%			2044	* *	5	$7,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Behind Gravity Wall								
Explanation : FDR Drive Surface								
Topsoil	5%			2035	$15,100	5	$700	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : New Planting Areas In Stuyvesant Cove Park								
Topsoil	2%	Now	$6,000	2035	$6,000	5	$100	
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : 10 Feet By 10 Feet Sinkhole At Southern End Of Asset								
Under Construction	9%							
Deck Elements								
Railing								
Guard Rail	4%			LIFE	* *			
Steel	47%			2035	$838,400			
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : 1,400 Feet Of New Railing In Park								
Steel	8%	4+	$28,500	2033	$142,700			
Corrosion, Extent : Moderate, Area Affected : 50%								
Location : Southern 250 Feet								
Steel	18%			2030	$321,100			
Rusted Steel Surface, Extent : Light, Area Affected : 5%								
Location : 550 Feet South Of Platform								
No Component	23%							
Parapet								
Concrete	23%			2036	$505,400			
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **13-Mar-2025**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2149** **Lot** : **997** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$170,500	$347,800
Total	**$170,500**	**$347,800**
Importance Code A	$170,500	
Importance Code B		$347,800
Total	**$170,500**	**$347,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$45,800		$1,900	
Total	**$45,800**		**$1,900**	
Importance Code A	$26,900			
Importance Code B	$18,300		$1,900	
Importance Code C	$600			
Total	**$45,800**		**$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+	$170,500	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 Elements, Extent : Severe, Area Affected : 75%								
Location : Located 240 Feet, 265 Feet, And 320 Feet From The South								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	100%			2039	* *	5	$3,800	
Cracking, Extent : Light, Area Affected : 5%								
Location : Full Length Of Asset								
Deck Elements								
Parapet								
Concrete	95%			2034	$347,800			
Other Observation, Extent : Light, Area Affected : 10%								
Location : Atop Coping								
Explanation : Deteriorated Mortar Bedding								
Concrete	5%	4+	$18,300	2041	* *			
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **16-Apr-2024**
Landmark Status : **NONE**
Areas Surveyed :
Block : **8813** **Lot** : **70** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$398,600	$5,690,100
Total	**$398,600**	**$5,690,100**
Importance Code A		$59,500
Importance Code B	$398,600	$5,630,600
Total	**$398,600**	**$5,690,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$38,900	$47,900		
Total	**$38,900**	**$47,900**		
Importance Code A	$38,900			
Importance Code B		$47,900		
Total	**$38,900**	**$47,900**		



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

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 : 5%								
Location : Just Below Cap								
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 : 50%								
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 : 50%								
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 : 50%								
Location : Longitudinal Construction Joint Gap: Up To 1 Inch Wide The Entire South Side Of The Asset, Up To 1.5 Inches Wide At Langham St. And Up To 2.25 Inches Wide At Jaffray St.								
Spalling, Extent : Light, Area Affected : 2%								
Location : Isolated Locations On North Side Of Bay								
Concrete	1%	Now	$38,900	LIFE	* *	5	$300	
Missing Elements, Extent : Severe, Area Affected : 100%								
Location : One 40 Foot Long Precast Pile Cap Missing. Starting At Kensington Street								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Concrete	100%			2038	* *	5	$95,900	
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								
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	42%			2033	$2,093,000			
Corrosion, Extent : Light, Area Affected : 10%								
Location : Throughout Asset								
Steel	1%	4+	$49,800	2035	$49,800			
Corrosion, Extent : Moderate, Area Affected : 50%								
Location : 100 Feet Long At Dover Street								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Mostly Near Piers								
Explanation : Impact Damage								
Steel	1%	Now	$5,000	2035	$49,800			
Broken, Extent : Severe, Area Affected : 1%								
Location : At East 21st Street And At Station 60+20								
No Component	56%							
Parapet								
Concrete	56%	2-4	$343,800	2036	$3,437,900			
Broken, Extent : Severe, Area Affected : 1%								
Location : Broken Concrete Post At Langham Street								
Spalling, Extent : Severe, Area Affected : 30%								
Location : On Most Concrete Posts Across The Entire South Face, Exposed Rebar Throughout. Minor Spalling On Curb.								
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	: **27-Feb-2024**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **635**	**Lot**	: **100**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$71,800	
Total	**$71,800**	
Importance Code A	$71,800	
Total	**$71,800**	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$9,500		$13,800	$4,000
Total	**$9,500**		**$13,800**	**$4,000**
Importance Code A	$3,900		$11,800	$3,900
Importance Code B	$4,800		$2,000	
Importance Code C	$800			
Total	**$9,500**		**$13,800**	**$4,000**



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

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								
Concrete	45%			LIFE	* *	5	$200	
Cracking, Extent : Light, Area Affected : 20%								
Location : Cracking Along Fence Posts Embedded In Curb								
Concrete	5%	4+	$800	LIFE	* *	5		
Spalling, Extent : Moderate, Area Affected : 75%								
Location : Several PVC Foundations In Southern 180 Feet Exposed Due To Spalling Of Concrete Curb								
Steel	40%			LIFE	* *			
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Along Top Of New Bulkhead At Kamco Lot								
No Component	10%							
Sheet Piles								
Steel	10%			LIFE	* *			
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Northern Section In Front Of Kamco Lot								
Steel	20%	4+	$71,800	LIFE	* *			
Corrosion, Extent : Moderate, Area Affected : 10%								
Location : Southern 210 Feet								
Not Accessible	70%							
Backfill								
Fill								
Topsoil	2%	Now	$1,600	2075	* *			
Sinkhole, Extent : Severe, Area Affected : 60%								
Location : South End, Adjacent To Asset 2977								
Not Accessible	98%							
Surface								
Asphalt	98%			2044	* *	5	$4,000	
Asphalt	2%	Now	$2,000	2050	* *	5		
Sinkhole, Extent : Severe, Area Affected : 40%								
Location : South End, Adjacent To Asset 2977								
Deck Elements								
Railing								
Fencing	48%			2036	$13,700	3	$100	
Fencing	7%	2-4	$1,200	2040	* *	3		
Impact Damage, Extent : Moderate, Area Affected : 15%								
Location : South End, Near 23rd Street								
Guard Rail	5%			LIFE	* *			
No Component	40%							
Electrical								
Lighting Fixture								
Incandescent	25%	Now	$3,900	2030	$3,900			
Broken, Extent : Light, Area Affected : 100%								
Location : One Fixture Leaning Out Of Four Total								
Incandescent	75%			2029	$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.*

Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	:	**04-Mar-2025**		**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	:	**2184**	**Lot** : **997**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$876,000	
Total	**$876,000**	
Importance Code A	$672,200	
Importance Code B	$140,400	
Importance Code C	$63,400	
Total	**$876,000**	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$89,800		$200	
Total	**$89,800**		**$200**	
Importance Code A	$45,900			
Importance Code B	$13,000		$200	
Importance Code C	$30,800			
Total	**$89,800**		**$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
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	15%	Now	$11,600	LIFE	* *	5		
Rotting/Splitting, Extent : Severe, Area Affected : 100%								
Location : South End Of Asset								
Timber	25%	4+	$19,300	LIFE	* *	5		
Rotting/Splitting, Extent : Moderate, Area Affected : 50%								
Location : South End								
No Component	60%							
Revetment								
Stone	20%	4+	$63,400	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+	$672,200	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	$45,900	LIFE	* *	5	$1,200	
Corrosion, Extent : Severe, Area Affected : 100%								
Location : Along Exposed Length Of Wale								
Not Accessible	80%							
Backfill								
Fill								
Topsoil	15%	Now	$8,100	2076	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : From 179 To 215 Feet And 227 To 232 Feet From The North. Area Is Restricted To Public Access.								
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+	$98,300	2051	* *	5	$500	
Broken, Extent : Moderate, Area Affected : 100%								
Location : Settlement/ Broken Adjacent To Pier								
Concrete	15%	Now	$42,100	2051	* *	5	$200	
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : From 179 To 215 Feet And 227 To 232 Feet From The North. Area Is Restricted To Public Access.								
Topsoil	20%	Now	$4,900	2036	$4,900	5	$100	
Erosion, Extent : Severe, Area Affected : 100%								
Location : At Southern End								
Topsoil	30%			2034	$7,400	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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	:	**14-Apr-2022**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**662** **Lot** : **1**	**BIN**	:	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads		$296,100
Total		**$296,100**
Importance Code B		$296,100
Total		**$296,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$16,300			
Total	**$16,300**			
Importance Code A				
Importance Code B	$3,500			
Importance Code C	$12,800			
Total	**$16,300**			



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 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 : 10%								
Location : Tidal Zone								
Missing Coating, Extent : Light, Area Affected : 10%								
Location : Tidal Zone								
No Component	60%							
Not Accessible	30%							
Revetment								
Stone	58%			LIFE	* *	5	$8,600	
Stone	2%	4+	$12,800	LIFE	* *	5	$300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 0 Feet To 23 Feet And 1383 Feet To 1409 Feet From The Northeastern Corner Of Asset								
Explanation : Light Stone								
No Component	40%							
Sheet Piles								
Steel	20%			LIFE	* *			
Corrosion, Extent : Light, Area Affected : 15%								
Location : In Tidal And Splash Zones								
Missing Coating, 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%			2032	$149,300	5	$6,900	
Not Accessible	40%							
Deck Elements								
Railing								
Steel	10%			2032	$146,800			
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **14-Apr-2022**
Landmark Status : **NONE**
Areas Surveyed :
Block : **662** **Lot** : **1** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$1,794,000	
Total	**$1,794,000**	
Importance Code A	$1,543,100	
Importance Code B	$250,900	
Total	**$1,794,000**	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$30,300			
Total	**$30,300**			
Importance Code A				
Importance Code B	$30,300			
Total	**$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

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	10%	4+	$145,400	LIFE	* *	5	$200	
Erosion, Extent : Moderate, Area Affected : 40%								
Location : Tidal Zone								
Spalling, Extent : Moderate, Area Affected : 40%								
Location : Tidal Zone								
Concrete	50%	Now	$726,800	LIFE	* *	5	$1,000	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 200 Feet From The South To 480 Feet From The South End								
Explanation : Large Sinkholes And Fill Loss								
No Component	40%							
Gravity Wall								
Concrete	10%	4+	$66,300	LIFE	* *	5	$200	
Erosion, Extent : Moderate, Area Affected : 25%								
Location : 50 Feet From South Near Start Of Low Level Platform								
Concrete	5%	Now	$99,400	LIFE	* *	5	$100	
Broken, Extent : Severe, Area Affected : 100%								
Location : 50 Feet From South End Of Asset, At Transition From Gravity Wall To Low Level Relieving Platform								
Stone	10%			LIFE	* *	5	$4,700	
Stone	15%	2-4	$505,200	LIFE	* *	5	$7,000	
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	$30,300	2073	* *			
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : 5 Large Sinkholes Throughout Behind Gravity Wall								
Not Accessible	75%							
Surface								
Asphalt	65%	4+	$100,400	2048	* *	5	$2,000	
Cracking, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Surface Wearing/Scaling, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Asphalt	35%	Now	$54,000	2048	* *	5	$1,100	
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : Large Sinkholes Throughout Behind Gravity Wall								
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

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
Fender								
Buffer								
Rubber	50%	2-4	$96,500	2048	* *	4-5	$4,600	
Loose Connections, Extent : Severe, Area Affected : 15%								
Location : Connections In Tidal Zone								
Other Observation, Extent : Moderate, 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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	:	**11-Apr-2022**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**662** **Lot** : **1**	**BIN**	:	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$99,800	
Total	**$99,800**	
Importance Code A	$99,800	
Total	**$99,800**	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$200			
Total	**$200**			
Importance Code B Importance Code C	$200			
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

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								
Revetment								
Stone	45%			LIFE	* *	5	$1,100	
No Component	55%							
Sheet Piles								
Steel	75%			LIFE	* *			
Corrosion, Extent : Light, Area Affected : 25%								
Location : Tidal Zone Of Cellular Sheet Piles								
Steel	5%	4+	$99,800	LIFE	* *			
Displaced Elements, Extent : Moderate, Area Affected : 100%								
Location : North Of Cellular Sheet Piles								
Not Accessible	20%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	10%			2042	* *	5	$500	
Topsoil	45%			2031	$18,100	5	$800	
Not Accessible	45%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : South End Of Asset From 175 Feet To 400 Feet								
Explanation : Under Construction Equipment And Materials								

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

Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name : **SOUTH BROOKLYN MARINE TERMINAL 35TH STREET PIER**
Address : **GOWANUS BAY BETWEEN 33RD ST AND 35TH ST**
Borough : **BROOKLYN**
Program / Asset # : **DBS0013.107 / 1754**
Linear Ft : **2,960**
Date of Survey : **11-Apr-2022**
Areas Surveyed :
Block : **662** **Lot** : **1**

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

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$443,000	$238,100
Total	**$443,000**	**$238,100**
Importance Code A	$443,000	
Importance Code B		$238,100
Total	**$443,000**	**$238,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$114,700			
Total	**$114,700**			
Importance Code B	$68,800			
Importance Code C	$46,000			
Total	**$114,700**			



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 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	30%			LIFE	* *	5	$800	
No Component	70%							
Revetment								
Stone	83%			LIFE	* *	5	$14,700	
Stone	2%	4+	$46,000	LIFE	* *	5	$400	
Erosion, Extent : Moderate, Area Affected : 100%								
Location : Insufficient Stone Near Sinkhole 680 Feet From Southeast Corner								
No Component	15%							
Sheet Piles								
Steel	10%	4+	$443,000	LIFE	* *			
Corrosion, Extent : Moderate, Area Affected : 50%								
Location : Above Mean Low Water Elevation								
Other Observation, Extent : Severe, Area Affected : 10%								
Location : At Intersections Of Steel Sheet Pile Cells								
Explanation : Fill Loss Due To Holes In Sheeting Below Waterline								
No Component	85%							
Not Accessible	5%							
Backfill								
Fill								
Topsoil	5%	Now	$9,800	2068	* *			
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : 680 Feet From Southeast Corner								
Not Accessible	95%							
Surface								
Asphalt	15%			2042	* *	5	$5,100	
Cracking, Extent : Light, Area Affected : 10%								
Location : Isolated Throughout								
Asphalt	5%	Now	$41,500	2048	* *	5	$800	
Missing Elements, Extent : Moderate, Area Affected : 75%								
Location : At Offshore Cell Interfaces								
Topsoil	75%			2031	$223,200	5	$10,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : In Topsoil Over Asphalt On North And South								
Explanation : Heavy Vegetation								
Topsoil	5%	Now	$14,900	2033	$14,900	5	$300	
Sinkhole, Extent : Severe, Area Affected : 50%								
Location : 680 Feet From Southeast 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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	:	**11-Apr-2022**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**662** **Lot** : **1**	**BIN**	:	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$6,168,200	$164,400
Total	**$6,168,200**	**$164,400**
Importance Code A	$5,470,700	
Importance Code B	$583,800	$164,400
Importance Code C	$113,800	
Total	**$6,168,200**	**$164,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$62,000	$11,900		$2,400
Total	**$62,000**	**$11,900**		**$2,400**
Importance Code A				
Importance Code B	$62,000	$11,900		$2,400
Importance Code C				
Total	**$62,000**	**$11,900**		**$2,400**



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

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	50%			LIFE	* *	5	$1,500	
Cracking, Extent : Light, Area Affected : 100%								
Location : Along North And West Bulkheads								
Concrete	30%	Now	$103,500	LIFE	* *	5	$900	
Broken, Extent : Severe, Area Affected : 80%								
Location : Isolated At North End Of West Bulkhead And Along Majority Of South Bulkhead								
Concrete	10%	4+	$10,300	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								
Other Observation, Extent : Light, Area Affected : 25%								
Location : From 650 To 880 Feet And 1,350 To 1,490 Feet From The Northeast								
Explanation : Corrosion Of Steel Rope Guard								
No Component	10%							
Gravity Wall								
Concrete	10%			LIFE	* *	5	$1,300	
Cracking, Extent : Light, Area Affected : 10%								
Location : Along Cantilever Wall Along Revetment At The Inshore End								
No Component	90%							
Revetment								
Stone	10%			LIFE	* *	5	$1,900	
No Component	90%							
Sheet Piles								
Steel	10%			LIFE	* *			
Steel	25%	4+	$3,990,700	LIFE	* *			
Not Plumb, Extent : Light, Area Affected : 100%								
Location : Along South Side Of Pier For The Southeast 800 Feet Of The Bulkhead								
No Component	10%							
Not Accessible	55%							
Pile Caps								
Concrete	60%			LIFE	* *	5	$5,800	
Cracking, Extent : Light, Area Affected : 2%								
Location : Along North And West Side Of The Pier								
Erosion, Extent : Light, Area Affected : 10%								
Location : In The Tidal Zone Along The North And West Faces Of The Pier								
Concrete	30%	4+	$1,480,000	LIFE	* *	5	$2,900	
Spalling, Extent : Severe, Area Affected : 5%								
Location : In The Tidal Zone Along The West And South Side Of The Pier								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Along The Southeast 800 Feet Of The Pier								
Explanation : Not Plumb								
No Component	10%							
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

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								
Fill								
Gravel	2%	Now	$24,900	2048	* *	5	$100	
Other Observation, Extent : Severe, Area Affected : 60%								
Location : Along South Bulkhead 600 Feet From Southeast End Of Asset								
Explanation : Settlement And Fill Loss								
Not Accessible	98%							
Surface								
Asphalt	55%			2042	* *	5	$20,100	
Concrete	10%			2042	* *	5	$3,700	
Cracking, Extent : Light, Area Affected : 2%								
Location : Isolated Throughout West Bulkhead And South Bulkhead								
Concrete	35%	4+	$513,600	2048	* *	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	5%	2-4	$6,600	2031	$32,900			
Missing Connections, Extent : Severe, Area Affected : 50%								
Location : Lower Hardware Connections At One Fender On The North								
Pneumatic Fenders	20%			2031	$131,500			
Rubber	20%			2042	* *	4-5	$16,800	
Surface Wearing/Scaling, Extent : Moderate, Area Affected : 30%								
Location : Along West And South Bulkheads								
Rubber	5%	Now	$56,100	2048	* *	4-5	$2,700	
Missing Elements, Extent : Severe, Area Affected : 100%								
Location : Isolated Along West Bulkhead								
Rubber	25%	4+	$14,000	2042	* *	4-5	$13,500	
Missing Connections, Extent : Moderate, Area Affected : 10%								
Location : Severe Corrosion/Missing Hardware Along West Bulkhead								
Timber	1%			2028	$11,700	5	$300	
Weathering, Extent : Light, Area Affected : 100%								
Location : Offshore End Of South Bulkhead								
No Component	24%							
Deck Elements								
Railing								
Fencing	10%	4+	$12,700	2034	$25,300	3	$100	
Impact Damage, Extent : Moderate, Area Affected : 50%								
Location : At Approximately Half Of The Posts At Fencing Along The Northeast 300 Feet Of The Asset								
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	:	**14-Apr-2022**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**662** **Lot** : **200**	**BIN**	:	

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$52,000			
Total	**$52,000**			
Importance Code A	$49,700			
Importance Code B	$2,300			
Total	**$52,000**			



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 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 : Intermittent Locations Along Entire Asset								
Stone	18%			LIFE	* *	5	$10,100	
Displaced Elements, Extent : Light, Area Affected : 10%								
Location : Intermittent Locations Along Entire Asset								
Missing Block Seal, Extent : Moderate, Area Affected : 85%								
Location : Throughout								
Not Accessible	52%							
Sheet Piles								
Composite, 5' Water	45%			LIFE	* *			
Composite, 5' Water	5%	2-4	$49,700	LIFE	* *			
Broken, Extent : Severe, Area Affected : 100%								
Location : Composite Sheeting Concrete Blowout At Approximately 500 Feet From The West End								
No Component	25%							
Not Accessible	25%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Concrete	60%			2042	* *	5	$4,600	
Cracking, Extent : Light, Area Affected : 5%								
Location : Intermittent Locations From 0 Feet To 480 From West End Of Asset								
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **30-Mar-2023**
Landmark Status : **NONE**
Areas Surveyed :
Block : **25** **Lot** : **1** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$896,900	$175,100
Total	**$896,900**	**$175,100**
Importance Code A	$844,600	$84,900
Importance Code B	$52,300	$90,200
Total	**$896,900**	**$175,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$34,000	$300		
Total	**$34,000**	**$300**		
Importance Code A	$34,000			
Importance Code B	$100	$300		
Total	**$34,000**	**$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+	$124,200	LIFE	* *	5	$14,100	
Corrosion, Extent : Severe, Area Affected : 40%								
Location : Splash Zone								
No Component	40%							
Sheet Piles								
Steel	95%	4+	$720,300	LIFE	* *			
Corrosion, Extent : Severe, Area Affected : 75%								
Location : Splash And Tidal Zones, North Side								
Not Accessible	5%							
Pile Caps								
Concrete	40%			LIFE	* *	5	$200	
Cracking, Extent : Light, Area Affected : 100%								
Location : East Side								
Steel	60%	4+	$34,000	2035	$84,900	5	$400	
Corrosion, Extent : Moderate, Area Affected : 25%								
Location : North Side								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	40%			2043	* *	5	$700	
Stone	10%			2043	* *	10		
Timber	20%			2043	* *	10		
Other Observation, Extent : Light, Area Affected : 100%								
Location : On Elevated Timber Walkway								
Explanation : Weathering								
Topsoil	20%			2032	$3,100	5	$100	
Not Accessible	10%							
Deck Elements								
Railing								
Steel	60%	4+	$16,200	2032	$54,100			
Corrosion, Extent : Moderate, Area Affected : 50%								
Location : East Side, Mostly Along Rail Base								
Steel	40%	0-2	$36,100	2034	$36,100			
Corrosion, Extent : Severe, Area Affected : 60%								
Location : North Side And North East								

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

Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **27-Feb-2025** | **Landmark Status** : **NONE**
Areas Surveyed :
Block : **2197** **Lot** : **997** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$2,422,300	
Total	**$2,422,300**	
Importance Code A	$1,697,800	
Importance Code B	$724,500	
Total	**$2,422,300**	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$56,200			
Total	**$56,200**			
Importance Code A				
Importance Code B	$56,200			
Total	**$56,200**			



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
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	$565,200	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	$873,000	LIFE	* *			
Corrosion, Extent : Severe, Area Affected : 60%								
Location : Across Entire Length At Waterline With Corrosion Holes								
No Component	20%							
Not Accessible	10%							
Pile Caps								
Timber	80%	Now	$259,700	LIFE	* *	4	$1,600	
Broken, Extent : Severe, Area Affected : 100%								
Location : Northern 210 Feet Of Asset								
No Component	20%							
Backfill								
Fill								
Topsoil	70%	Now	$38,600	2076	* *			
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	$57,300	2051	* *	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%			2051	* *	2-5	$100	
Erosion, Extent : Moderate, Area Affected : 25%								
Location : Filter Fabric Exposed Under Gravel Surface								
Topsoil	70%	Now	$17,600	2036	$17,600	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	$409,000	2051	* *	4	$4,800	
Broken, Extent : Severe, Area Affected : 100%								
Location : Along Sheet Pile Bulkhead								
No Component	20%							
Wales and Chocks								
Timber	80%	Now	$258,200	2051	* *	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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **24-Oct-2024**
Landmark Status : **NONE**
Areas Surveyed :
Block : **8012** **Lot** : **1** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$1,707,300	$75,400
Total	**$1,707,300**	**$75,400**
Importance Code A	$1,449,000	
Importance Code B	$95,000	$75,400
Importance Code C	$163,300	
Total	**$1,707,300**	**$75,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$68,800	$100	$12,900	$300
Total	**$68,800**	**$100**	**$12,900**	**$300**
Importance Code A	$2,900		$12,900	
Importance Code B	$65,900	$100		$300
Total	**$68,800**	**$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%			2045	* *	4	$25,800	
Rotting/Splitting, Extent : Light, Area Affected : 2%								
Location : Top Three Feet Of Two Piles 240 And 250 Feet From East End Of Asset								
Timber	57%	Now	$517,900	2045	* *	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	$163,300	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	$614,000	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	$317,100	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	$95,000	2076	* *			
Erosion, Extent : Severe, Area Affected : 100%								
Location : At Failed Bulkhead Wall At East And West Ends								
Not Accessible	50%							
Surface								
Concrete	3%			2045	* *	5	$300	
Settlement, Extent : Moderate, Area Affected : 10%								
Location : At West End Of Asset								
Gravel	10%			2045	* *	2-5	$300	
Topsoil	20%			2031	$17,300	5	$800	
Topsoil	67%	4+	$34,800	2034	$58,100	5	$1,400	
Erosion, Extent : Moderate, Area Affected : 25%								
Location : Loss Of Soil At Isolated Settlement Locations								
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	47%			2037	* *	3	$200	
Recent Replace Evident, Extent : N/A, Area Affected : 16%								
Location : New Fence Installed Land-side Of Old Fence 164 To 230 Feet From East End Of Asset								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Along Entire Bulkhead								
Explanation : Chain Link Fence								
Fencing	45%	Now	$30,700	2041	* *	3	$200	
Broken, Extent : Severe, Area Affected : 100%								
Location : 0 To 73 Feet, 445 To 660 Feet, And 720 To 820 Feet From East End								
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name : **TIMBER CRIBBING, STACKED TIMBERS**
Address : **BARD AVE AND RICHMOND TERRACE**
Borough : **STATEN ISLAND**
Program / Asset # : **PAR0194.000 / 13934**
Linear Ft : **160**
Date of Survey : **15-Mar-2023**
Areas Surveyed :
Block : **184** **Lot** : **188**
Agency's Number : **N/A**
Yr Built/Renovated :
Project Type : **ECONOMIC DEVELOPMENT**
Landmark Status : **NONE**
BIN :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$301,400	
Total	**$301,400**	
Importance Code A	$301,400	
Total	**$301,400**	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$27,300			
Total	**$27,300**			
Importance Code A				
Importance Code B	$27,300			
Total	**$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.*

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+	$301,400	LIFE	* *	4	$4,700	
Missing Elements, Extent : Severe, Area Affected : 60%								
Location : Eastern Half								
Rotting/Splitting, Extent : Moderate, Area Affected : 40%								
Location : Western Half								
Backfill								
Fill								
Topsoil	50%	Now	$17,600	2074	* *			
Erosion, Extent : Severe, Area Affected : 100%								
Location : At Western Half								
Not Accessible	50%							
Surface								
Topsoil	100%	Now	$9,700	2032	$16,100	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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	: **770**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **05-Oct-2023**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **991**	**Lot**	: **59**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$96,000	
Total	**$96,000**	
Importance Code A	$96,000	
Total	**$96,000**	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads		$200	$2,600	
Total		**$200**	**$2,600**	
Importance Code A				
Importance Code B		$200	$2,600	
Importance Code C				
Total		**$200**	**$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

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	$4,600	
Sheet Piles								
Steel	25%	4+	$96,000	LIFE	* *			
Corrosion, Extent : Moderate, Area Affected : 25%								
Location : From Bent 18 To Bent 39 Starting At The West								
Not Accessible	75%							
Pile Caps								
Concrete	100%			LIFE	* *	5	$2,300	
Cracking, Extent : Light, Area Affected : 5%								
Location : Isolated Locations								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	55%			2044	* *	5	$4,800	
Concrete	5%			2044	* *	5	$400	
Topsoil	10%			2033	$7,700	5	$400	
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.*

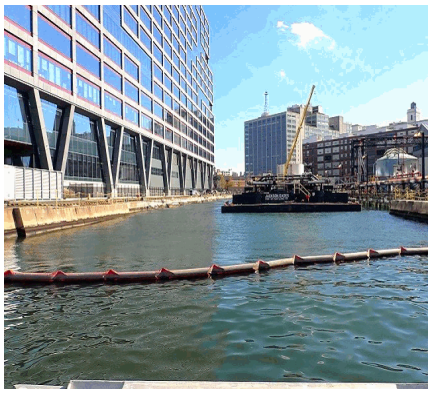
Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **06-Nov-2024**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2023** **Lot** : **1** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$918,400	$656,100
Total	**$918,400**	**$656,100**
Importance Code A	$704,400	
Importance Code B	$213,900	$656,100
Total	**$918,400**	**$656,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$6,600			
Total	**$6,600**			
Importance Code A	$200			
Importance Code B	$6,300			
Total	**$6,600**			



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+	$437,900	LIFE	* *	5	$5,000	
Displaced Elements, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Erosion, Extent : Moderate, Area Affected : 25%								
Location : In Tidal Zone								
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Isolated Along Concrete At Top Of Wall								
Concrete	10%	4+	$266,600	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 : Throughout								
Efflorescence, Extent : Light, Area Affected : 15%								
Location : Throughout								
Not Accessible	80%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	93%	4+	$115,500	2045	* *	5	$5,900	
Cracking, Extent : Moderate, Area Affected : 25%								
Location : Multiple Cracks Along Surface								
Concrete	5%	4+	$6,300	2045	* *	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%							
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	85%			2034	$557,700			
Corrosion, Extent : Light, Area Affected : 5%								
Location : Railing Posts								
Other Observation, Extent : Light, Area Affected : 5%								
Location : Railing Chains And Posts								
Explanation : Coating Loss								
Steel	15%	Now	$98,400	2036	$98,400			
Broken, Extent : Moderate, Area Affected : 5%								
Location : Broken Posts Throughout								
Displaced Elements, Extent : Moderate, Area Affected : 10%								
Location : Railing Posts								

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

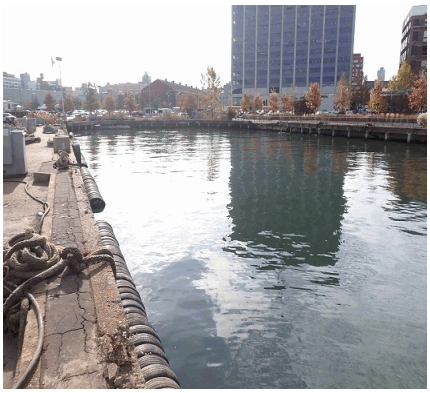
Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	: **07-Nov-2024**		**Landmark Status**	: **NONE**	
Areas Surveyed	:				
Block	: **2023**	**Lot** : **1**	**BIN**	:	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$1,752,200	
Total	**$1,752,200**	
Importance Code A	$665,800	
Importance Code B	$1,086,400	
Total	**$1,752,200**	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$47,100			$8,200
Total	**$47,100**			**$8,200**
Importance Code A	$100			
Importance Code B				$8,200
Importance Code C	$47,000			
Total	**$47,100**			**$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
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	$45,800	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 : 50%								
Location : Along Entire Curb								
No Component	2%							
Gravity Wall								
Concrete	5%	Now	$512,100	LIFE	* *	5	$300	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : On Isolated Apron Columns Along Entire Berth								
Explanation : Broken/ Impact Damage								
Concrete	2%			LIFE	* *	5-10	$300	
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+	$153,600	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	10%	4+	$78,000	2045	* *	5	$1,000	
Spalling, Extent : Moderate, Area Affected : 50%								
Location : Isolated Locations Across Entire Area								
Concrete	85%			2045	* *	5	$16,500	
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								
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 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
Deck Elements								
Railing								
Steel	100%			2029	$1,008,400			

Other Observation, Extent : N/A, Area Affected : 100%
Location : Perimeter Of Berth
Explanation : Abandoned, Not Working / Needed 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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **18-Apr-2024**
Landmark Status : **NONE**
Areas Surveyed :
Block : **4346** **Lot** : **200** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	$679,500	
Total	**$679,500**	
Importance Code A	$679,500	
Total	**$679,500**	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	$20,900		$100	
Total	**$20,900**		**$100**	
Importance Code A				
Importance Code B	$20,900		$100	
Importance Code C				
Total	**$20,900**		**$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	$463,400	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%	Now	$216,100	2050	* *	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	$10,500	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%			2044	* *	5	$100	
Gravel	15%	Now	$10,400	2050	* *	2-5	$100	
Settlement, Extent : Severe, Area Affected : 100%								
Location : Southeast Corner								
Gravel	35%			2044	* *	2-5	$200	
Not Accessible	45%							

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

Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name : **65TH STREET RAIL YARD MARINA TRANSFER BRIDGES**
Address : **FOOT OF 66TH ST NEXT TO BAT**
Borough : **BROOKLYN**
Program / Asset # : **DBSR038.020 / 13492**
Area Sq Ft : **9,930**
Date of Survey : **19-Mar-2024**
Areas Surveyed :
Block : **5804** **Lot** : **2**

Agency's Number : **N/A**
Yr Built/Renovated : **1999 / 2012**
Project Type : **ECONOMIC DEVELOPMENT**
Landmark Status : **NONE**
BIN :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Marinas/Docks	$242,200	$1,519,600
Total	**$242,200**	**$1,519,600**
Importance Code A	$242,200	$1,519,600
Total	**$242,200**	**$1,519,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Marinas/Docks	$42,900		$17,200	$7,100
Total	**$42,900**		**$17,200**	**$7,100**
Importance Code A	$42,900		$17,200	$7,100
Total	**$42,900**		**$17,200**	**$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%			2044	* *	5	$12,000	
Piles and Bracing								
Timber	25%			2055	* *	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%			2033	$860,500			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 9 Donut Fenders Offshore Of Bridges								
Explanation : Donut Fenders								
Deck Elements								
Railing								
Steel	100%			2033	$364,800			
Electrical								
Conduit								
Steel	90%			2033	$264,900			
Steel	10%	4+	$2,900	2033	$29,400			
Other Observation, Extent : Moderate, Area Affected : 75%								
Location : Inshore End Of Both Bridges								
Explanation : Corrosion								
Lighting Fixture								
Incandescent	100%			2029	$11,200			
Gallows Frames								
Tower Frames								
Steel	100%			2044	* *			
Movable Ramps								
Bearings								
Steel	100%	4+	$39,400	2044	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : All Steel Bearings								
Explanation : Corrosion								
Deck and Railing								
Steel	25%	4+	$93,400	2044	* *			
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Primarily At South End And Along Bottom Flanges								
Explanation : Corrosion/Coating Loss								
Steel	25%			2044	* *			
Timber Deck on Steel	25%	4+	$148,800	2044	* *			
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	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
65TH STREET RAIL YARD MARINA TRANSFER BRIDGES
Asset # : 13492

Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name : **ASTORIA FERRY LANDING**
Address : **30-19 VERNON BLVD. 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 : **22-Oct-2024**
Landmark Status : **NONE**
Areas Surveyed :
Block : **490** **Lot** : **100** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Marinas/Docks	$79,100	$480,500
Total	**$79,100**	**$480,500**
Importance Code A	$79,100	$480,500
Total	**$79,100**	**$480,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Marinas/Docks	$18,100	$700	$7,800	$1,800
Total	**$18,100**	**$700**	**$7,800**	**$1,800**
Importance Code A	$11,300			$1,100
Importance Code B	$300	$300	$7,500	$300
Importance Code C	$6,500	$400	$300	$400
Total	**$18,100**	**$700**	**$7,800**	**$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
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%			2056	* *	1-3	$24,800	
Pile Caps								
Concrete	100%			2056	* *	5	$200	
Piles and Bracing								
Steel	50%			2056	* *	5-10	$300	
Not Accessible	50%							
Floating Docks								
Anchor Piles								
Steel	40%	2-4	$11,300	2056	* *	3-5	$3,400	
Corrosion, Extent : Light, Area Affected : 5%								
Location : Isolated Areas & Splash Zone On Piles And Pile Guides								
Missing Coating, Extent : Light, Area Affected : 15%								
Location : Along Wear Surface								
Worn, Extent : Severe, Area Affected : 25%								
Location : Worn Pile Guide Buffer Pads								
Not Accessible	60%							
Fenders								
Rubber	80%			2034	$25,100	1-2	$2,800	
Rubber	20%	2-4	$6,300	2036	$6,300	1-2	$600	
Worn, Extent : Moderate, Area Affected : 50%								
Location : East And West Fender Racks								
Barge								
Steel	50%	4+	$79,100	2045	* *	5	$2,800	
Corrosion, Extent : Light, Area Affected : 5%								
Location : Splash Zone								
Missing Connections, Extent : Light, Area Affected : 1%								
Location : Single Missing Bolt In Hull Hatch On South Edge								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Slight List To The South								
Explanation : List								
Not Accessible	50%							
Protective Structure								
Donut Fender								
Steel/Rubber	40%			2034	$51,000			
Not Accessible	60%							
Deck Elements								
Railing								
Steel	100%			2034	$94,900			
Corrosion, Extent : Light, Area Affected : 2%								
Location : At Base Plate Connection								
Electrical								
Conduit								
PVC	100%			2032	$227,600			

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
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
Electrical								
Lighting Fixture								
LED	100%			2034	$107,000			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Barge And Gangway								
Explanation : 24 Lights In Total: 16 On The Barge								
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **5,200**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **30-Nov-2022**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2** **Lot** : **2** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Marinas/Docks	$76,500	$637,400
Total	**$76,500**	**$637,400**
Importance Code A	$76,500	$637,400
Total	**$76,500**	**$637,400**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Marinas/Docks	$600			
Total	**$600**			
Importance Code A	$600			
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

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								
Steel	5%			2060	* *			
Worn, Extent : Light, Area Affected : 10%								
Location : Wear On The Inside Curb Of Car Ports								
Timber	95%			2033		5		
Fender								
Facing								
Composite	88%			2032	$28,300			
Other Observation, Extent : Light, Area Affected : 50%								
Location : In Boat Contact Surfaces Within Ferry Slip								
Explanation : Wearing								
Composite	2%	Now	$600	2034	$600			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Isolated Locations At Slip 6 And Slip 7								
Explanation : Broken								
Not Accessible	10%							
Piles								
Timber	8%			2035	$509,900			
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+	$76,500	2035	$127,500			
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								
Steel	100%			2047	* *			
Movable Ramps								
Bearings								
Not Accessible	100%							
Deck and Railing								
Steel	100%			2047	* *			

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

Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name	: **BAY RIDGE/ 69TH ST FERRY LANDING @AMERICAN VETERANS MEMORIAL PIER**				
Address	: **6833 SHORE ROAD END OF 69TH STREET FISHING PIER**				
Borough	: **BROOKLYN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DSB0073.000 / 15425**			**Yr Built/Renovated**	:
Area Sq Ft	: **3,150**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **13-May-2022**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **5835**	**Lot**	: **30**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Marinas/Docks		$818,900
Total		**$818,900**
Importance Code A		$818,900
Total		**$818,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Marinas/Docks	$5,500	$600	$1,600	$5,700
Total	**$5,500**	**$600**	**$1,600**	**$5,700**
Importance Code A	$3,900	$400	$1,400	
Importance Code B	$1,600	$200	$200	$5,700
Total	**$5,500**	**$600**	**$1,600**	**$5,700**



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

DEPT. OF SMALL BUSINESS SERV. - 801

BAY RIDGE/ 69TH ST FERRY LANDING @AMERICAN VETERANS MEMORIAL PIER

Asset # : 15425

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%	4+	$1,600	2053	* *	1-3	$18,500	
Other Observation, Extent : Light, Area Affected : 2%								
Location : Southeast Corner Of Main Access Gangway Where Open Security Fence Rubs Against Gangway								
Explanation : Abrasion								
Pile Caps								
Concrete	100%			2053	* *	5	$500	
Piles and Bracing								
Steel	30%			2053	* *	5-10	$700	
Not Accessible	70%							
Floating Docks								
Anchor Piles								
Steel	50%			2053	* *	3-5	$4,400	
Missing Coating, Extent : Light, Area Affected : 5%								
Location : Isolated Locations Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Secure To Barge								
Explanation : 6 Piles								
Not Accessible	50%							
Railing								
Steel	100%			2031	$74,100			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Deck Of Barge								
Explanation : 125 Linear Feet								
Barge								
Steel	70%			2042	* *	5	$7,700	
Corrosion, Extent : Light, Area Affected : 5%								
Location : Tidal Zone								
Missing Coating, Extent : Light, Area Affected : 5%								
Location : Tidal Zone								
Not Accessible	30%							
Protective Structure								
Fenders								
Steel/Rubber	100%			2031	$255,500			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout Barge								
Explanation : 24 D-fenders								
Donut Fender								
Steel/Rubber	60%			2031	$76,500			
Other Observation, Extent : Light, Area Affected : 2%								
Location : At Both Fenders Located North Of The Barge								
Explanation : Abrasion								
Not Accessible	40%							
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

BAY RIDGE/ 69TH ST FERRY LANDING @AMERICAN VETERANS MEMORIAL PIER

Asset # : 15425

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%			2031	$341,400			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Deck Of Barge								
Explanation : 1,225 Linear Feet								
Lighting Fixture								
LED	100%			2031	$71,400			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Along Gangway And Canopy								
Explanation : 16 Lighting Elements								
Movable Ramps								
Deck and Railing								
Aluminum	100%			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.*

Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name	: **BKLYN. BRDG PIER 6 FERRY LANDING**				
Address	: **24 ATLANTIC AVENUE BROOKLYN BRIDGE PARK**				
Borough	: **BROOKLYN**		**Agency's Number**	: **N/A**	
Program / Asset #	: **DSB0075.000 / 15432**		**Yr Built/Renovated**	:	
Area Sq Ft	: **3,150**		**Project Type**	: **ECONOMIC DEVELOPMENT**	
Date of Survey	: **05-May-2022**		**Landmark Status**	: **NONE**	
Areas Surveyed	:				
Block	: **245**	**Lot** : **29**	**BIN**	:	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Marinas/Docks		$893,900
Total		**$893,900**
Importance Code A		$893,900
Total		**$893,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Marinas/Docks	$5,700	$700	$5,700	$400
Total	**$5,700**	**$700**	**$5,700**	**$400**
Importance Code A	$4,100	$400	$1,400	
Importance Code B	$1,300	$200	$4,100	$300
Importance Code C	$300	$200	$300	$200
Total	**$5,700**	**$700**	**$5,700**	**$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
BKLYN. BRDG PIER 6 FERRY LANDING
Asset # : 15432

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	98%			2053	* *	1-3	$13,300	
Aluminum	2%	Now	$1,100	2063	* *	1-3	$300	
Handrail Damage, Extent : Severe, Area Affected : 100%								
Location : Broken Top Safety Chain At Gangway Handrail To Ferry Barge								
Pile Caps								
Concrete	100%			2053	* *	5	$500	
Piles and Bracing								
Steel	25%			2053	* *	5-10	$600	
Not Accessible	75%							
Floating Docks								
Anchor Piles								
Steel	50%			2053	* *	3-5	$4,400	
Corrosion, Extent : Light, Area Affected : 5%								
Location : In The Tidal Zone								
Missing Coating, Extent : Light, Area Affected : 5%								
Location : In The Tidal Zone								
Not Accessible	50%							
Fenders								
Rubber	100%			2031	$20,100	1-2	$2,300	
Barge								
Steel	75%			2042	* *	5	$8,300	
Not Accessible	25%							
Protective Structure								
Donut Fender								
Steel/Rubber	100%			2031	$255,000			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 4 Monopiles With Donut Fenders								
Explanation : Note								
Deck Elements								
Railing								
Steel	100%			2031	$94,900			
Corrosion, Extent : Light, Area Affected : 5%								
Location : At Base Plate Connections And Top Rail								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 160 Linear Feet Of Steel Railing								
Explanation : Note								
Electrical								
Conduit								
Steel	100%			2031	$445,900			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1600 Linear Feet Of Steel Conduit								
Explanation : Note								

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

DEPT. OF SMALL BUSINESS SERV. - 801
BKLYN. BRDG PIER 6 FERRY LANDING
Asset # : 15432

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								
Lighting Fixture								
LED	100%			2031	$98,100			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 16 Light Fixtures On Ferry Barge And 6 Light Fixtures On Gangway Railing								
Explanation : Note								
Movable Ramps								
Deck and Railing								
Aluminum	100%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2 Bow loaders, 352 Square Feet Total								
Explanation : Note								

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

Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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 : **04-Nov-2024**
Landmark Status : **NONE**
Areas Surveyed :
Block : **Lot** : **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Marinas/Docks	$434,500	$572,000
Total	**$434,500**	**$572,000**
Importance Code A	$374,500	$78,600
Importance Code C	$60,000	$493,400
Total	**$434,500**	**$572,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Marinas/Docks	$34,100	$5,400	$66,000	$5,400
Total	**$34,100**	**$5,400**	**$66,000**	**$5,400**
Importance Code A	$7,400		$30,900	
Importance Code B	$1,200	$1,200	$27,400	$1,200
Importance Code C	$25,500	$4,200	$7,700	$4,200
Total	**$34,100**	**$5,400**	**$66,000**	**$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

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%			2056	* *	1-3	$90,400	
Floating Docks								
Anchor Piles								
Steel	100%			2056	* *	3-5	$96,700	
Corrosion, Extent : Light, Area Affected : 10%								
Location : At Locations Of Damaged Coating On Piles And On Guide Pile Frames								
Missing Coating, Extent : Moderate, Area Affected : 10%								
Location : At Guide Pile Assembly Buffers In Tidal Zone								
Fenders								
Rubber	55%			2034	$275,000	1-2	$30,700	
Rubber	2%	Now	$10,000	2036	$10,000	1-2	$1,000	
Broken, Extent : Severe, Area Affected : 100%								
Location : Broken Or Severely Deflected Vertical Fenders At Seven Locations								
Rubber	10%	4+	$50,000	2036	$50,000	1-2	$4,900	
Impact Damage, Extent : Moderate, Area Affected : 100%								
Location : Moderately Deflected Vertical Fenders At 24 Locations								
Vinyl	29%			2035	$139,100	2	$19,400	
Vinyl	4%	Now	$19,200	2036	$19,200	2	$2,100	
Broken, Extent : Severe, Area Affected : 100%								
Location : Cracked Or Broken Corner Fenders At Five Locations								
Floats/ Frames								
Concrete	77%			2045	* *	5	$157,200	
Other Observation, Extent : Light, Area Affected : 2%								
Location : Beneath Gangway Transition Plates								
Explanation : Abrasion On Concrete Surface								
Concrete	21%	2-4	$295,900	2051	* *	5	$21,400	
Waterlogged/Damaged Flotation, Extent : Moderate, Area Affected : 75%								
Location : Five Floats With Significant Listing And Excessive Movement During Wave Action								
Steel	2%	Now	$7,400	2044	* *	5	$600	
Other Observation, Extent : Light, Area Affected : 50%								
Location : Loose Float Connection Cover Plates								
Explanation : Loose Components								

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

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

Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name	: **CORLEARS HOOK FERRY LANDING**				
Address	: **NORTH SIDE OF PIER 42 S. OF EAST RIVER PK AMPHITHEATRE**				
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	: **07-Oct-2024**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **262**	**Lot**	: **25**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Marinas/Docks		$393,900
Total		**$393,900**
Importance Code A		$393,900
Total		**$393,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Marinas/Docks	$19,700	$300	$8,500	$3,100
Total	**$19,700**	**$300**	**$8,500**	**$3,100**
Importance Code A	$19,300		$1,000	$2,800
Importance Code B	$300	$300	$7,500	$300
Total	**$19,700**	**$300**	**$8,500**	**$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
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%			2056	* *	1-3	$24,800	
Surface Wearing/Scaling, Extent : Light, Area Affected : 2%								
Location : Barge-side Bearing Pads								
Pile Caps								
Concrete	100%			2056	* *	5	$200	
Piles and Bracing								
Steel	30%			2056	* *	5-10		
Not Accessible	70%							
Floating Docks								
Anchor Piles								
Steel	36%			2056	* *	3-5	$3,200	
Corrosion, Extent : Light, Area Affected : 15%								
Location : Isolated Areas And Tidal Zone								
Not Accessible	64%							
Floats/ Frames								
Polyethylene	20%	2-4	$5,300	2046	* *	1-5	$200	
Damaged/Missing Pile Guide, Extent : Moderate, Area Affected : 10%								
Location : Minor Impact Damage At Buffer Pads								
Steel	80%	4+	$3,400	2044	* *	5	$300	
Missing Coating, Extent : Moderate, Area Affected : 30%								
Location : Pile Guide Frames, Worse At Two On Offshore Side								
Barge								
Steel	50%			2045	* *	5	$5,500	
Corrosion, Extent : Light, Area Affected : 10%								
Location : Barge Splash Zone And At Fender Rack Framing								
Not Accessible	50%							
Protective Structure								
Fenders								
Steel/Rubber	50%	2-4	$10,600	2036	$10,600			
Worn, Extent : Moderate, Area Affected : 50%								
Location : 5 Foot High Band At Slip Fender Racks								
Steel/Rubber	50%			2034	$10,600			
Donut Fender								
Steel/Rubber	36%			2034	$45,900			
Corrosion, Extent : Light, Area Affected : 10%								
Location : Above Donuts								
Not Accessible	64%							
Deck Elements								
Railing								
Steel	100%			2034	$94,900			
Electrical								
Conduit								
PVC	100%			2032	$227,600			
Lighting Fixture								
LED	100%			2034	$71,400			

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
Movable Ramps								
Deck and Railing								
Steel	100%			2045	* *			

Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name : **E. 90TH ST FERRY LANDING NORTH END OF CARL SCHURZ PARK**
Address : **220-270 EAST END AVENUE EAST RIVER ESPLANADE AT E90TH ST**
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 : **25-Oct-2023**
Landmark Status : **NONE**
Areas Surveyed :
Block : **1592** **Lot** : **1** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Marinas/Docks		$802,100
Total		**$802,100**
Importance Code A		$802,100
Total		**$802,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Marinas/Docks	$11,700	$8,600	$43,300	$10,400
Total	**$11,700**	**$8,600**	**$43,300**	**$10,400**
Importance Code A	$11,400	$5,800	$42,900	$10,100
Importance Code B	$100	$2,600	$100	$100
Importance Code C	$300	$200	$300	$200
Total	**$11,700**	**$8,600**	**$43,300**	**$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 NORTH END OF CARL SCHURZ PARK

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	54%			2033	$407,100	5	$6,600	
Surface Wearing/Scaling, Extent : Light, Area Affected : 50%								
Location : Isolated Locations Throughout Platform								
Timber	1%	Now	$7,500	2035	$7,500	5	$100	
Broken, Extent : Moderate, Area Affected : 100%								
Location : Broken Plank North East Side Of Access Platform								
Not Accessible	45%							
Gangways								
Aluminum	100%			2055	* *	1-3	$8,500	
Pile Caps								
Timber	50%			2055	* *	4	$800	
Not Accessible	50%							
Piles and Bracing								
Timber	60%			2055	* *	4-5	$22,300	
Not Accessible	40%							
Floating Docks								
Anchor Piles								
Steel	60%			2055	* *	3-5	$7,900	
Missing Coating, Extent : Light, Area Affected : 5%								
Location : In Splash And Tidal Zone Elevations								
Not Accessible	40%							
Fenders								
Rubber	100%			2033	$19,900	1-2	$2,200	
Worn, Extent : Light, Area Affected : 10%								
Location : Isolated Locations Of D - Fender								
Barge								
Steel	45%			2044	* *	5	$5,000	
Not Accessible	55%							
Protective Structure								
Donut Fender								
Steel/Rubber	60%			2033				
Not Accessible	40%							
Deck Elements								
Railing								
Steel	99%			2033	$275,400			
Steel	1%	Now	$2,800	2035	$2,800			
Missing Connections, Extent : Severe, Area Affected : 100%								
Location : 5 Feet At Northeast Side Of Access Platform								
Electrical								
Conduit								
PVC	100%			2032	$109,200			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Barge Deck								
Explanation : 800 Feet Of Conduit								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost 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 NORTH END OF CARL SCHURZ PARK
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
Electrical								
Lighting Fixture								
Incandescent	100%			2029	$40,400			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : 18 Canopy Lights On Ferry Landing And 4 Light Poles On Timber Access Platform								
Fender								
Piles								
Timber	60%			2036				
Other Observation, Extent : Light, Area Affected : 10%								
Location : Top 2 Feet Of Piles								
Explanation : Splitting								
Not Accessible	40%							
Wales and Chocks								
Timber	100%			2036				

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

Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name : **EAST 20TH STREET STUYVESANT COVE FERRY LANDING**
Address : **320 AVENUE C EAST RIVER**
Borough : **MANHATTAN**
Agency's Number : **N/A**
Program / Asset # : **DSB0070.000 / 15422**
Yr Built/Renovated :
Area Sq Ft : **4,862**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **02-May-2022**
Landmark Status : **NONE**
Areas Surveyed :
Block : **991** **Lot** : **33** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Marinas/Docks		$800,500
Total		**$800,500**
Importance Code A		$800,500
Total		**$800,500**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Marinas/Docks	$4,800	$900	$4,500	$300
Total	**$4,800**	**$900**	**$4,500**	**$300**
Importance Code A	$3,500	$700	$1,400	
Importance Code B	$100	$100	$2,900	$100
Importance Code C	$1,100	$200	$200	$200
Total	**$4,800**	**$900**	**$4,500**	**$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
EAST 20TH STREET STUYVESANT COVE FERRY LANDING
Asset # : 15422

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%			2042	* *	5	$400	
Gangways								
Aluminum	100%			2053	* *	1-3	$9,400	
Pile Caps								
Concrete	100%			2053	* *	5	$1,000	
Piles and Bracing								
Steel	40%			2053	* *	5-10	$1,800	
Not Accessible	60%							
Floating Docks								
Anchor Piles								
Steel	50%			2053	* *	3-5	$4,400	
Not Accessible	50%							
Fenders								
Rubber	95%			2031	$16,900	1-2	$1,900	
Worn, Extent : Light, Area Affected : 10%								
Location : At Bowloader Ramps Where Ferries Contact Fendering								
Rubber	5%	Now	$900	2033	$900	1-2	$100	
Broken, Extent : Severe, Area Affected : 100%								
Location : Fenders Protecting Anchor Pile Guides At Northeast And Southeast Anchor Piles								
Barge								
Steel	60%			2042	* *	5	$6,600	
Corrosion, Extent : Light, Area Affected : 5%								
Location : Isolated Locations Of Corrosion In The Tidal Zone								
Not Accessible	40%							
Protective Structure								
Donut Fender								
Steel/Rubber	50%			2031	$63,700			
Not Accessible	50%							
Deck Elements								
Railing								
Steel	100%			2031	$94,900			
Electrical								
Conduit								
Steel	100%			2031	$427,800			
Lighting Fixture								
LED	100%			2031	$214,100			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 32 Lights Along Gangways And 16 Lights In Canopy On Barge								
Explanation : Lights								
Movable Ramps								
Deck and Railing								
Aluminum	100%			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.*

Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	:	**06-Nov-2024**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**2023** **Lot** : **1**	**BIN**	:	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Marinas/Docks		$313,200
Total		**$313,200**
Importance Code A		$313,200
Total		**$313,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Marinas/Docks	$3,900	$500	$10,800	$49,000
Total	**$3,900**	**$500**	**$10,800**	**$49,000**
Importance Code A	$3,500		$8,800	$48,500
Importance Code B	$100	$100	$1,700	$100
Importance Code C	$300	$400	$300	$400
Total	**$3,900**	**$500**	**$10,800**	**$49,000**



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

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%			2056	* *			
Corrosion, Extent : Light, Area Affected : 5%								
Location : At Travel Lift								
Gangways								
Aluminum	100%			2056	* *	1-3	$5,600	
Piles and Bracing								
Steel	30%	4+	$1,300	2056	* *	5		
Corrosion, Extent : Moderate, Area Affected : 5%								
Location : At Top Of Piles And Collars								
Not Accessible	70%							
Floating Docks								
Anchor Piles								
Steel	60%			2056	* *	3-5	$27,700	
Missing Coating, Extent : Moderate, Area Affected : 25%								
Location : In Rub Areas Of Tidal Zone And Splash Zone								
Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Missing Pile Cap Tops, 15 Locations								
Not Accessible	40%							
Deck								
Concrete	50%			2045	* *	5	$97,000	
Cracking, Extent : Light, Area Affected : 10%								
Location : Top Surface Of Dock								
Not Accessible	50%							
Fenders								
Rubber	100%			2034	$31,400	1-2	$3,500	
Launch/Haulout								
Piles and Bracing								
Steel	10%			2056	* *	5-10	$109,500	
Corrosion, Extent : Light, Area Affected : 10%								
Location : Top 2 Feet.								
Missing Coating, Extent : Light, Area Affected : 10%								
Location : Top 2 Feet.								
Not Accessible	90%							
Runway								
Concrete	80%			2056	* *	5	$900	
Steel	20%			2056	* *	5	$800	
Protective Structure								
Fenders								
Steel/Rubber	100%			2034	$63,900			
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%			2034	$68,800			
Corrosion, Extent : Light, Area Affected : 5%								
Location : Handrail Only At Boat Launch								
Other Observation, Extent : Light, Area Affected : 50%								
Location : At Access Walkway								
Explanation : Loose Handrails								
Electrical								
Conduit								
PVC	100%			2032	$21,200			
Electrical/Mech.								
Power Supply/Bollards								
Steel	100%			2034	$10,000			
Mech./Plumbing								
Water Supply								
PVC	5%	4+	$2,200	2032	$3,700			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Minor Leak At Bulkhead Adjacent To South Dock								
Explanation : Leaking Connection								
PVC	95%			2032	$70,100			
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name	:	**FERRY POINT PARK FERRY LANDING THROGS NECK FERRY TERMINAL**			
Address	:	**HUTCHINSON RIVER PKWY/ BALCOM AV SOUTHWEST OF PARKING LOT**			
Borough	:	**BRONX**		**Agency's Number**	: **X126**
Program / Asset #	:	**PARX126.045 / 15548**		**Yr Built/Renovated**	: **2021 /**
Area Sq Ft	:	**6,275**		**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	:	**15-May-2023**		**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	:	**5583**	**Lot** : **100**	**BIN**	: **2832138**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Marinas/Docks		$452,100
Total		**$452,100**
Importance Code A		$452,100
Total		**$452,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Marinas/Docks	$21,700	$600	$600	$24,100
Total	**$21,700**	**$600**	**$600**	**$24,100**
Importance Code A	$7,400			$9,700
Importance Code B	$14,400	$600	$600	$14,400
Total	**$21,700**	**$600**	**$600**	**$24,100**



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

FERRY POINT PARK FERRY LANDING THROGS NECK FERRY TERMINAL

Asset # : 15548

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%			2047	* *	5	$3,600	
Gangways								
Aluminum	100%			2060	* *	1-3	$61,100	
Pile Caps								
Concrete	100%			2060	* *	5	$1,600	
Piles and Bracing								
Steel	100%			2060	* *	5-10	$6,900	
Floating Docks								
Anchor Piles								
Steel	50%			2060	* *	3-5	$8,700	
Not Accessible	50%							
Railing								
Steel	100%			2033	$74,700			
Barge								
Steel	60%			2047	* *	5	$7,000	
Not Accessible	40%							
Protective Structure								
Fenders								
Steel/Rubber	100%			2033	$21,300			
Donut Fender								
Steel/Rubber	50%			2033	$63,700			
Not Accessible	50%							
Deck Elements								
Railing								
Steel	100%			2033	$65,300			
Electrical								
Conduit								
Steel	100%			2033	$177,000			
Lighting Fixture								
LED	100%			2033	$71,400			

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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	: **07-Oct-2024**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **199**	**Lot**	: **1**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Marinas/Docks		$134,600
Total		**$134,600**
Importance Code A		$134,600
Total		**$134,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Marinas/Docks	$30,300	$300	$2,700	$17,300
Total	**$30,300**	**$300**	**$2,700**	**$17,300**
Importance Code A	$19,200		$1,100	$17,000
Importance Code B	$400	$100	$1,200	$100
Importance Code C	$10,700	$200	$400	$200
Total	**$30,300**	**$300**	**$2,700**	**$17,300**



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 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	98%			2056	* *	1-3	$3,900	
Aluminum	2%	4+	$300	2066	* *	1-3	$100	
Handrail Damage, Extent : Light, Area Affected : 30%								
Location : North Face Of Gangway								
Floating Docks								
Anchor Piles								
Steel	40%			2056	* *	3-5	$3,500	
Corrosion, Extent : Light, Area Affected : 5%								
Location : Within Tidal Zone And At Pile Guide Wear Pads								
Not Accessible	60%							
Fenders								
Rubber	60%			2031	$15,700	1-2	$1,800	
Worn, Extent : Light, Area Affected : 15%								
Location : Worn Bearing Pads On The North, West, And South Faces								
Rubber	40%	Now	$10,500	2036	$10,500	1-2	$1,000	
Worn, Extent : Severe, Area Affected : 25%								
Location : Worn Bearing Pads On The East Face Of The Northwest And Northeast Anchor Piles								
Barge								
Steel	60%			2045	* *	5	$3,400	
Corrosion, Extent : Light, Area Affected : 25%								
Location : Above The Waterline								
Missing Coating, Extent : Light, Area Affected : 25%								
Location : Above The Waterline								
Not Accessible	40%							
Protective Structure								
Fenders								
Steel/Rubber	50%	4+	$5,300	2034	$10,600			
Corrosion, Extent : Light, Area Affected : 35%								
Location : At Steel Fender Rack Frames								
Steel/Rubber	50%	2-4	$10,600	2036	$10,600			
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Rubber Fenders At Berthing Face								
Explanation : Abrasion And Impact Damage								
Donut Fender								
Steel/Rubber	40%			2034	$51,000			
Worn, Extent : Light, Area Affected : 10%								
Location : Minor Abrasion At The Waterline								
Not Accessible	60%							
Deck Elements								
Railing								
Steel	100%			2034	$46,300			
Corrosion, Extent : Light, Area Affected : 15%								
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+	$1,700	2034	$83,600			
Other Observation, Extent : Light, Area Affected : 10%								
Location : At The Steel Conduit Connections								
Explanation : Corrosion								
Lighting Fixture								
Incandescent	85%			2030	$15,300			
LED	15%	Now	$1,600	2034	$5,400			
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

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	: **16-Oct-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **2530** **Lot** : **8**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Marinas/Docks		$185,900
Total		**$185,900**
Importance Code A		$185,900
Total		**$185,900**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Marinas/Docks	$33,300	$500	$2,300	$8,200
Total	**$33,300**	**$500**	**$2,300**	**$8,200**
Importance Code A	$21,000		$1,800	$1,500
Importance Code B	$8,900	$300	$300	$6,400
Importance Code C	$3,400	$200	$300	$200
Total	**$33,300**	**$500**	**$2,300**	**$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
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	100%	2-4	$8,900	2056	* *	1-3	$20,900	
Loose Connections, Extent : Light, Area Affected : 1%								
Location : Bearing Pad At Both Ends Of Gangway								
Surface Wearing/Scaling, Extent : Light, Area Affected : 80%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 5%								
Location : Steel Connection Chains								
Explanation : Corrosion								
Floating Docks								
Anchor Piles								
Steel	50%			2056	* *	3-5	$5,500	
Corrosion, Extent : Light, Area Affected : 10%								
Location : Vertical Bands From Guide Pile Frame Abrasion								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : One Northwest Anchor Pile								
Explanation : Excess Movement								
Not Accessible	50%							
Fenders								
Rubber	80%	4+	$3,400	2034	$16,800	1-2	$1,700	
Worn, Extent : Light, Area Affected : 40%								
Location : 4 Foot High Bands At Slip Fender Racks								
Rubber	20%			2034	$4,200	1-2	$500	
Barge								
Steel	49%			2045	* *	5	$3,100	
Corrosion, Extent : Light, Area Affected : 10%								
Location : Splash Zone And Isolated Areas								
Steel	1%	2-4	$1,800	2049	* *	5		
Impact Damage, Extent : Moderate, Area Affected : 100%								
Location : Safety Ladder								
Not Accessible	50%							
Deck Elements								
Railing								
Steel	100%			2034	$94,900			
Corrosion, Extent : Light, Area Affected : 10%								
Location : Isolated Areas								
Electrical								
Conduit								
PVC	100%			2032	$91,000			
Loose Connections, Extent : Light, Area Affected : 2%								
Location : Two Missing Clips								
Other Observation, Extent : Light, Area Affected : 10%								
Location : Primarily At Fittings								
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
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								
Lighting Fixture								
LED	100%			2034	$13,400			
Corrosion, Extent : Moderate, Area Affected : 1%								
Location : At Base Of Offshore Pole, 1 Of 3 Total Light Poles								
Movable Ramps								
Deck and Railing								
Steel	100%	4+	$19,200	2045	* *			
Cracked Weld, Extent : Light, Area Affected : 5%								
Location : Welds Connecting Floor Plate To Framing, North End Of South Ramp								
Other Observation, Extent : Severe, Area Affected : 80%								
Location : Throughout								
Explanation : Walking Surface Worn/ 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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name	: **HUNTERS POINT SOUTH PARK FERRY LANDING**				
Address	: **5210 CENTER BLVD., LIC 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	: **16-Oct-2024**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **6**	**Lot**	: **1**	**BIN**	:

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Marinas/Docks	$2,000	$200	$6,100	$1,300
Total	**$2,000**	**$200**	**$6,100**	**$1,300**
Importance Code A			$3,600	$900
Importance Code B	$1,900	$100	$2,400	$200
Importance Code C	$100	$100	$100	$100
Total	**$2,000**	**$200**	**$6,100**	**$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
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	95%			2056	* *	1-3	$8,000	
Recent Repair Evident, Extent : N/A, Area Affected : 2%								
Location : Handrails At West Side Of Gangway At Handrail Post								
Aluminum	5%	4+	$1,800	2066	* *	1-3	$400	
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Southwest Corner Of West Fiberglass Transition Plate								
Explanation : Damaged Due To Contact With Railing Post								
Floating Docks								
Anchor Piles								
Steel	85%			2056	* *	3-5	$11,200	
Corrosion, Extent : Light, Area Affected : 2%								
Location : Where Pile Guide Bearing Pads Make Contact								
Not Accessible	15%							
Fenders								
Rubber	100%			2034	$8,400	1-2	$900	
Worn, Extent : Light, Area Affected : 40%								
Location : Center Of Fender Racks Due To Ferry Berthing								
Railing								
Steel	100%			2034	$45,100			
Broken, Extent : Moderate, Area Affected : 2%								
Location : Broken Post Adjacent To West Fiberglass Transition Plate								
Barge								
Steel	100%			2045	* *	5	$1,900	
Corrosion, Extent : Light, Area Affected : 5%								
Location : Isolated Areas In Tidal Zone And On Deck Surface								
Other Observation, Extent : N/A, Area Affected : 2%								
Location : Adjacent To Movable Ramp								
Explanation : Fiberglass Non- Slip Surface								
Electrical								
Conduit								
PVC	100%			2032	$34,400			
Lighting Fixture								
LED	100%			2034	$17,800			
Corrosion, Extent : Light, Area Affected : 50%								
Location : 2 Of 4 Lights								
Movable Ramps								
Deck and Railing								
Aluminum	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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name	: **LONG ISLAND CITY FERRY LANDING GANTRY PLAZA**				
Address	: **4540 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	: **08-Oct-2024**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **21**	**Lot**	: **500**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Marinas/Docks		$470,300
Total		**$470,300**
Importance Code A		$470,300
Total		**$470,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Marinas/Docks	$29,600	$500	$6,300	$600
Total	**$29,600**	**$500**	**$6,300**	**$600**
Importance Code A	$24,300		$1,700	
Importance Code B	$200	$200	$4,300	$200
Importance Code C	$5,200	$400	$400	$400
Total	**$29,600**	**$500**	**$6,300**	**$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
LONG ISLAND CITY FERRY LANDING GANTRY PLAZA
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%			2056	* *	1-3	$14,100	
Pile Caps								
Concrete	100%			2056	* *	5	$200	
Piles and Bracing								
Steel	15%			2056	* *	5-10	$100	
Not Accessible	85%							
Floating Docks								
Anchor Piles								
Steel	59%			2056	* *	3-5	$5,200	
Corrosion, Extent : Light, Area Affected : 15%								
Location : Primarily In Splash Zone								
Steel	1%	4+	$200	2056	* *	3-5	$100	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Southwest Pile Guide								
Explanation : Impact Damage								
Not Accessible	40%							
Fenders								
Rubber	50%	4+	$4,700	2036	$15,700	1-2	$1,500	
Worn, Extent : Moderate, Area Affected : 50%								
Location : 5 Foot High Band At Slip Fender Racks								
Rubber	1%	Now	$300	2036	$300	1-2		
Impact Damage, Extent : Severe, Area Affected : 100%								
Location : At Northwest And Southwest Pile Guide Corner Fender								
Rubber	49%			2034	$15,400	1-2	$1,700	
Floats/ Frames								
Polyethylene	20%			2041	* *	1-5	$200	
Steel	80%			2041	* *	5-10	$1,200	
Barge								
Steel	50%	4+	$15,800	2045	* *	5	$2,800	
Corrosion, Extent : Light, Area Affected : 15%								
Location : Primarily In Splash Zone And Within Moveable Ramp Bays								
Not Accessible	50%							
Protective Structure								
Donut Fender								
Steel/Rubber	60%	4+	$1,500	2034	$76,500			
Corrosion, Extent : Light, Area Affected : 10%								
Location : Above Donut Fenders								
Missing Coating, Extent : Light, Area Affected : 10%								
Location : Above Donut Fenders								
Not Accessible	40%							
Deck Elements								
Railing								
Steel	100%	4+	$1,900	2034	$94,900			
Corrosion, Extent : Light, Area Affected : 2%								
Location : At Base Plates Of Railing Posts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost 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 GANTRY PLAZA
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
Electrical								
Conduit								
PVC	100%			2032	$227,600			
Lighting Fixture								
LED	100%			2034	$71,400			
Movable Ramps								
Deck and Railing								
Steel	100%	4+	$4,700	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.*

Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name : **NORTH WILLIASMBURG FERRY LANDING NORTH 5TH STREET PARK**
Address : **22 N 6TH 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 : **15-May-2025**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2332** **Lot** : **40** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Marinas/Docks		$342,200
Total		**$342,200**
Importance Code A		$342,200
Total		**$342,200**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Marinas/Docks	$20,100	$400	$15,900	$400
Total	**$20,100**	**$400**	**$15,900**	**$400**
Importance Code A	$19,800		$11,200	
Importance Code B	$200	$200	$4,600	$200
Importance Code C	$200	$200	$200	$200
Total	**$20,100**	**$400**	**$15,900**	**$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

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	99%			2049	* *	5	$6,200	
Concrete	1%	Now	$1,400	2051	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Inshore End Of Access Pier								
Explanation : Missing Asphalt Pavers								
Gangways								
Aluminum	100%			2062	* *	1-3	$15,000	
Pile Caps								
Concrete	100%			2062	* *	5	$8,700	
Piles and Bracing								
Steel	100%			2062	* *	5-10	$38,500	
Floating Docks								
Anchor Piles								
Steel	100%			2062	* *	3-5	$8,800	
Missing Coating, Extent : Light, Area Affected : 5%								
Location : At Interface With Pile Guide								
Fenders								
Rubber	100%			2034	$16,800	1-2	$1,900	
Worn, Extent : Light, Area Affected : 40%								
Location : Light Wear At Slip Fenders								
Barge								
Steel	100%			2049	* *	5	$10,500	
Corrosion, Extent : Light, Area Affected : 10%								
Location : Splash Zone								
Protective Structure								
Donut Fender								
Steel/Rubber	50%	4+	$12,700	2034	$63,700			
Worn, Extent : Light, Area Affected : 20%								
Location : At Point Of Contact With Berthing Vessels								
Not Accessible	50%							
Deck Elements								
Railing								
Steel	100%			2035	$228,400			
Electrical								
Conduit								
PVC	100%			2033	$50,100			
Lighting Fixture								
LED	100%			2035	$17,800			
Movable Ramps								
Deck and Railing								
Steel	100%			2049	* *			

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

Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name	: **RED HOOK FERRY LANDING**				
Address	: **206 CLINTON WHARF ATLANTIC BASIN**				
Borough	: **BROOKLYN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DSB0074.000 / 15426**			**Yr Built/Renovated**	:
Area Sq Ft	: **3,150**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **05-May-2022**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **515**	**Lot**	: **61**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Marinas/Docks		$739,600
Total		**$739,600**
Importance Code A		$739,600
Total		**$739,600**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Marinas/Docks	$4,700	$900	$7,500	$500
Total	**$4,700**	**$900**	**$7,500**	**$500**
Importance Code A	$4,100	$400	$2,100	
Importance Code B	$200	$200	$5,000	$200
Importance Code C	$400	$200	$400	$200
Total	**$4,700**	**$900**	**$7,500**	**$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

RED HOOK FERRY LANDING

Asset # : 15426

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%			2053	* *	1-3	$16,400	
Pile Caps								
Concrete	100%			2053	* *	5	$500	
Piles and Bracing								
Steel	25%			2053	* *	5-10	$600	
Not Accessible	75%							
Floating Docks								
Anchor Piles								
Steel	50%			2053	* *	3-5	$6,600	
Not Accessible	50%							
Fenders								
Rubber	100%			2031	$27,700	1-2	$3,100	
Barge								
Steel	75%			2042	* *	5	$8,300	
	Other Observation, Extent : N/A, Area Affected : 10%							
	Location : Guide Pile Pads And Frames In Good Condition							
	Explanation : Note							
Not Accessible	25%							
Protective Structure								
Donut Fender								
Steel/Rubber	100%			2031	$127,500			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : 2 Monopiles With Donut Fenders							
	Explanation : Note							
Deck Elements								
Railing								
Steel	100%			2031	$94,900			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : 160 Linear Feet Of Steel Railing							
	Explanation : Note							
Electrical								
Conduit								
Steel	100%			2031	$445,900			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : 1600 Linear Feet Of Steel Conduit							
	Explanation : Note							
Lighting Fixture								
LED	100%			2032	$71,400			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : 16 Light Fixtures							
	Explanation : Note							
Movable Ramps								

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

DEPT. OF SMALL BUSINESS SERV. - 801
RED HOOK FERRY LANDING
Asset # : 15426

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								
Aluminum	100%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2 Bow loaders, 352 Square Feet Total								
Explanation : Note								

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

Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name : **ROCKAWAY PARK FERRY LANDING**
Address : **10803 BEACH CHANNEL DRIVE FAR ROCKAWAY - JAMAICA BAY**
Borough : **QUEENS**
Agency's Number : **N/A**
Program / Asset # : **DSB0072.000 / 15424**
Yr Built/Renovated :
Area Sq Ft : **3,150**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **13-May-2022**
Landmark Status : **NONE**
Areas Surveyed :
Block : **16166** **Lot** : **350** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Marinas/Docks	$110,800	$823,000
Total	**$110,800**	**$823,000**
Importance Code A	$110,800	$823,000
Total	**$110,800**	**$823,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Marinas/Docks	$1,200	$600	$5,500	$200
Total	**$1,200**	**$600**	**$5,500**	**$200**
Importance Code A	$1,100	$400	$2,000	
Importance Code B	$200	$200	$3,600	$200
Total	**$1,200**	**$600**	**$5,500**	**$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
ROCKAWAY PARK FERRY LANDING
Asset # : 15424

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%			2053	* *	1-3	$11,700	
Pile Caps								
Concrete	100%			2053	* *	5	$500	
Piles and Bracing								
Steel	30%			2053	* *	5-10	$700	
Not Accessible	70%							
Floating Docks								
Anchor Piles								
Steel	70%			2053	* *	3-5	$6,200	
Missing Coating, Extent : Light, Area Affected : 5%								
Location : Isolated Locations								
Not Accessible	30%							
Railing								
Steel	100%			2031	$94,900			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Deck Of Barge								
Explanation : 160 Feet Of Railing								
Barge								
Steel	70%	4+	$110,800	2042	* *	5	$3,900	
Corrosion, Extent : Moderate, Area Affected : 15%								
Location : Typically At Pile Guide Connection Points								
Missing Coating, Extent : Light, Area Affected : 15%								
Location : Isolated Locations Throughout								
Not Accessible	30%							
Protective Structure								
Fenders								
Steel/Rubber	90%			2031	$9,600			
Worn, Extent : Light, Area Affected : 15%								
Location : Isolated Locations Throughout								
Steel/Rubber	10%	0-2	$1,100	2033	$1,100			
Damaged/Missing Pile Guide, Extent : Severe, Area Affected : 50%								
Location : Total 18 Linear Feet Of Buffers Attached To Northern And Southern Pile Guides								
Donut Fender								
Steel/Rubber	70%			2031	$178,500			
Not Accessible	30%							
Electrical								
Conduit								
Steel	100%			2031	$451,400			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Deck Of Barge								
Explanation : 1,620 Feet Of Conduit								

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

DEPT. OF SMALL BUSINESS SERV. - 801
ROCKAWAY PARK FERRY LANDING
Asset # : 15424

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								
Lighting Fixture								
LED	100%			2031	$98,100			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : On Gangway And Canopy								
Explanation : 22 Light Elements								
Movable Ramps								
Deck and Railing								
Aluminum	100%			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.*

Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name	: **ROOSEVELT ISLAND FERRY LANDING**				
Address	: **899-851 MAIN ST., ROOSEVELT ISLAND**				
Borough	: **MANHATTAN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0069.000 / 15421**			**Yr Built/Renovated**	:
Area Sq Ft	: **3,150**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **02-May-2022**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **1373**	**Lot**	: **1**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Marinas/Docks		$620,800
Total		**$620,800**
Importance Code A		$620,800
Total		**$620,800**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Marinas/Docks	$3,700	$700	$8,000	$200
Total	**$3,700**	**$700**	**$8,000**	**$200**
Importance Code A	$3,500	$600	$3,400	
Importance Code B	$200	$200	$4,600	$200
Total	**$3,700**	**$700**	**$8,000**	**$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
ROOSEVELT ISLAND FERRY LANDING
Asset # : 15421

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%			2053	* *	1-3	$15,300	
Pile Caps								
Concrete	100%			2053	* *	5	$500	
Piles and Bracing								
Steel	100%			2053	* *	5-10	$2,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : At Gangway								
Explanation : 2 Piles								
Floating Docks								
Anchor Piles								
Steel	80%			2053	* *	3-5	$10,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Secured To Barge								
Explanation : 6 Piles								
Not Accessible	20%							
Railing								
Steel	100%			2031	$94,900			
Barge								
Steel	60%			2042	* *	5	$6,600	
Corrosion, Extent : Light, Area Affected : 5%								
Location : Tidal Zone And Isolated Deck Locations								
Missing Coating, Extent : Light, Area Affected : 5%								
Location : Tidal Zone And Isolated Deck Locations								
Not Accessible	40%							
Protective Structure								
Fenders								
Steel/Rubber	2%	0-2	$200	2033	$200			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Northeastern Most Pile Guide Protective Fender								
Explanation : 8 Linear Feet Of Abrasion Damage Of Pile Guide Fender								
Steel/Rubber	68%			2031	$7,200			
Not Accessible	30%							
Electrical								
Conduit								
Steel	100%			2031	$427,800			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Deck Of Barge								
Explanation : 1,535 Feet Of Conduit								
Lighting Fixture								
LED	100%			2031	$98,100			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : On Gangway And Canopy								
Explanation : 22 Light Fixtures								
Movable Ramps								
Deck and Railing								
Aluminum	100%			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
ROOSEVELT ISLAND FERRY LANDING
Asset # : 15421

Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name	: **SKYPORT MARINA (23RD ST MARINA)**				
Address	: **EAST RIVER, 23 ST AND FDR DRIVE**				
Borough	: **MANHATTAN**			**Agency's Number**	: **N/A**
Program / Asset #	: **PAR0154.000 / 13645**			**Yr Built/Renovated**	:
Area Sq Ft	: **12,354**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **05-Oct-2023**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **991**	**Lot**	: **50**	**BIN**	:

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Marinas/Docks	$879,200	$2,381,000
Total	**$879,200**	**$2,381,000**
Importance Code A	$879,200	$2,228,000
Importance Code C		$153,000
Total	**$879,200**	**$2,381,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Marinas/Docks	$190,000	$30,100	$12,600	$99,100
Total	**$190,000**	**$30,100**	**$12,600**	**$99,100**
Importance Code A	$137,400	$25,300	$12,400	$95,600
Importance Code B	$52,600	$2,000	$200	$3,400
Importance Code C		$2,800		
Total	**$190,000**	**$30,100**	**$12,600**	**$99,100**



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
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	28%	0-2	$126,400	2050	* *	5	$2,900	
Cracking, Extent : Severe, Area Affected : 25%								
Location : Longitudinal And Transverse Cracking At Eastern Walkway								
Spalling, Extent : Severe, Area Affected : 80%								
Location : Widespread At Eastern Walkway								
Concrete	50%			2038	* *	5	$10,400	
Cracking, Extent : Light, Area Affected : 10%								
Location : Isolated Locations At Western Leg Of Walkway								
Spalling, Extent : Light, Area Affected : 5%								
Location : At Western Leg Of Walkway								
Concrete	20%	4+	$90,300	2050	* *	5	$2,100	
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Isolated Deck Soffit Spalls Along Western Leg Of Access Walkway								
Timber	2%	4+	$27,500	2033	$27,500	5	$200	
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	15%	4+	$10,600	2065	* *	1-3	$2,500	
Cracked Weld, Extent : Severe, Area Affected : 5%								
Location : At Gangway Landing At Slip 6								
Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Missing Hardware At Gangway Connecting Two Barges At Slip 1								
Surface Wearing/Scaling, Extent : Severe, Area Affected : 10%								
Location : Damaged And/or Loose Planks At Slip 8								
Aluminum	35%			2055	* *	1-3	$5,900	
Aluminum	50%	0-2	$35,300	2065	* *	1-3	$8,200	
Cracked Weld, Extent : Severe, Area Affected : 75%								
Location : Slip 2, Slip 3, Slip 4, Slip 5, And The Seaplane Slip Gangways All Have Cracked Welds And Loose Planks								
Roller Malfunction, Extent : Severe, Area Affected : 25%								
Location : Slip 2 Gangway Has Severe Abrasion Damage At Landing								
Other Observation, Extent : Severe, Area Affected : 25%								
Location : Slip 2 Gangway Is Rotating Due To Uneven Access Walkway Deck								
Explanation : Rotating								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost 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								
Pile Caps								
Concrete	30%	0-2	$68,100	2055	* *	5	$4,300	
Spalling, Extent : Severe, Area Affected : 50%								
Location : Along Eastern Leg Of Access Walkway								
Concrete	20%	4+	$34,000	2055	* *	5	$2,900	
Spalling, Extent : Moderate, Area Affected : 50%								
Location : Eastern And Western Leg Of Access Walkway								
Concrete	50%			2045	* *	5	$14,400	
Cracking, Extent : Light, Area Affected : 5%								
Location : Isolated Locations								
Piles and Bracing								
Steel	2%			2055	* *	5-10	$2,500	
Timber	20%	4+	$203,500	2055	* *	4-5	$11,400	
Missing Connections, Extent : Moderate, Area Affected : 10%								
Location : Bracing Not Attached Eastern Walkway								
Rotting/Splitting, Extent : Moderate, Area Affected : 40%								
Location : Tidal Zone								
Timber	30%			2055	* *	4-5	$33,000	
Rotting/Splitting, Extent : Light, Area Affected : 100%								
Location : Tidal Zone								
Not Accessible	48%							
Fender Piles, Wales and Choc								
Timber	100%	Now	$268,500	2050	* *	3	$68,600	
Broken, Extent : Severe, Area Affected : 100%								
Location : Along South Access Walkway And Offshore Face								
Floating Docks								
Anchor Piles								
Steel	20%			2055	* *	3-5	$17,600	
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								
Steel	15%	4+	$14,100	2055	* *	3-5	$12,900	
Corrosion, Extent : Moderate, Area Affected : 25%								
Location : In The Tidal Zone At Slip 2, Slip 3, Slip 7, And Slip 8								
Timber	5%	Now	$20,700	2040	* *	4-5	$600	
Broken, Extent : Severe, Area Affected : 100%								
Location : Broken Piles At Slip 3 And Slip 4								
Timber	10%			2033	$41,400	4-5	$1,800	
Abrasion, Extent : Light, Area Affected : 30%								
Location : Tidal Zone								
Not Accessible	50%							
Deck								
Timber	100%			2033	$1,593,400	5	$25,800	

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								
Floats/ Frames								
Polyethylene	40%			2040	* *	1-5	$14,700	
Polyethylene	5%	Now	$42,700	2045	* *	1-5	$1,300	
Waterlogged/Damaged Flotation, Extent : Severe, Area Affected : 100%								
Location : Slip 3 And Slip 4								
Steel	54%			2040	* *	5-10	$25,500	
Timber	1%	Now	$10,800	2045	* *			
Broken, Extent : Severe, Area Affected : 100%								
Location : Broken Connection Hinges Between Floating Docks At Slip 3								
Mooring Piles								
Steel	25%			2055	* *	5-10	$2,200	
Steel	10%	4+	$6,700	2065	* *	5		
Missing Coating, Extent : Moderate, Area Affected : 25%								
Location : Slip 7								
Not Plumb, Extent : Moderate, Area Affected : 10%								
Location : Slip 1								
Timber	15%			2036	$6,800	4-5	$400	
Not Accessible	50%							
Barge								
Steel	30%			2044	* *	5	$4,600	
Steel	20%	4+	$88,400	2044	* *	5	$1,500	
Corrosion, Extent : Light, Area Affected : 50%								
Location : Surface Corrosion At Slip 2, Slip 6, And Slip 7								
Not Accessible	50%							
Protective Structure								
Pile Cluster								
Timber	50%			2036	$153,000	4-10	$45,800	
Worn, Extent : Light, Area Affected : 10%								
Location : Slip 3								
Not Accessible	50%							
Deck Elements								
Railing								
Steel	95%			2033	$515,600			
Corrosion, Extent : Light, Area Affected : 5%								
Location : Isolated Locations								
Steel	5%	4+	$16,300	2035	$27,100			
Handrail Damage, Extent : Moderate, Area Affected : 70%								
Location : Impact Damage At North End Of Eastern Walkway								
Electrical								
Conduit								
Steel	25%			2033	$30,300			
PVC	25%			2031	$16,500			
Not Accessible	50%							
Lighting Fixture								
Incandescent	100%			2029	$9,000			
Electrical/Mech.								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost 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
Electrical/Mech.								
Power Supply/Bollards								
Plastic	50%			2030	$22,500			
Plastic	25%	Now	$3,400	2033	$11,300			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Slip 2								
Explanation : Broken Connections								
Steel	25%			2033	$11,300			
Mech./Plumbing								
Water Supply								
PVC	50%			2031	$50,500			
Not Accessible	50%							

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

Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name	:	**SOUNDVIEW FERRY DOCK CLASON POINT PARK**			
Address	:	**1 SOUNDVIEW AVENUE 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	:	**31-Oct-2024**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**3435** **Lot** : **75**	**BIN**	:	

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Marinas/Docks		$470,300
Total		**$470,300**
Importance Code A		$470,300
Total		**$470,300**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Marinas/Docks	$1,800	$700	$8,400	$3,400
Total	**$1,800**	**$700**	**$8,400**	**$3,400**
Importance Code A			$1,700	$2,800
Importance Code B	$300	$300	$6,400	$300
Importance Code C	$1,500	$400	$300	$400
Total	**$1,800**	**$700**	**$8,400**	**$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
SOUNDVIEW FERRY DOCK CLASON POINT PARK
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%			2056	* *	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%			2056	* *	3-5	$5,300	
Corrosion, Extent : Light, Area Affected : 10%								
Location : Contact Area With Bearing Pads								
Worn, Extent : Moderate, Area Affected : 10%								
Location : Worn Fenders At Pile Guide Exterior								
Not Accessible	40%							
Fenders								
Rubber	20%	4+	$1,300	2036	$6,300	1-2	$600	
Worn, Extent : Light, Area Affected : 50%								
Location : 5 Foot High Bands At Slip Fender Racks								
Rubber	80%			2034	$25,100	1-2	$2,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : At Fender Racks And Offshore Berthing Face								
Explanation : Location Noted								
Barge								
Steel	50%			2045	* *	5	$5,500	
Corrosion, Extent : Light, Area Affected : 2%								
Location : Tidal Zone								
Not Accessible	50%							
Protective Structure								
Donut Fender								
Steel/Rubber	60%			2034	$76,500			
Corrosion, Extent : Light, Area Affected : 5%								
Location : Isolated Areas								
Not Accessible	40%							
Deck Elements								
Railing								
Steel	100%			2034	$94,900			
Corrosion, Extent : Light, Area Affected : 10%								
Location : Primarily At Base Plates								
Electrical								
Conduit								
PVC	100%			2032	$227,600			
Lighting Fixture								
LED	100%			2034	$71,400			
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 : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name : **SOUTH WILLIAMSBURG FERRY LANDING**
Address : **440 KENT AVE KENT AVE @ S 10TH STREET**
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 : **31-Jan-2022** **Landmark Status** : **NONE**
Areas Surveyed :
Block : **2134** **Lot** : **126** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Marinas/Docks		$107,000
Total		**$107,000**
Importance Code A		$107,000
Total		**$107,000**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Marinas/Docks	$100	$100	$3,900	$100
Total	**$100**	**$100**	**$3,900**	**$100**
Importance Code A			$2,100	
Importance Code B	$100	$100	$1,800	$100
Total	**$100**	**$100**	**$3,900**	**$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 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								
Deck								
Concrete	100%			2046	* *	5		
Gangways								
Aluminum	100%			2059	* *	1-3	$5,900	
Pile Caps								
Concrete	100%			2059	* *	5		
Piles and Bracing								
Steel	100%			2053	* *	5-10		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Piles At Ferry Entrance								
Explanation : Noticeable Horizontal Movement Of Piles And Pile Caps Transferred From Gangway Connection Under Typical Loading								
Floating Docks								
Anchor Piles								
Steel	70%			2059	* *	3-5	$6,200	
Not Accessible	30%							
Barge								
Steel	70%			2046	* *	5	$2,000	
Corrosion, Extent : Light, Area Affected : 5%								
Location : At Connection Points Between Pile Guides And Barge								
Not Accessible	30%							
Protective Structure								
Donut Fender								
Steel/Rubber	100%			2031				
Other Observation, Extent : Light, Area Affected : 5%								
Location : At Vessel Contact Points Of All 3 Fenders								
Explanation : Light Wear								
Deck Elements								
Railing								
Steel	100%			2032	$35,600			
Electrical								
Conduit								
Steel	100%			2032				
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Uniform Throughout								
Explanation : Expoxy Coated Conduit								
Lighting Fixture								
LED	100%			2032	$107,000			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 16 On Barge, 8 On North Side Of Main Gangway								
Explanation : 24 LED Lights								
Fender								
Facing								
Composite	100%			2031	$9,000			
Other Observation, Extent : Light, Area Affected : 10%								
Location : At Both Vessel Contact Points								
Explanation : Light Wear								

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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
Fender								
Piles								
Steel	100%			2037	* *			

Print Date : 13-Aug-2025

DEPT. OF SMALL BUSINESS SERV. - FY 2026

Asset Name : **SUNSET PK., BKLYN ARMY TERMINAL FERRY LANDING**
Address : **80 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 : **14-Nov-2024**
Landmark Status : **NONE**
Areas Surveyed :
Block : **5778** **Lot** : **1** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Marinas/Docks		$490,100
Total		**$490,100**
Importance Code A		$490,100
Total		**$490,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Marinas/Docks	$400	$400	$8,200	$3,800
Total	**$400**	**$400**	**$8,200**	**$3,800**
Importance Code A			$1,700	$3,300
Importance Code B	$300	$300	$6,400	$300
Importance Code C	$100	$200	$100	$200
Total	**$400**	**$400**	**$8,200**	**$3,800**



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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
SUNSET PK., BKLYN ARMY TERMINAL 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								
Gangways								
Aluminum	100%			2056	* *	1-3	$21,200	
Pile Caps								
Concrete	100%			2056	* *	5	$300	
Piles and Bracing								
Steel	50%			2056	* *	5-10	$600	
Not Accessible	50%							
Floating Docks								
Anchor Piles								
Steel	40%			2056	* *	3-5	$5,300	
Not Accessible	60%							
Fenders								
Rubber	100%			2034	$12,600	1-2	$1,400	
Impact Damage, Extent : Light, Area Affected : 10%								
Location : Minor Abrasion Damage On All Fenders								
Barge								
Steel	60%			2045	* *	5	$6,600	
Corrosion, Extent : Light, Area Affected : 5%								
Location : Minor Corrosion On The Two Safety Ladders								
Not Accessible	40%							
Protective Structure								
Donut Fender								
Steel/Rubber	40%			2034	$102,000			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Northwest Of Barge								
Explanation : Four Mono Piles								
Not Accessible	60%							
Deck Elements								
Railing								
Steel	100%			2034	$94,900			
Electrical								
Conduit								
Steel	100%			2034	$195,100			
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%			2034	$98,100			
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.*

DEPT. OF SMALL BUSINESS SERV. - 801

Project : **ECONOMIC DEVELOPMENT**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Miscellaneous Buildings	705,700	308,400

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Miscellaneous Buildings	39,100	10,100	9,900	7,100

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
2279	SOUTH BROOKLYN MARINE TERMINAL OFFICE BUILDING	2,646	194,300	7,100
2280	SOUTH BROOKLYN MARINE TERMINAL GATEHOUSE/GUARDHOUSE	60	0	3,200
2281	SOUTH BROOKLYN MARINE TERMINAL GATEHOUSE/GUARDHOUSE	60	0	3,200
2286	NEW YORK CITY TERMINAL MARKET BUILDING GH-1	225	0	12,100
2287	NEW YORK CITY TERMINAL MARKET BUILDING GH-2	192	0	10,300
2288	NEW YORK CITY TERMINAL MARKET CANOPY	1,837	134,900	5,000
2806	NEW YORK CITY TERMINAL MARKET BUILDING G-1	6,830	501,500	18,400
14266	PASSENGER WAIT AREA BUILDING WALL ST. FERRY PIER 11	2,500	183,600	6,800

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