

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : 125TH STREET PARKING GARAGE 5 LEVEL GARAGE
Address : 121 WEST 125TH STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBS0028.000 / 4334 **Yr Built/Renovated** : 1972 / 2005
Area Sq Ft : 155,197 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 08-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 1910 **Lot** : 1 **BIN** : 1081601

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$369,100	\$144,100
Interior Architecture	\$1,009,200	\$558,500
Electrical	\$533,100	\$817,500
Mechanical	\$193,500	\$197,200
Total	\$2,104,900	\$1,717,300
Importance Code A	\$369,100	\$341,300
Importance Code B	\$1,735,800	\$1,286,600
Importance Code C		\$89,400
Total	\$2,104,900	\$1,717,300

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$80,400	\$55,900		
Interior Architecture	\$24,900	\$13,000		\$600
Electrical	\$58,700	\$900	\$1,200	\$27,800
Mechanical	\$69,100	\$4,200	\$6,000	\$15,200
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$238,000	\$78,900	\$12,100	\$48,500
Importance Code A	\$90,600	\$55,900	\$700	
Importance Code B	\$147,400	\$23,000	\$11,400	\$48,500
Importance Code C				
Total	\$238,000	\$78,900	\$12,100	\$48,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$10,300	
Masonry: Brick Cavity	55%	Now	\$153,500	LIFE	**	5	\$90,200	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Southwest Corner Of Building Below Parapet</i>								
Metal Panel	5%			2040	**	5-10	\$56,400	
Metal Coiling Doors	5%			2035	**	5	\$25,600	
Metal: Cage/Fence	15%			2043	**	5	\$107,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : At Wall Openings</i>								
<i>Explanation : Protective Metal Grilles</i>								
Window Wall	10%			2040	**	5	\$61,500	
Parapets								
Masonry: Brick Cavity	80%	Now	\$15,700	LIFE	**	5	\$8,000	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Southwest Corner Of Building</i>								
Metal Rail	15%	Now	\$4,900	2035	**	5	\$10,600	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	5%	Now	\$800	LIFE	**	5	\$3,100	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Roof								
Cast in Place Concrete	95%	Now	\$161,700	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various Areas On Roof</i>								
<i>Explanation : Fluid Applied Coating, Traffic Coating Is Deteriorated</i>								
Roll Roofing	5%			2026		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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	93%	Now	\$356,300	LIFE	**	5	\$469,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Panel/Paver: Cer/Brk	5%			2046	**	5	\$25,900	
Vinyl Tile	2%	4+	\$24,900	2035	**	3	\$1,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Office</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Office</i>								
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	\$652,900	LIFE	**	5	\$34,900	
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement</i>								
<i>Spalling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement</i>								
Plaster	2%			LIFE	**	5	\$2,800	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$14,700	5	\$700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 800 Ampere, One 400 Ampere And One 200 Ampere Main Disconnect Switches</i>								
Transformers								
Dry Type	100%			2028	\$26,100	5	\$600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 112.5 Kilovolt-ampere</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	\$127,000	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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2030	\$25,900	1		
Panelboards								
Fused Disc Sw	5%			2029	\$3,900	5	\$200	
Molded Case Bkrs	95%			2029	\$74,100	5	\$3,900	
Wiring								
Thermoplastic	100%			2030	\$53,300	1		
Motor Controllers								
Locally Mounted	100%			2028	\$179,500	5	\$1,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,300	
Lighting								
Interior Lighting								
Fluorescent	10%			2040	**	10	\$14,200	
				<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Throughout</i>				
LED	45%	4+	\$21,800	2030	\$435,900			
				<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>				
				<i>Location : Throughout</i>				
				<i>Explanation : Lenses Missing</i>				
LED	45%			2035	**			
Egress Lighting								
Emergency, Battery	50%			2030	\$127,200	10	\$18,700	
Exit, Service	50%			2030	\$25,700	1		
Exterior Lighting								
HID	50%	Now	\$35,400	2025	\$353,600			
				<i>Malfunctioning, Extent : Moderate, Area Affected : 25%</i>				
				<i>Location : Throughout</i>				
				<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>				
				<i>Location : Throughout</i>				
				<i>Explanation : Ballasts Not Working</i>				
No Component	50%							
Alarm								
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2030	\$39,100	1-3	\$9,600	

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

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Asset # : 4334

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
	Conversion Equipment							
	Radiant Heater	5%	Now	\$9,900	2030	\$197,200	2	\$2,900
		<i>Not in Service, Extent : Severe, Area Affected : 2%</i>						
		<i>Location : Fire Suppression Control Room</i>						
	No Component	95%						
Air Conditioning								
	Energy Source							
	Electricity	5%			2038	**	1	
	No Component	95%						
	Conversion Equipment							
	Window/Wall Unit	5%			2025	\$28,700	1	
	No Component	95%						
Ventilation								
	Distribution							
	Ductwork/Diffusers	15%			LIFE	**	2-5	\$13,000
	No Component	85%						
	Exhaust Fans							
	Wall Unit	15%			2030	\$9,800	2	\$700
	No Component	85%						
Plumbing								
	H/C Water Piping							
	Galvanized Steel	10%	0-2	\$3,900	2028	\$193,500	1	
		<i>Corroded, Extent : Severe, Area Affected : 5%</i>						
		<i>Location : Water Main In Basement</i>						
	No Component	90%						
	Water Heater With Tanks							
	Electric	5%			2028	\$8,100	4	
		<i>Other Observation, Extent : N/A, Area Affected : 5%</i>						
		<i>Location : Janitors Closet</i>						
		<i>Explanation : One 10 Gallon Unit</i>						
	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	**		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : 1st To 4th Floor</i>						
		<i>Explanation : One Unit Under Construction</i>						
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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Standpipe							
	Generic	100%			2040	**	1-5	\$81,100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : Dry System</i>								
Sprinkler	No Component	80%						
	Generic	20%			2040	**	1-2	\$8,700
<i>Dry System, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And 1st Floor</i>								
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement Level</i>								
<i>Explanation : Serves Basement And 1st Floors Only</i>								

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Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$769,500	\$380,300
Interior Architecture	\$6,924,900	\$733,800
Electrical		\$148,900
Mechanical		\$276,800
Total	\$7,694,400	\$1,539,800
Importance Code A	\$769,500	\$657,100
Importance Code B	\$6,450,700	\$882,700
Importance Code C	\$474,200	
Total	\$7,694,400	\$1,539,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$36,100			
Interior Architecture	\$58,300		\$11,600	\$5,500
Electrical	\$50,000	\$23,200	\$24,400	\$20,300
Mechanical	\$9,200	\$9,600	\$5,500	\$5,600
Site Pavements	\$7,000			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$168,500	\$40,700	\$49,400	\$39,300
Importance Code A	\$36,100	\$1,000		\$1,000
Importance Code B	\$85,100	\$39,700	\$49,400	\$33,600
Importance Code C	\$47,400			\$4,700
Total	\$168,500	\$40,700	\$49,400	\$39,300



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	33%	Now	\$57,600	LIFE	**	5	\$98,500	
<i>Exposed Reinforcement, Extent : Light, Area Affected : 2%</i>								
<i>Location : East Side Over Water</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Spalling, Extent : Light, Area Affected : 5%</i>								
<i>Location : East Side Over Water</i>								
Masonry: Brick	10%	2-4	\$96,100	LIFE	**	5	\$6,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Stair Tower</i>								
<i>Painted Surfaces, Extent : Light, Area Affected : 80%</i>								
<i>Location : Facades</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Stair Tower</i>								
Metal, Corrugated	45%	Now	\$51,800	2044	**	1		
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 15%</i>								
<i>Location : 1st Floor At Waters Edge</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st Floor</i>								
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Side</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Locations</i>								
Metal Coiling Doors	2%	Now	\$12,500	2039	**	5	\$1,900	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
Window Wall	10%			2044	**	5	\$22,400	
Windows								
Aluminum	100%	Now	\$17,600	2033	\$58,700	5	\$600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Roof Bulkhead Stair Tower</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Stairs</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
Parapets								
Cast in Place Concrete	100%	Now	\$65,600	LIFE	**	5	\$154,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Parapet Walls</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	5%			2029	\$68,500	10	\$6,000	
			<i>Gravel/Slag Surface, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Over Stair Towers</i>					
Cast in Place Concrete	95%	Now	\$498,400	LIFE	**			
			<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Throughout Driving Surface</i>					
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	83%	Now	\$4,296,600	LIFE	**	5	\$565,700	
			<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : 1st Floor Ramp On East Side</i>					
			<i>Paint Peeling, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Stair Tower And Mechanical Spaces</i>					
			<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : Roof</i>					
Ceramic Tile	5%	4+	\$17,200	2037	**	5	\$7,800	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : 1st Floor Main Office</i>					
Vinyl Tile	10%			2039	**	3	\$11,700	
Vinyl Tile	2%			2034	\$168,100	3	\$3,100	
Interior Walls								
Cast in Place Concrete	70%	Now	\$327,600	LIFE	**			
			<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>					
			<i>Location : Stair Tower</i>					
			<i>Caulking Deteriorated, Extent : Severe, Area Affected : 5%</i>					
			<i>Location : Various Locations</i>					
Ceramic Tile	3%			2043	**	5	\$9,500	
Concrete Masonry Unit	12%			LIFE	**	5	\$30,300	
Gypsum Board	5%			LIFE	**	5-10	\$26,800	
Masonry: Brick	5%	Now	\$146,500	LIFE	**			
			<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Stair Towers</i>					
			<i>Spalling, Extent : Severe, Area Affected : 5%</i>					
			<i>Location : Stair Towers</i>					
			<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Stair Towers</i>					
SGFT/Glazed Masonry	5%			LIFE	**	10	\$7,900	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%			2047	**	5	\$15,500	
Exposed Struc: Concrete	95%	Now	\$2,154,100	LIFE	**	5	\$46,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Beam At Entry</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Stair Tower</i>								
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	\$7,000	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Entrance</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2054	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor Corridor</i>								
<i>Explanation : The 600 Ampere Main Disconnect Switch Is In Satisfactory Condition.</i>								
Fused Disc Sw	50%			2034	\$22,100	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor Corridor</i>								
<i>Explanation : The 400 Ampere Main Disconnect Switch Enclosure And Associated Boxes Show Rust.</i>								
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		

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

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
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	\$22,400	2047	**	5	\$700	
			<i>Corroded, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : 1st Floor Entry Driveway</i>					
			<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : 1st Floor Entry Driveway</i>					
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$6,400	
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	2%			2029	\$30,100	10	\$4,000	
			<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Incandescent	3%			2029	\$40,800	2	\$100	
			<i>Obsolete Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st Floor Offices</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st Floor Offices</i>					
			<i>Explanation : T-8 Lamps</i>					
LED	95%			2039	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout Parking Areas</i>					
			<i>Explanation : The Light Fixtures Are In Good Condition But The Illuminations Levels Throughout The Parking Areas Are Very Poor.</i>					
<hr/>								
Egress Lighting								
Emergency, Battery	50%			2039	**	10	\$26,300	
Exit, Battery	50%			2039	**	10	\$7,400	
<hr/>								
Exterior Lighting								
HID	15%			2034	\$148,900	10	\$100	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Photocell Control</i>					
LED	5%			2042	**			
No Component	80%							
<hr/>								
Alarm								
Security System								
Generic	100%			2039	**	1	\$81,300	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Cameras And Card Readers For Access Control Are In Satisfactory Condition.</i>					
<hr/>								
Fire/Smoke Detection								
Generic, Digital	100%			2039	**	1-3	\$134,200	

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
23RD ST. MARINA PARKING GARAGE
Asset # : 2135

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
	Conversion Equipment							
	Radiant Heater	5%			2034	\$276,800	2	\$5,100
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Main Office And Marina Office, First Floor</i>					
			<i>Explanation : 7 Units. Small Base Board Type</i>					
	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	\$13,500
	No Component	93%						
	Exhaust Fans							
	Interior	5%			2034	\$47,200	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	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st To 8th Floor</i>					
			<i>Explanation : One Unit</i>					
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 : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture		\$67,700
Electrical		\$204,100
Mechanical		\$183,800
Total		\$455,500
Importance Code A		\$67,700
Importance Code B		\$387,800
Total		\$455,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$77,600		\$5,900	
Interior Architecture	\$59,800		\$6,300	\$3,900
Electrical	\$3,300	\$2,600	\$5,400	\$2,600
Mechanical	\$20,900	\$1,900	\$3,000	\$1,900
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$169,600	\$12,400	\$28,400	\$16,300
Importance Code A	\$82,400	\$700	\$6,700	\$700
Importance Code B	\$58,700	\$11,700	\$21,700	\$15,600
Importance Code C	\$28,500			
Total	\$169,600	\$12,400	\$28,400	\$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
AUDUBON BALLROOM BUILDING
Asset # : 4335

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	25%	0-2	\$42,100	LIFE	**	5	\$67,700	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Street Facades</i>								
Concrete Masonry Unit	30%			LIFE	**	5	\$13,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rear Of Building</i>								
<i>Explanation : Stucco Applied</i>								
Masonry: Granite	2%			LIFE	**	5	\$1,000	
Metal Panel	8%	Now	\$5,900	2044	**	5	\$5,200	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Fascia Over Retail Entrances</i>								
Stucco Cement	10%			2039	**	5	\$8,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rear Of Building</i>								
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	**	5-10	\$6,000	
Concrete Masonry Unit	25%			LIFE	**	5-10	\$5,800	
Metal Cornice	60%			2049	**	10	\$8,100	
Stucco Cement	10%	2-4	\$2,500	2039	**	5	\$500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
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	\$118,100	3	\$13,700	
Cast in Place Concrete	10%			LIFE	**	5	\$10,000	
Ceramic Tile	3%			2043	**	5	\$700	
Terrazzo	22%			LIFE	**	5	\$7,800	
Vinyl Tile	5%	Now	\$1,500	2039	**	3	\$400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen On 2nd Floor</i>								
Wood	30%			2069	**	5	\$12,800	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 2nd Floor</i>								

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

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

Interior

Interior Walls

Concrete Masonry Unit	5%			LIFE	**	5	\$1,300
Glass: Single Pane	5%			LIFE	**	5	\$2,400
Gypsum Board	65%			LIFE	**	5-10	\$34,600
Plaster	25%			LIFE	**	5-10	\$6,700

Ceilings

AcousTileSusp.Lay-In	55%			2047	**	5	\$12,500
Gypsum Board	25%			LIFE	**	5-10	\$19,600
Plaster	20%			LIFE	**	5-10	\$7,800

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2039	**		
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2054	**	5	\$100
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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
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Raceway

Conduit	100%			2054	**	1	
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Panelboards

Fused Disc Sw	10%			2050	**	5	
Molded Case Bkrs	90%			2050	**	5	\$400

Wiring

Thermoplastic	100%			2054	**	1	
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Motor Controllers

Locally Mounted	100%			2047	**	5	\$100
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$500
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Stand-by Power

Transfer Switches

Automatic	100%			2039	**	1	\$4,900
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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. Estimates are rounded to the nearest hundred dollars.

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Generators								
Diesel	100%			2037	**	1	\$6,200	
<i>Enclosure Corroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : One 200 Kilowatt</i>								
Batteries								
Lead/Acid	100%			2027	\$2,400	5	\$600	
Fuel Storage								
Main Tank	100%			2049	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 300 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	60%			2034	\$153,100	10	\$8,800	
Fluorescent	20%			2034	\$51,000	10	\$2,900	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	20%			2042	**			
Egress Lighting								
Emergency, Service	50%			2034	\$4,800	1		
Exit, Service	50%			2034	\$3,400	1		
Exterior Lighting								
HID	20%			2034	\$14,600	10		
No Component	80%							
Alarm								
Security System								
Generic	100%			2039	**	1	\$6,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Inside The Building</i>								
<i>Explanation : Cameras Security System And Intrusion Alarm System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2039	**	1-3	\$9,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Pull Station, Strobes, Hornes And Smoke Detectors.</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			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
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	\$43,700	1	\$7,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Roof</i>							
		<i>Explanation : 3 Rooftop Package Units</i>							
	Radiant Heater	10%	0-2	\$4,100	2034	\$40,700	2	\$600	
		<i>Broken, Extent : Moderate, Area Affected : 80%</i>							
		<i>Location : 2nd Floor. Unit Is Not Working Due To Electrical Defects</i>							
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : 2nd Floor.</i>							
		<i>Explanation : Baseball Electric Heater</i>							
	Terminal Devices								
	Convactor/Radiator	25%			2039	**	1	\$1,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Second Floor Perimeter</i>							
		<i>Explanation : Electric Baseboard</i>							
	No Component	75%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	70%			2034	\$183,800	2	\$700	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Roof</i>							
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Roof</i>							
		<i>Explanation : 2 Rooftop Units</i>							
	Ext Pkg Unit - Heating/Cooling	25%			2039	**	2	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Roof</i>							
		<i>Explanation : One Unit R-410 Refrigerant</i>							
	Split Unit	5%			2039	**			
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>							
		<i>Location : One Unit On Roof</i>							
	Terminal Devices								
	Fan Coil - 2 Pipe	5%			2042	**	1	\$300	
	No Component	95%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$14,100	
	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. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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+	\$10,000	2044	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Water Service Valves In Basement.</i>								
Water Heater With Tanks Electric	100%			2032	\$46,200	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	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : One Unit From Basement To 2nd Floor; One Unit From 1st To 2nd Floor</i>								
<i>Explanation : Two Units</i>								
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.
Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$138,400	\$1,311,400
Interior Architecture	\$72,400	\$419,100
Electrical	\$73,400	
Mechanical		\$1,461,900
Site Pavements	\$156,000	
Total	\$440,100	\$3,192,400
Importance Code A	\$138,400	\$1,311,400
Importance Code B	\$73,400	\$1,881,000
Importance Code C	\$228,400	
Total	\$440,100	\$3,192,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$1,700			\$5,800
Interior Architecture	\$18,000	\$12,000		
Electrical	\$11,600	\$9,400	\$26,000	\$12,600
Mechanical	\$14,600	\$6,700	\$41,300	\$8,600
Site Enclosure	\$8,200			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$61,900	\$36,000	\$75,100	\$34,800
Importance Code A	\$7,800	\$100	\$6,200	\$5,900
Importance Code B	\$52,800	\$35,900	\$69,000	\$29,000
Importance Code C	\$1,300			
Total	\$61,900	\$36,000	\$75,100	\$34,800



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	99%			LIFE	**	5	\$525,400	
Metal Sect. OHD	1%			2045	**	5	\$3,300	
Windows								
Aluminum	80%			2048	**	5	\$11,500	
Metal Louvers	5%			2041	**	10	\$4,500	
Steel	15%	Now	\$63,600	2057	**	5	\$13,500	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Arcade</i>								
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Arcade</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Arcade</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Arcade</i>								
Parapets								
Cast in Place Concrete	100%			LIFE	**	5	\$109,000	
Roof								
Spray-on Foam	100%			2032	\$602,200	5	\$149,700	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5	\$17,700	
Interior								
Floors								
Cast in Place Concrete	80%			LIFE	**	5	\$419,100	
Ceramic Tile	10%			2041	**	5	\$23,900	
Terrazzo	10%			LIFE	**	5	\$18,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : First Floor Entry Area</i>								
<i>Explanation : This Is A Terrazzo Tile Installation</i>								
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			
Concrete Masonry Unit	10%			LIFE	**	5	\$1,600	
Gypsum Board	70%			LIFE	**	5	\$16,300	
Masonry: Brick	10%	Now	\$72,400	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Foundation Wall</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Foundation Wall</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement Foundation Wall</i>								
<i>Explanation : This Is Actually A Terracotta Block Wall</i>								
Ceilings								
AcousTileSusp.Lay-In	15%			2045	**	5	\$35,900	
Exposed Struc: Concrete	80%			LIFE	**	5	\$29,900	
Gypsum Board	5%			LIFE	**	5	\$15,000	
Site Enclosure								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Aluminum Rail	10%			2045	**	5-10	\$2,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Arcade</i>								
<i>Explanation : This Is Actually A Metal Railing</i>								
Cast in Place Concrete	10%			2052	**			
Chain Link	45%			2052	**			
Iron Picket	35%			2067	**			
Retaining Walls								
Cast in Place Concrete	70%	Now	\$6,900	2052	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Parking Area Wall Adjacent To Roadway</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Parking Area Wall Adjacent To Roadway</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Parking Area Wall Adjacent To Roadway</i>								
Cast in Place Concrete	30%			2052	**			
Site Pavements								
On-Site Walkways								
Asphalt	70%			2041	**			
Cast in Place Concrete	25%			2045	**			
Pavers/Stone	5%			2041	**			
Parking/Driveway								
Asphalt	100%	Now	\$156,000	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Parking Area</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Parking Area</i>								

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	50%			2045	**	5	\$300	
Variable Frequency Drive	50%			2045	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2045	**	1	\$30,800	
Lighting								
Interior Lighting								
Fluorescent	80%			2037	**	10	\$73,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	20%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2037	**	10	\$11,900	
Exit, Battery	50%			2037	**	10	\$3,300	
<i>Recent Installation, Extent : N/A, Area Affected : 5%</i>								
<i>Location : Throughout Floors</i>								
Exterior Lighting								
LED	20%			2037	**			
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2037	**	1	\$7,500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2037	**	1-3	\$63,500	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Furnace	2%			2037	**	1	\$1,000	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : One Unit Per Floor</i>						
		<i>Explanation : Gas Fired Unit Heater For Freeze Protection</i>						
Heat Pump Air Sourced	98%			2033		2	\$30,300	
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$55,800	
Terminal Devices								
Convactor/Radiator	10%			2045	**	1	\$3,200	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Bathrooms</i>						
		<i>Explanation : Electric</i>						
Fan Coil Unit/Heat	2%			2037	**	1	\$700	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Basement And 1st Floor</i>						
		<i>Explanation : Electric Unit Heater For Freeze Protection</i>						
No Component	88%							
Air Conditioning								
Energy Source								
Electricity	100%			2048	**	1		
Conversion Equipment								
Heat Pump Air Sourced	100%			2033	\$1,461,900	2	\$6,100	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$55,800	
Exhaust Fans								
Roof	100%			2037	**	2	\$3,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2052	**	1		
Water Heater With Tanks								
Electric	100%			2030	\$23,100	4		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : 1 Unit Per Floor</i>						
		<i>Explanation : 3 Units</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2037	**	1	\$6,100	
Fixtures								
Generic	100%							
Vertical Transport								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Geared Traction	100%			LIFE		**	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : 2 Elevators</i>								
Fire Suppression	Standpipe							
	Generic	100%			2052		**	1-5 \$52,300
	Sprinkler							
	Generic	100%			2052		**	1-2 \$28,000

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Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : BROOKLYN ARMY TERMINAL BUILDING A
Address : 140A 58TH STREET @ FIRST AVENUE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0034.000 / 13424 **Yr Built/Renovated** : 1919 / 1995
Area Sq Ft : 1,767,534 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 03-Sep-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6,7,8,Ph
Block : 5778 **Lot** : 1 **BIN** : 3257058

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$4,798,500	\$8,831,100
Interior Architecture	\$17,193,800	\$6,157,100
Electrical	\$268,800	
Mechanical	\$1,368,100	\$406,300
Site Pavements	\$720,100	
Total	\$24,349,200	\$15,394,500
Importance Code A	\$4,798,500	\$8,831,100
Importance Code B	\$13,004,900	\$6,492,200
Importance Code C	\$6,545,800	\$71,200
Total	\$24,349,200	\$15,394,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$10,500			
Interior Architecture	\$13,200	\$29,700		\$13,200
Electrical	\$226,400	\$189,800	\$178,100	\$204,700
Mechanical	\$235,700	\$245,500	\$265,600	\$300,200
Site Pavements	\$18,500			
Elevators/Escalators	\$79,000	\$79,000	\$79,000	\$79,000
Total	\$583,200	\$543,900	\$522,600	\$597,100
Importance Code A	\$73,600	\$61,200	\$65,000	\$63,100
Importance Code B	\$491,200	\$453,000	\$457,600	\$534,000
Importance Code C	\$18,500	\$29,700		
Total	\$583,200	\$543,900	\$522,600	\$597,100



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	12%	0-2	\$224,600	LIFE	**	5	\$384,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
Cast in Place Concrete	68%			LIFE	**	5	\$2,178,200	
Metal Panel	5%			2058	**	5-10	\$220,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rooftop Over BioBAT Facility</i>								
<i>Explanation : Mechanical Bulkhead</i>								
Metal Coiling Doors	10%			2037	**	5	\$200,200	
Window Wall	5%			2052	**	5	\$120,100	
Windows								
Metal Louvers	10%			2041	**	10	\$122,500	
Steel	25%	Now	\$719,300	2031	\$3,596,500	5	\$306,200	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 66%</i>								
<i>Location : Northeast End Of Building</i>								
<i>Explanation : Existing Windows Are One Third Of Building</i>								
Steel	65%			2048	**	5	\$1,592,200	
Parapets								
Cast in Place Concrete	100%	Now	\$465,400	LIFE	**	5	\$547,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Main Roof Parapet</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Main Roof Parapet</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout Main Roof Parapet</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Cast in Place Concrete	10%			LIFE	**			
Spray-on Foam	90%	Now	\$1,769,800	2042	**	5	\$366,500	
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Main Roof</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Main Roof</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Main Roof</i>								
<i>Ponding, Extent : Light, Area Affected : 10%</i>								
<i>Location : Main Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Northeast Portion Of Roof</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Soffits								
Cast in Place Concrete	30%	0-2	\$176,800	LIFE	**	5	\$153,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Exterior Overhang</i>								
Exposed Struc: Steel	50%	4+	\$326,200	LIFE	**	5	\$159,500	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Loading Dock Awning</i>								
Metal Panel	20%	Now	\$10,500	2052	**	5	\$38,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Front Entry Awning</i>								
Interior								
Floors								
Carpet	1%			2031	\$457,000	3	\$52,900	
Cast in Place Concrete	89%	Now	\$3,911,900	LIFE	**	5	\$5,150,500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof Tower</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof Tower</i>								
Ceramic Tile	5%			2041	**	5	\$132,300	
Terrazzo	5%	0-2	\$603,900	LIFE	**	5	\$103,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : 1st Floor Lobbies</i>								

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	63%	0-2	\$5,551,400	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Above Windows, Stair 11, Foundation</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Columns, Throughout</i>								
Ceramic Tile	5%			2041	**	5	\$59,300	
Concrete Masonry Unit	10%	4+	\$217,900	LIFE	**	5	\$47,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement And 1st Floor Loading Area</i>								
Glass: Single Pane	5%			LIFE	**	5	\$44,500	
Gypsum Board	10%			LIFE	**	5	\$71,200	
Metal Panel	5%			LIFE	**			
Plaster	2%	Now	\$56,400	LIFE	**	5	\$7,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Roof Tower</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Roof Tower</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Roof Tower</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Roof Tower</i>								
Ceilings								
AcousTileSusp.Lay-In	10%			2045	**	5	\$258,000	
Exposed Struc: Concrete	78%	Now	\$5,890,700	LIFE	**	5	\$314,500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Roof Tower</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Tunnel Entrance, Throughout</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Tunnel Entrance, Roof Tower, Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Panel	10%			LIFE	**	5	\$322,500	
Plaster	2%	Now	\$766,400	LIFE	**	5	\$32,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Roof Tower</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Roof Tower</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Roof Tower</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof Tower</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Roof Tower</i>								
Site Pavements								

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

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%	0-2	\$18,500	2037	**			
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Cracking/Crumbling, Extent : Light, Area Affected : 10%
Location : Loading Dock

Parking/Driveway

Asphalt	100%	2-4	\$720,100	2035	**			
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Cracking/Crumbling, Extent : Moderate, Area Affected : 10%
Location : Loading Dock, Parking Lot And Driveway

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

Over 600 Volts

Service Equipment

Fused Disc Sw	100%			2058	**	3	\$7,600	
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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	\$13,000	
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Other Observation, Extent : N/A, Area Affected : 100%
Location : Electrical Room
Explanation : 1000 Kilovolt Amperes, 4160 Volts Primary 480 Volts Secondary

Feeders

Cable	100%			2054	**	1		
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Raceway

Conduit	100%			2058	**	1		
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Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2052	**	5	\$7,600	
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Other Observation, Extent : N/A, Area Affected : 100%
Location : Electrical Room
Explanation : Two 4000 Ampere, And One 3000 Ampere Main Service Disconnect Switches

Transformers

Dry Type	100%			2045	**	5	\$6,500	
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Other Observation, Extent : N/A, Area Affected : 100%
Location : Electrical Room
Explanation : 150 Kilovolt Amperes, 480/208/120 Volts

Switchgear / Switchboard

Air Circuit Breaker	10%			2052	**	5	\$900	
Fused Disc Sw	40%			2052	**	5	\$3,000	
Molded Case Bkrs	50%			2058	**	5	\$23,300	

Raceway

Busway	5%			2045	**	1		
Conduit	65%			2032	**	1		
Conduit	30%			2052	**	1		

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2048	**	5	\$2,000	
Molded Case Bkrs	20%			2048	**	5	\$9,300	
Molded Case Bkrs	75%			2031		5	\$34,900	
Wiring								
Busway	5%			2045	**	1		
Thermoplastic	30%			2052	**	1		
Thermoplastic	65%			2032		1		
Motor Controllers								
Locally Mounted	10%			2045	**	5	\$1,200	
Variable Frequency Drive	90%			2049	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$26,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2049	**	1	\$543,800	
Generators								
Diesel	75%			2045	**	1	\$513,400	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Outside</i>					
			<i>Explanation : Emergency Generator Rated At 750 Kilowatts</i>					
Diesel	25%			2035	**	1	\$171,100	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Front Of The Building</i>					
			<i>Explanation : Emergency Generator Rated At 200 Kilowatts</i>					
Batteries								
Lead/Acid	100%			2025	\$2,400	5	\$65,500	
Fuel Storage								
Main Tank	25%			2047	**	5		
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Front Of The Building</i>					
			<i>Explanation : 500 Gallons Rated Capacity</i>					
Main Tank	75%			2067	**	5		
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Outside</i>					
			<i>Explanation : 1395 Gallons Rated Capacity</i>					
Lighting								
Interior Lighting								
Fluorescent	10%			2037	**	10	\$162,100	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Staircase</i>					
			<i>Explanation : T-8 Lamps</i>					
LED	90%			2040	**			

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
Emergency, Service	25%			2037	**	1		
Emergency, Battery	25%			2037	**	10	\$106,700	
Exit, LED	25%			2067	**	1		
Exit, Service	25%			2037	**	1		
<hr/>								
Exterior Lighting								
LED	30%			2040	**			
No Component	70%							
<hr/>								
Alarm								
Security System								
No Component	70%							
Generic	30%			2037	**	1	\$198,000	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Hallways, Outside Perimeter</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
<hr/>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2037	**	1-3	\$336,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Hallways, Toilets</i>								
<i>Explanation : Strobe Lights, Smoke Detectors, Manual Pull Station, Alarm Bells And Horns</i>								
<hr/>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	70%			2042	**	1		
No Component	30%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Equipment Owned And Maintained By Tenants</i>								
<hr/>								
Conversion Equipment								
Furnace	20%			2040	**	1	\$174,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 7 Rooftop Package Units</i>								
<hr/>								
Hot Water Boiler	30%			2037	**	1	\$262,200	
Hot Water Boiler	20%			2049	**	1	\$174,800	
No Component	30%							
<hr/>								
Distribution								
Hot Wtr Piping/Pump	50%			2048	**	4	\$43,600	
No Component	50%							

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	5%			2027	\$1,137,000	1	\$54,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Loading Dock Level</i>								
<i>Explanation : Service Dock Area</i>								
Convector/Radiator	25%			2037	**	1	\$142,700	
Fan Coil Unit/Heat	20%			2040	**	1	\$114,200	
No Component	50%							
Air Conditioning								
Energy Source								
Electricity	30%			2048	**	1		
No Component	70%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Equipment Owned And Maintained By Tenants</i>								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	30%			2040	**	2	\$32,500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 7 Rooftop Package Units. R-410a</i>								
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	**	2-5	\$394,200	
No Component	60%							
Exhaust Fans								
Interior	5%			2037	**	2	\$2,700	
Roof	35%			2040	**	2	\$18,900	
No Component	60%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2052	**	1		
Water Heater With Tanks								
Electric	35%			2027	\$8,100	4		
No Component	65%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Equipment Owned And Maintained By Tenants</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2037	**	1	\$108,200	
Fixtures								
Generic	100%							

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Vertical Transport								
Elevators								
Gearless Traction	100%			LIFE		**		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Basement To 8th Floor</i>						
		<i>Explanation : 13 Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2052		**	1-5	\$924,200
Sprinkler								
Generic	100%			2052		**	1-2	\$495,100
Fire Pump								
Generic	100%			2041		**	1	\$330,100

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Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$59,674,300	\$7,593,700
Interior Architecture	\$2,134,300	\$19,793,800
Electrical	\$3,020,400	\$1,395,800
Mechanical	\$1,666,400	\$28,930,200
Site Pavements	\$311,900	
Total	\$66,807,400	\$57,713,500
Importance Code A	\$61,051,600	\$13,272,600
Importance Code B	\$5,443,800	\$44,347,700
Importance Code C	\$311,900	\$93,100
Total	\$66,807,400	\$57,713,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$145,600			
Interior Architecture		\$93,100		\$25,900
Electrical	\$288,700	\$243,900	\$231,400	\$228,100
Mechanical	\$362,200	\$407,500	\$337,600	\$459,300
Elevators/Escalators	\$239,800	\$239,800	\$239,800	\$239,800
Total	\$1,036,300	\$984,300	\$808,900	\$953,000
Importance Code A	\$233,100	\$121,300	\$103,200	\$118,900
Importance Code B	\$803,200	\$852,700	\$705,700	\$808,200
Importance Code C		\$10,400		\$25,900
Total	\$1,036,300	\$984,300	\$808,900	\$953,000



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	20%	Now	\$4,589,200	LIFE	**	5	\$981,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Atrium Walls And Balconies</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Mechanical Penthouses</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Balconies Extending Into Atrium</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Atrium Walls And Balconies</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Atrium Walls, And Throughout Exterior</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Atrium</i>								
<i>Explanation : Safety Netting In Place. Failed Local Law 11 Facade Inspection</i>								
Cast in Place Concrete	60%			LIFE	**	5	\$2,944,900	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 50%</i>								
<i>Location : Perimeter Facades</i>								
Metal Panel	5%			2042	**	5-10	\$337,400	
Metal Coiling Doors	10%	Now	\$204,800	2037	**	5	\$153,400	
<i>Unit Inoperable, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Penthouse</i>								
Window Wall	5%			2052	**	5	\$184,100	
Windows								
Metal Louvers	10%	2-4	\$49,400	2035	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Perimeter Vents</i>								
Steel	90%	Now	\$18,067,300	2057	**	5	\$2,563,700	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Clerestory Windows At Atrium</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Cast in Place Concrete	100%	Now	\$523,200	LIFE	**	5	\$308,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North And South Parapets Above Atrium</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North And South Parapets Above Atrium</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Atrium Parapet Walls</i>								
<i>Explanation : Safety Netting In Place. Failed Local Law 11 Facade Inspection</i>								
<hr/>								
Roof								
Metal, Corrugated	5%			2045	**	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Atrium</i>								
<i>Explanation : Covered Atrium Walkway</i>								
Paver: Asphalt	10%	Now	\$226,000	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Basement At Atrium Walls</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Basement At Atrium Walls</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Basement At Atrium Walls</i>								
Single Ply Membrane	10%	Now	\$1,663,300	2042	**			1
<i>Adhesion Failure, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Atrium Catwalk</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Atrium Catwalk</i>								
<i>Seams Open/Split, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Atrium Catwalk</i>								
Skylight, Metal/Glass	20%	Now	\$34,216,500	2062	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 100%</i>								
<i>Location : Glass Has Been Removed From Central Atrium Skylight</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Exposed Steel Trusses</i>								
Spray-on Foam	55%	Now	\$49,000	2037	**	5	\$304,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Soffits								
Cast in Place Concrete	35%	Now	\$26,300	LIFE	**	5	\$11,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Building Overhang And Atrium Balconies</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Front Entry</i>								
Exposed Struc: Steel	50%	4+	\$20,800	LIFE	**	5	\$10,200	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : Loading Dock Awning</i>								
Glass: Special Gauge	15%			LIFE	**	1		
Interior								
Floors								
Cast in Place Concrete	60%			LIFE	**	5	\$620,700	
Ceramic Tile	5%			2041	**	5	\$165,500	
Panel/Paver: Cer/Brk	10%			2040	**	5	\$744,900	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Terrazzo	5%	Now	\$302,300	LIFE	**	5	\$129,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Lobby</i>								
Vinyl Tile	20%			2032	\$17,864,300	3	\$248,300	
Interior Walls								
Cast in Place Concrete	64%			LIFE	**			
Ceramic Tile	2%			2041	**	5	\$20,700	
Concrete Masonry Unit	10%			LIFE	**	5	\$41,400	
Glass: Single Pane	3%			LIFE	**	5	\$23,300	
Gypsum Board	15%			LIFE	**	5	\$93,100	
Metal Panel	5%			LIFE	**			
Metal Coiling Doors	1%			2048	**	5	\$51,700	
Ceilings								
AcousTileSusp.Lay-In	10%			2045	**	5	\$331,100	
Exposed Struc: Concrete	85%			LIFE	**	5	\$439,700	
Exposed Struc: Concrete	5%	Now	\$1,211,200	LIFE	**	5	\$25,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Under Ramps</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Ceiling Near Atrium</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement Below Grade At Atrium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Below Grade At Atrium</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	**			

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

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%	0-2	\$311,900	2037		**		
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 15%**Location : Loading Dock*

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

Over 600 Volts

Service Equipment

Fused Disc Sw	100%			2032	\$56,800	3	\$7,100	
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement**Explanation : Four 600 Ampere And One 1000 Ampere Main Service Disconnect Switches*

Transformers

Dry Type	100%			2030	\$165,500	3	\$12,200	
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement**Explanation : Five 2500 Kilovolt Ampere, 27000 Volts Primary 480 Volts Secondary*

Feeders

Cable	100%			2031	\$19,900	1		
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Raceway

Conduit	100%			2032	\$47,900	1		
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Under 600 Volts

Service Equipment

Fused Disc Sw	30%			2032		5	\$2,800	
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room 1**Explanation : Two 4000 Ampere Main Service Disconnect Switches*

Fused Disc Sw	70%			2032		5	\$6,600	
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room 2**Explanation : Four 5000 Ampere Main Service Disconnect Switches*

Transformers

Dry Type	100%			2030	\$26,100	5	\$8,100	
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Mechanical Room And Penthouse**Explanation : Three 118 Kilovolt Ampere, One 112 Kilovolt Ampere, One 30 Kilovolt Ampere, 480/277 Volts Primary, 208/ 120 Volts Secondary*

Switchgear / Switchboard

Fused Disc Sw	100%			2032		5	\$9,500	
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Raceway

Busway	10%			2037		**	1	
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Conduit	70%			2032			1	
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Conduit	20%			2042		**	1	
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DEPT. OF SMALL BUSINESS SERV. - 801
BROOKLYN ARMY TERMINAL BUILDING B
Asset # : 13425

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2031		5	\$5,100	
Molded Case Bkrs	80%			2031		5	\$46,600	
Molded Case Bkrs	10%			2040	**	5	\$5,800	
Wiring								
Busway	5%			2030		1		
Thermoplastic	40%			2042	**	1		
Thermoplastic	55%			2032		1		
Motor Controllers								
Locally Mounted	70%			2030		5	\$10,400	
Locally Mounted	30%			2037	**	5	\$4,500	
Ground								
Grounding Devices								
Generic	50%			LIFE	**	5	\$16,300	
Generic	50%	2-4	\$5,100	LIFE	**	5	\$16,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2037	**	1	\$680,500	
Generators								
Diesel	100%			2035	**	1	\$856,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Outside The Building</i>								
<i>Explanation : Emergency Generator Rated At 125 Kilovolt Amperes.</i>								
Batteries								
Lead/Acid	100%			2025	\$2,400	5	\$81,900	
Fuel Storage								
Main Tank	100%			2047	**	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	10%			2027	\$2,411,800	10	\$202,900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 8th Floor</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	20%			2037	**	10	\$405,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 5th Floor And 8th Floor</i>								
<i>Explanation : T-8 Lamps</i>								
LED	70%			2040	**			

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
Emergency, Battery	25%			2032	\$906,500	10	\$133,500	
Emergency, Battery	25%			2040	**	10	\$133,500	
Exit, Service	50%			2040	**	1		
<hr/>								
Exterior Lighting								
LED	30%			2040	**			
No Component	70%							
<hr/>								
Alarm								
Security System								
No Component	70%							
Generic	30%			2037	**	1	\$247,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Hallways And Outside Perimeter</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
<hr/>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2037	**	1-3	\$421,300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Hallways, Basement</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	10%			2042	**	1		
Natural Gas	90%			2042	**	1		
<hr/>								
Conversion Equipment								
Hot Water Boiler	80%			2049	**	1	\$874,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Boilers Rooms</i>								
<i>Explanation : 40 Gas Fired Hot Water Boilers</i>								
Hot Water Boiler	10%	2-4	\$1,377,200	2052	**	1	\$98,400	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
Radiant Heater	10%			2032	\$5,622,100	2	\$102,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout Common Areas</i>								
<i>Explanation : Electric Unit Heaters And Base Board Radiant Heaters</i>								
<hr/>								
Distribution								
Hot Wtr Piping/Pump	90%			2040	**	4	\$98,100	
No Component	10%							

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Convactor/Radiator	70%			2037	**	1	\$500,100	
Fan Coil Unit/Heat	20%			2032	\$10,711,900	1	\$142,900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout Tenant Storage Areas</i>								
<i>Explanation : Hot Water Unit Heaters</i>								
No Component	10%							
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Split Unit	5%			2037	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Newly Commissioned Split Units, Condensing Unit</i>								
No Component	95%							
Terminal Devices								
Fan Coil - 2 Pipe	5%			2037	**	1	\$35,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Elevator Equipment Rooms</i>								
<i>Explanation : Newly Commissioned Split Unit, Fan Coil Section</i>								
No Component	95%							
Heat Rejection								
Air Cooled Condenser Unit	5%			2037	**	2	\$77,000	
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	2%	0-2	\$38,000	LIFE	**	2-5	\$24,700	
<i>Broken, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement</i>								
Ductwork/Diffusers	8%			LIFE	**	2-5	\$98,700	
No Component	90%							
Exhaust Fans								
Interior	2%	0-2	\$3,800	2037	**	2	\$1,100	
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Interior	8%			2037	**	2	\$5,400	
Roof	5%			2032	\$209,600	2	\$3,400	
No Component	85%							
Plumbing								
H/C Water Piping								
Brass/Copper	2%	0-2	\$11,100	2042	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Water Main Valve, Basement Room 11</i>								
Brass/Copper	98%			2042	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater With Tanks Electric	100%			2030	\$23,100	4		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Near Each Tenant Water Closet</i>								
<i>Explanation : One Unit Per Tenant Space</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s) Electric	100%			2032	\$1,131,100	4	\$88,000	
Backflow Preventer Generic	100%			2032	\$964,700	1	\$135,400	
Fixtures Generic	100%							
Vertical Transport								
Elevators Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement To 8th Floor</i>								
<i>Explanation : 9 Passenger Units, 18 Freight Units</i>								
Fire Suppression								
Standpipe Generic	100%			2032	\$9,946,800	1-5	\$1,115,200	
Sprinkler Generic	100%			2042	**	1-2	\$619,600	
Fire Pump Generic	100%			2035	**	1	\$413,000	

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Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,179,700	\$146,700
Interior Architecture	\$290,100	\$66,200
Electrical	\$78,700	\$1,887,500
Mechanical	\$843,800	\$2,346,000
Site Pavements	\$715,300	
Total	\$3,107,600	\$4,446,400
Importance Code A	\$1,179,700	\$510,100
Importance Code B	\$1,150,200	\$3,936,200
Importance Code C	\$777,800	
Total	\$3,107,600	\$4,446,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$34,100	\$300		\$80,300
Interior Architecture	\$24,600			\$4,700
Electrical	\$20,300	\$19,300	\$18,300	\$17,400
Mechanical	\$18,100	\$13,200	\$10,900	\$100,300
Site Pavements	\$75,200			
Total	\$172,400	\$32,900	\$29,100	\$202,700
Importance Code A	\$35,400	\$1,600	\$1,300	\$81,800
Importance Code B	\$61,800	\$31,300	\$27,900	\$120,900
Importance Code C	\$75,200			
Total	\$172,400	\$32,900	\$29,100	\$202,700



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$21,400	LIFE	**	5	\$36,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : South Elevation And Loading Dock</i>								
Concrete Masonry Unit	20%			LIFE	**	5	\$18,300	
Masonry: Brick	50%	Now	\$589,800	LIFE	**	5	\$73,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Base Course Throughout Loading Dock</i>								
Metal Panel	10%			2053	**	5-10	\$100,800	
Metal Coiling Doors	15%			2038	**	5	\$68,800	
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	95%	Now	\$12,700	2041	**	5	\$500	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2036	**	10	\$300	
Roof								
Modified Bitumen	90%	Now	\$265,100	2038	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof Edge</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Areas</i>								
Spray-on Foam	10%			2038	**	5	\$36,800	
Soffits								
Exposed Struc: Steel	100%	0-2	\$324,800	LIFE	**	5	\$39,700	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Loading Dock Canopy</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Loading Dock Canopy</i>								
Interior								
Floors								
Cast in Place Concrete	20%	Now	\$125,700	LIFE	**	5	\$66,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Loading Dock And Basement</i>								
Vinyl Tile	5%	4+	\$102,000	2038	**	3	\$2,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Not Accessible	75%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Tenant Controlled Spaces</i>								
<i>Explanation : Tenant Controlled Spaces</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			
Concrete Masonry Unit	15%	Now	\$62,400	LIFE	**	5	\$5,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Fiberglass Panel	5%			LIFE	**			
Not Accessible	70%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Tenant Controlled Spaces</i>								
<i>Explanation : Tenant Controlled Spaces</i>								
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$24,600	2038	**	5	\$3,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Offices</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Offices</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	5%			2038	**	5	\$7,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Meat Packing Areas</i>								
<i>Explanation : Special Laminated Lay In Tiles For Food Service Cold Rooms</i>								
Exposed Struc: Concrete	10%			LIFE	**	5	\$2,400	
Exposed Struc: Steel	10%			LIFE	**			
Not Accessible	70%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Tenant Controlled Spaces</i>								
<i>Explanation : Tenant Controlled Spaces</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2043	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 54th Street</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	**			
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$34,400	2046	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
Parking/Driveway Asphalt	80%	Now	\$715,300	2036		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Potholes, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	20%	Now	\$40,800	2046		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Truck Loading Areas</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment Fused Disc Sw	100%			2033	\$93,900	5	\$400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Nameplate Rating Available</i>								
Transformers Dry Type	100%			2031	\$26,100	5	\$400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 75 Kilovolt Amperes, 480 Volts Primary, 208/120 Volts Secondary</i>								
Switchgear / Switchboard Fused Disc Sw	100%			2033	\$317,500	5	\$400	
Raceway Conduit	100%			2033	\$173,700	1		
Panelboards Fused Disc Sw	20%			2032	\$50,700	5	\$500	
Molded Case Bkrs	80%			2032	\$202,700	5	\$2,200	
Wiring Thermoplastic	100%			2033	\$380,400	1		
Motor Controllers Locally Mounted	80%			2031	\$36,600	5	\$600	
Locally Mounted	20%			2038		**	\$100	
Ground								
Grounding Devices Not Accessible	100%							
Stand-by Power								
Transfer Switches Automatic	100%	Now	\$10,600	2053		**	\$28,800	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 2nd Floor Mechanical Room</i>								

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Generators								
Diesel	100%	Now	\$78,700	2048	**	1	\$36,200	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 2nd Floor Mechanical Room</i>								
<i>Explanation : Two 565 Kilowatt, Not In Service, Abandoned Equipment</i>								
Lighting								
Interior Lighting								
Fluorescent	20%			2033	\$346,300	10	\$19,100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Offices</i>								
<i>Explanation : T-12 Lamps</i>								
LED	80%			2041	**			
Egress Lighting								
Emergency, Battery	50%			2041	**	10	\$12,500	
Exit, Service	50%			2041	**	1		
Exterior Lighting								
Fluorescent	15%			2033	\$60,700	10	\$1,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Truck Loading Area</i>								
<i>Explanation : T-12 Lamps</i>								
HID	15%			2033	\$71,000	10		
No Component	70%							
Alarm								
Security System								
Generic	100%			2033	\$190,500	1	\$38,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Hallways, Outside Perimeter</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Analog	100%			2041	**	1-3	\$64,000	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	25%	Now	\$700	2033	\$14,600	1		
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd Floor Boiler Room</i>								
<i>Explanation : 2 Obsolete Oil Pumps</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Hot Water Boiler	25%			2031	\$269,600	1	\$12,800	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : 2nd Floor Mechanical Room</i>							
	<i>Explanation : 2 Units</i>							
No Component	75%							
Distribution								
Hot Wtr Piping/Pump	25%			2032	\$13,900	4	\$1,300	
No Component	75%							
Terminal Devices								
Fan Coil Unit/Heat	25%	0-2	\$7,900	2028	\$157,300	1	\$7,600	
	<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : The Air Curtain, Various Locations In 1st Floor</i>							
No Component	75%							
Air Conditioning								
Energy Source								
Electricity	100%			2041	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	40%			2028	\$598,900	1	\$19,300	
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : 1st Floor Refrigeration Storage</i>							
	<i>Explanation : All Systems Used For Refrigeration</i>							
No Component	60%							
Terminal Devices								
Induction Unit	40%			2028	\$87,700	1	\$13,400	
No Component	60%							
Heat Rejection								
Air Cooled Condenser Unit	40%			2028	\$47,000	2	\$28,900	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : All Systems Used For Refrigeration Storage</i>							
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$11,600	
No Component	80%							
Exhaust Fans								
Roof	20%			2028	\$39,400	2	\$600	
No Component	80%							
Plumbing								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	H/C Water Piping							
	Brass/Copper	70%			2043	**	1	
	Galvanized Steel	30%			2031	\$388,700	1	
	HW Heat Exchanger							
	HTHW/HW	100%			2033	\$284,400		
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2033	\$20,300	4	\$3,300
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
				<i>Explanation : There Is No Reserve Unit Which It Is Needed.</i>				
	Fixtures							
	Generic	100%						
	Fire Suppression							
	Sprinkler							
	Generic	100%			2033	\$1,403,400	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 : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,375,600	\$950,600
Interior Architecture	\$126,400	\$71,800
Electrical	\$314,500	\$766,400
Mechanical	\$635,900	\$1,768,000
Site Enclosure	\$581,200	
Site Pavements	\$3,796,200	
Total	\$6,829,800	\$3,556,900
Importance Code A	\$1,375,600	\$1,153,800
Importance Code B	\$1,016,800	\$2,403,100
Importance Code C	\$4,437,500	
Total	\$6,829,800	\$3,556,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$3,900	\$10,100		\$20,200
Interior Architecture	\$47,200		\$300	
Electrical	\$7,300	\$9,200	\$8,300	\$68,900
Mechanical	\$12,800	\$10,000	\$8,800	\$90,500
Site Enclosure	\$40,300			
Total	\$111,500	\$29,300	\$17,500	\$179,600
Importance Code A	\$4,800	\$11,100	\$1,000	\$21,400
Importance Code B	\$106,700	\$18,200	\$16,500	\$158,200
Importance Code C				
Total	\$111,500	\$29,300	\$17,500	\$179,600



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
BROOKLYN WHSLE MEAT MARKET BLDG 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	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Loading Dock</i>								
Concrete Masonry Unit	20%	Now	\$55,200	LIFE	**	5	\$3,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : East And West Facades</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Facade</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : East Facade</i>								
Masonry: Brick	50%	Now	\$53,000	LIFE	**	5	\$13,200	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Base Of Wall Along Loading Dock And Building Corners</i>								
Metal Panel	10%			2043	**	5-10	\$18,100	
Metal Coiling Doors	15%			2038	**	5	\$12,400	
Windows								
Aluminum	95%	Now	\$571,900	2041	**	5	\$15,400	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2036	**	10	\$10,100	
Roof								
Modified Bitumen	85%	Now	\$413,800	2033	\$827,700			
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof Edge</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Tenant Spaces</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Spray-on Foam	15%			2038	**	5	\$18,200	
Soffits								
Exposed Struc: Steel	28%	4+	\$281,700	LIFE	**	5	\$34,400	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Loading Dock Canopy</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	15%	Now	\$66,300	LIFE	**	5	\$17,500	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout Loading Dock</i>							
Vinyl Tile	5%			2033	\$71,800	3	\$1,000	
Not Accessible	80%							
	<i>Other Observation, Extent : N/A, Area Affected : 0%</i>							
	<i>Location : Tenant Controlled Spaces</i>							
	<i>Explanation : Tenant Controlled Spaces</i>							
Interior Walls								
Concrete Masonry Unit	25%	Now	\$60,100	LIFE	**	5	\$2,600	
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Stairs And Throughout</i>							
	<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Interior</i>							
Not Accessible	75%							
	<i>Other Observation, Extent : N/A, Area Affected : 0%</i>							
	<i>Location : Tenant Controlled Spaces</i>							
	<i>Explanation : Tenant Controlled Spaces</i>							
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$47,200	2046	**	5	\$4,800	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Offices, Corridors And Stairs</i>							
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Offices, Corridors</i>							
Exposed Struc: Steel	10%			LIFE	**			
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Mechanical Rooms</i>							
Not Accessible	80%							
	<i>Other Observation, Extent : N/A, Area Affected : 0%</i>							
	<i>Location : Tenant Controlled Spaces</i>							
	<i>Explanation : Tenant Controlled Spaces</i>							
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	\$581,200	2063	**			
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Water Edge And Rear Parking Lot</i>							
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Along Water</i>							
	<i>Impact Damage, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Rear Parking</i>							

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	50%			2068		**		
Cast in Place Concrete	50%	Now	\$40,300	2083		**		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Along Water Edge</i>								
<i>Explanation : Retaining Wall Along Water Edge Is Falling Into The River</i>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2038		**		
Parking/Driveway								
Asphalt	75%	Now	\$3,479,100	2036		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Parking Lot Front And Rear</i>								
<i>Potholes, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Parking Lot Front And Rear</i>								
<i>Sinking/Subsiding, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Along Water Edge</i>								
Cast in Place Concrete	25%	Now	\$317,200	2038		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Ramps</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	\$46,900	5	\$300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.</i>								
Transformers								
Dry Type	100%			2031	\$26,100	5	\$300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Three 45 Kilovolt Amperes, 480 Volts Primary, 208/120 Volts Secondary</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	\$222,300	5	\$300	
Raceway								
Conduit	100%			2033	\$130,800	1		
Panelboards								
Fused Disc Sw	5%			2032	\$7,800	5	\$100	
Molded Case Bkrs	95%			2032	\$148,100	5	\$2,000	
Wiring								
Thermoplastic	70%			2033	\$121,600	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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	95%			2031	\$43,500	5	\$500	
Locally Mounted	5%			2038	**	5		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	20%			2028	\$261,000	10	\$14,400	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Offices</i>						
		<i>Explanation : T-12 Lamps</i>						
LED	80%			2041	**			
Egress Lighting								
Emergency, Battery	50%			2041	**	10	\$9,500	
Exit, Battery	50%			2041	**	10	\$2,600	
Exterior Lighting								
Fluorescent	15%			2028	\$45,800	10	\$1,100	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Truck Loading Area</i>						
		<i>Explanation : T-12 Lamps</i>						
HID	15%			2028	\$53,500	10		
No Component	70%							
Alarm								
Security System								
Generic	100%			2033	\$143,600	1	\$29,200	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Hallways And Outside Perimeter</i>						
		<i>Explanation : CCTV Surveillance Camera</i>						
Fire/Smoke Detection								
Generic, Analog	100%			2041	**	1-3	\$48,300	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	25%	Now	\$500	2033	\$11,000	1		
		<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : 2nd Floor Boiler Room</i>						
		<i>Explanation : 2 Obsolete Oil Pumps</i>						
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Hot Water Boiler	25%			2031	\$203,200	1	\$9,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 2nd Floor Mechanical Room</i>								
<i>Explanation : 2 Units</i>								
No Component	75%							
Distribution								
Hot Wtr Piping/Pump	25%			2032	\$10,500	4	\$1,000	
No Component	75%							
Terminal Devices								
Fan Coil Unit/Heat	25%	0-2	\$5,900	2028	\$118,500	1	\$5,700	
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : The Air Curtain, Various Locations In 1st Floor</i>								
No Component	75%							
Air Conditioning								
Energy Source								
Electricity	100%			2041	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	40%			2028	\$451,300	1	\$14,500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st Floor Refrigeration Storage</i>								
<i>Explanation : All Systems Used For Refrigeration</i>								
No Component	60%							
Terminal Devices								
Induction Unit	40%			2028	\$66,100	1	\$10,100	
No Component	60%							
Heat Rejection								
Air Cooled Condenser Unit	40%			2028	\$35,400	2	\$21,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : All Systems Used For Refrigeration Storage</i>								
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	**	2-5	\$13,100	
No Component	70%							
Exhaust Fans								
Roof	30%			2028	\$44,500	2	\$700	
No Component	70%							
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2043	**	1		
Galvanized Steel	30%			2031	\$292,900	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	\$214,300			
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Fixtures Generic	100%							
Fire Suppression									
	Sprinkler Generic	100%			2033	\$1,057,600	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 : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$453,000	\$117,300
Interior Architecture	\$67,100	
Electrical	\$33,100	\$238,100
Mechanical		\$134,000
Total	\$553,100	\$489,400
Importance Code A	\$453,000	\$117,300
Importance Code B	\$100,200	\$372,100
Total	\$553,100	\$489,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$56,100	\$1,500		\$13,100
Interior Architecture	\$41,800	\$600		\$1,600
Electrical	\$25,400	\$900	\$1,100	\$3,000
Mechanical	\$4,500	\$900	\$1,600	\$17,500
Total	\$127,700	\$3,900	\$2,700	\$35,200
Importance Code A	\$56,600	\$2,000	\$500	\$13,600
Importance Code B	\$63,200	\$1,900	\$2,200	\$21,600
Importance Code C	\$7,900			
Total	\$127,700	\$3,900	\$2,700	\$35,200



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cement - Fiber Panel	35%	Now	\$35,200	2033	\$117,300			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : South Facade</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : South Facade</i>								
Metal Sect. OHD	5%			2046	**	5	\$3,000	
Stucco Cement	60%	Now	\$313,100	2046	**	5	\$14,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$20,900	2041	**	5	\$1,100	
<i>Air Infiltration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Pre-Cast Concrete	100%			LIFE	**	5	\$7,900	
<i>Other Observation, Extent : N/A, Area Affected : 50%</i>								
<i>Location : Interior Parapet</i>								
<i>Explanation : Liquid Waterproofing Applied</i>								
Roof								
Modified Bitumen	100%			2028		10	\$13,100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Liquid Waterproofing Applied</i>								
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$6,500	LIFE	**	5	\$3,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout And Stairs</i>								
Ceramic Tile	5%	Now	\$2,100	2036	**	5	\$400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets And Showers</i>								
Quarry Tile	5%			2046	**	5	\$1,200	
Vinyl Tile	80%	Now	\$67,100	2038	**	3	\$4,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Second Floor, Stairs</i>								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Concrete Masonry Unit	25%			LIFE	**	5	\$700	
Gypsum Board	40%			LIFE	**	5	\$1,600	
Metal Panel	5%			LIFE	**			
Plaster	25%	Now	\$7,900	LIFE	**	5	\$500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs And Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs, Bunk And Offices</i>								
Wood	5%			LIFE	**	5	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Wood Paneling</i>								
Ceilings								
AcousTileSusp.Lay-In	100%	Now	\$25,200	2046	**	5	\$7,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2046	**			
Parking/Driveway								
Asphalt	100%			2042	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	\$7,400	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 400 Amperes.</i>								
Transformers								
Dry Type	100%			2031	\$26,100	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 2nd Floor</i>								
<i>Explanation : No Nameplate Ratings Available</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	\$105,800	5		
Raceway								
Conduit	100%			2033	\$15,800	1		

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2032	\$1,900	5		
Molded Case Bkrs	90%			2032	\$17,500	5	\$200	
Wiring								
Thermoplastic	100%			2033	\$20,600	1		
Motor Controllers								
Locally Mounted	100%			2038	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	80%			2033	\$132,300	10	\$7,300	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	20%			2028	\$33,100	10	\$1,800	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : 2nd Floor</i>						
		<i>Explanation : T-12 Lamps</i>						
Egress Lighting								
Emergency, Service	50%			2033	\$3,000	1		
Exit, Service	50%			2033	\$2,100	1		
Exterior Lighting								
HID	30%			2033	\$13,600	10		
No Component	70%							
Alarm								
Security System								
Generic	100%			2033	\$18,200	1	\$3,700	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Outside Perimeter</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
Generic, Analog	100%	Now	\$25,000	2043	**	1-3	\$5,600	
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Fire Alarm System Is Not Functional, Alarm Bells, Manual Pull Stations.</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Furnace	100%			2038	**	1	\$4,900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof Mounted</i>								
<i>Explanation : 2 Rooftop Package Units</i>								
Air Conditioning								
Energy Source Electricity	100%			2041	**	1		
Conversion Equipment Ext Pkg Unit - Heating/Cooling	100%			2038	**	2	\$600	
<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Rooftop Units On Roof</i>								
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		2	\$16,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : One 75 Gallon Unit</i>								
Sanitary Piping								
Cast Iron	10%	Now	\$3,700	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st Floor Bathroom</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 2nd Floor Bathroom To 1st Floor Bathroom</i>								
Cast Iron	90%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fire Suppression								
Sprinkler Generic	100%			2033		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 : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$472,000	
Site Pavements	\$97,800	
Total	\$569,800	
Importance Code A	\$472,000	
Importance Code C	\$97,800	
Total	\$569,800	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$48,900			
Site Pavements	\$19,800			
Total	\$68,700			
Importance Code A	\$48,900			
Importance Code C	\$19,800			
Total	\$68,700			



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 RESTAURANT
Asset # : 2154

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$194,200	LIFE	**	5	\$24,100	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Facade, Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Building</i>								
<i>Explanation : Building Inaccessible, Condemned</i>								
Masonry: Limestone	5%	Now	\$2,000	LIFE	**	5	\$1,000	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Watercourse At Grade Around Perimeter Of Building</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Building</i>								
<i>Explanation : Building Inaccessible, Condemned</i>								
Windows								
Wood	100%	Now	\$47,000	2057	**	5	\$10,000	1
<i>Air Infiltration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Not Accessible	100%							
Roof								
Slate	75%	Now	\$277,700	LIFE	**			1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Not Accessible	25%							
Interior								
Floors								
Not Accessible	100%							
Interior Walls								
Not Accessible	100%							
Ceilings								
Not Accessible	100%							
Site Enclosure								
Fence/Gates								
Chain Link	100%			2052	**			
Site Pavements								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Asphalt	30%			2035		**		
Cast in Place Concrete	30%	0-2	\$1,700	2037		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Side Of Building</i>								
Pavers/Stone	40%	0-2	\$18,100	2035		**		
<i>Broken/Missing Elements, Extent : Light, Area Affected : 15%</i>								
<i>Location : West Side Of Building</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : West Side Of Building</i>								
Parking/Driveway								
Asphalt	100%	Now	\$97,800	2047		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : South Side Of Building</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : South Side Of Building</i>								
<i>Explanation : Vegetation Growth</i>								

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

Alarm

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

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

Alarm

Fire/Smoke Detection

Not Accessible 100%

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

Heating

Energy Source

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 : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Site Pavements	\$323,400	
Total	\$323,400	
Importance Code C	\$323,400	
Total	\$323,400	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Site Pavements	\$48,100			
Elevators/Escalators	\$6,900	\$6,900	\$6,900	\$6,900
Total	\$55,000	\$6,900	\$6,900	\$6,900
Importance Code B	\$6,900	\$6,900	\$6,900	\$6,900
Importance Code C	\$48,100			
Total	\$55,000	\$6,900	\$6,900	\$6,900



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

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

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

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

\$48,100

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

\$96,900

2035

* *

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : North And East Sides Of Building*

Pavers/Stone

30%

Now

\$226,500

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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Not Accessible	100%							
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 System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
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 : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : BUSH TERMINAL-MASTAS ADMIN. BLDG - OFFICES
Address : 41ST - 51ST STREET AND 1ST AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0016.050 / 2153 **Yr Built/Renovated** : 1910 / 2013
Area Sq Ft : 10,323 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 10-Mar-2021 **Landmark Status** : NONE
Areas Surveyed : Floors 1,2,3
Block : 725 **Lot** : 1 **BIN** : 3345660

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$224,400	
Electrical	\$129,000	\$135,600
Mechanical		\$129,100
Total	\$353,500	\$264,700
Importance Code A	\$224,400	\$127,000
Importance Code B	\$129,000	\$137,700
Total	\$353,500	\$264,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$43,400			
Interior Architecture	\$124,400			\$2,200
Electrical	\$62,300	\$100	\$13,900	
Mechanical	\$31,900	\$300	\$1,100	\$300
Site Pavements	\$1,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$267,300	\$4,400	\$19,000	\$6,600
Importance Code A	\$64,100	\$300	\$500	\$300
Importance Code B	\$184,700	\$4,100	\$18,500	\$6,200
Importance Code C	\$18,500			
Total	\$267,300	\$4,400	\$19,000	\$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
BUSH TERMINAL-MASTAS ADMIN. BLDG - OFFICES
Asset # : 2153

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$137,500	LIFE	**	5	\$17,100	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Corners Of Building</i>							
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : East Facade, South Facade</i>							
	<i>Efflorescence, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout Lower Level</i>							
	<i>Spalling, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout Lower Level</i>							
Masonry: Granite	5%	Now	\$13,800	LIFE	**	5	\$700	
	<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Water Course</i>							
	<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Building Base</i>							
Windows								
Aluminum	100%	Now	\$87,000	2040	**	5	\$1,900	
	<i>Air Infiltration, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Glazing Clouded, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
Parapets								
Masonry: Brick	10%			LIFE	**	5	\$300	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Parapet</i>							
	<i>Explanation : Not Accessible</i>							
Metal Cornice	90%	Now	\$29,600	2047	**			1
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Corners</i>							
	<i>Corrosion/Rusting, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Corners</i>							
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
Roof								
Not Accessible	100%							

Interior

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	25%	Now	\$49,600	2034	\$49,600	3	\$4,300	
	<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : 2nd Floor</i>							
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : 2nd Floor</i>							
	<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : 2nd Floor</i>							
Cast in Place Concrete	5%			LIFE	**	5	\$1,300	
Terrazzo	10%	4+	\$2,100	LIFE	**	5	\$900	
	<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>							
	<i>Location : Front Entry Hall</i>							
Vinyl Tile	15%	Now	\$14,000	2042	**	3	\$600	
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : First Floor</i>							
	<i>Loose Units, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : First Floor</i>							
Vinyl Tile	40%			2037	**	3	\$2,300	
Wood	5%	Now	\$10,000	2047	**	5	\$500	
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : First Floor</i>							
Interior Walls								
Gypsum Board	10%			LIFE	**	5	\$200	
Masonry: Brick	2%			LIFE	**			
Plaster	43%	Now	\$2,100	LIFE	**	5	\$500	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Stairwell By Roof Hatch</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Third Floor Bathroom And Stairwell</i>							
Wood	45%	Now	\$15,000	LIFE	**	5	\$7,300	
	<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : First Floor</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : First Floor</i>							
	<i>Explanation : Water Flood Damage</i>							

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

Asset # : 2153

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	20%	Now	\$1,900	2037	**	5	\$1,100	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : First Floor</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : First Floor</i>								
Embossed Metal	20%	Now	\$13,500	LIFE	**	5	\$1,000	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 2nd Floor</i>								
Gypsum Board	20%	Now	\$2,000	LIFE	**	5	\$2,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Office Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Office Area</i>								
Plaster	40%	Now	\$13,700	LIFE	**	5	\$2,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Third Floor Kitchen, First Floor, Roof Hatch</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 2nd Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Third Floor Stairwell</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2052	**			
Site Pavements								
On-Site Walkways								
Asphalt	55%			2041	**			
Cast in Place Concrete	45%	Now	\$1,400	2045	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West And South Sides Of Building</i>								
Parking/Driveway								
Asphalt	100%			2041	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2032	\$127,000	5	\$300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 200 Amperes.</i>								
Raceway								
Conduit	100%			2032	\$31,600	1		

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

Asset # : 2153

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Molded Case Bkrs	70%			2031	\$27,300	5		\$200
Molded Case Bkrs	30%	2-4	\$11,700	2057	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stairs</i>								
<i>Explanation : On Extended Life</i>								
Wiring								
Braided Cloth	70%	2-4	\$36,800	2057	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2042	**	1		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	5%			2032	\$8,600	10		\$500
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Stairs</i>								
<i>Explanation : Compact Fluorescent</i>								
Fluorescent	75%			2027	\$129,000	10		\$7,100
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st, 2nd Floor</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	20%	Now	\$13,800	2042	**			
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1st And 2nd Floor</i>								
Egress Lighting								
Emergency, Battery	50%			2040	**	10		\$1,200
Exit, Service	50%			2040	**	1		
Exterior Lighting								
HID	10%			2027	\$4,700	10		
No Component	90%							
Alarm								
Security System								
No Component	90%							
Generic	10%			2027	\$1,900	1		\$400
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Outside Perimeter</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								

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

Heating

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

Asset # : 2153

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	35%			2042	**	5	\$1,100	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : 2nd Floor</i>							
	<i>Explanation : Being Used In 2nd Floor</i>							
Natural Gas	65%			2042	**	1		
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : 1st And 3rd Floor</i>							
	<i>Explanation : Being Used In 1st And 3rd Floor</i>							
Conversion Equipment								
Furnace	33%	0-2	\$10,400	2042	**	1	\$1,500	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : 3rd Floor</i>							
	<i>Explanation : 1 Unit. It Is On Extended Life Time.</i>							
Furnace	33%	Now	\$10,400	2042	**	1	\$1,500	
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : 2nd Floor</i>							
	<i>Explanation : 1 Obsolete Unit. It Is On Extended Life Time.</i>							
Not Accessible	34%							
	<i>Other Observation, Extent : N/A, Area Affected : 0%</i>							
	<i>Location : 1st Floor</i>							
	<i>Explanation : 1 Unit. Tenant Responsible For It.</i>							
Distribution								
Ductwork/Diffusers	30%			LIFE	**	2-5	\$1,700	
No Component	70%							
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Window/Wall Unit	20%			2025		1	\$7,600	
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2032		1	\$64,700	
Galvanized Steel	50%	0-2	\$3,200	2030		1	\$64,400	
	<i>Corroded, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Water Heater With Tanks								
Electric	65%	Now	\$300	2032		4	\$15,000	
	<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : 2nd And 3rd Floors.</i>							
Not Accessible	35%							
	<i>Other Observation, Extent : N/A, Area Affected : 0%</i>							
	<i>Location : 1st Floor</i>							
	<i>Explanation : Tenant Responsible For His Hot Water</i>							

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

Asset # : 2153

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

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Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : BUSH TERMINAL-MASTAS BUILDING #57 - WAREHOUSE
Address : 41ST - 51ST STREET AND 1ST AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0016.010 / 2449 **Yr Built/Renovated** : 1910 /
Area Sq Ft : 157,645 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 11-Mar-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6
Block : 725 **Lot** : 1 **BIN** : 3378183

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$2,584,100	\$736,600
Interior Architecture	\$368,600	\$490,300
Electrical	\$494,100	\$551,900
Mechanical		\$4,100,700
Total	\$3,446,700	\$5,879,500
Importance Code A	\$2,584,100	\$736,600
Importance Code B	\$809,000	\$5,142,900
Importance Code C	\$53,600	
Total	\$3,446,700	\$5,879,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$44,300		\$4,100	
Interior Architecture	\$14,800			\$500
Electrical	\$80,000	\$1,200	\$1,200	\$2,000
Mechanical	\$95,000	\$8,800	\$29,400	\$8,800
Site Pavements	\$38,500			
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$290,300	\$27,800	\$52,400	\$29,100
Importance Code A	\$44,300		\$4,100	
Importance Code B	\$192,700	\$27,800	\$48,400	\$28,600
Importance Code C	\$53,300			\$500
Total	\$290,300	\$27,800	\$52,400	\$29,100



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

Asset # : 2449

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	88%	Now	\$111,700	LIFE	**	5	\$191,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : South Elevation</i>								
Masonry: Brick	10%	Now	\$34,900	LIFE	**	5	\$4,300	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Stair Bulkhead</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Stair Bulkhead</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairwell</i>								
Metal Coiling Doors	2%	2-4	\$4,500	2037	**	5	\$1,400	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Loading Dock</i>								
Windows								
Aluminum	100%	Now	\$2,048,000	2057	**	5	\$22,000	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast in Place Concrete	70%	Now	\$255,500	LIFE	**	5	\$300,700	
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Parapet Coping</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade, West Facade</i>								
Cast in Place Concrete	30%			LIFE	**	5	\$128,900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Interior Of Parapet</i>								
<i>Explanation : Roof Spray Foam Cover Interior For Parapet</i>								
Roof								
Metal, Corrugated	10%	2-4	\$4,800	2037	**	1		
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Loading Dock Canopy</i>								
<i>Deformed/Dented, Extent : Light, Area Affected : 5%</i>								
<i>Location : Loading Dock Canopy</i>								
Metal Panel	2%			2037	**	10	\$4,100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Skylight</i>								
<i>Explanation : Covered With Metal Panel</i>								
Spray-on Foam	88%			2037	**	5	\$130,200	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Soffits								
Exposed Struc: Steel	100%	4+	\$103,800	LIFE	**	5	\$50,700	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 25%</i>								
<i>Location : Loading Dock Canopy Structure</i>								
Interior								
Floors								
Cast in Place Concrete	95%			LIFE	**	5	\$490,300	
Steel Plate	5%	Now	\$314,900	LIFE	**	1		
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Stair Landings Throughout</i>								
Interior Walls								
Cast in Place Concrete	20%	Now	\$14,800	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Fifth Floor</i>								
Concrete Masonry Unit	15%			LIFE	**	5	\$600	
Gypsum Board	5%			LIFE	**	5	\$300	
Masonry: Brick	58%	Now	\$53,600	LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairwell Windows</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairwell</i>								
Metal Coiling Doors	2%			2048	**	5	\$1,000	
Ceilings								
Exposed Struc: Concrete	95%			LIFE	**	5	\$35,000	
Gypsum Board	5%			LIFE	**	5	\$14,700	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2052	**			
Site Pavements								
Parking/Driveway								
Asphalt	100%	Now	\$38,500	2041	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Parking Lot, Loading Dock</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2032	\$25,900	1		

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

Asset # : 2449

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	20%	2-4	\$15,600	2057	**	5	\$400	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fused Knife Sw	40%	2-4	\$31,200	2057	**	5	\$700	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Molded Case Bkrs	40%			2048	**	5	\$1,700	
Wiring								
Braided Cloth	60%	2-4	\$32,000	2057	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	40%			2052	**	1		
Lighting								
Interior Lighting								
Fluorescent	40%			2027	\$436,300	10	\$57,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	40%			2032	\$436,300	10	\$57,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	20%			2040	**			
Egress Lighting								
Emergency, Battery	50%			2040	**	10	\$19,000	
Exit, Battery	50%			2040	**	10	\$5,300	
Exterior Lighting								
LED	20%			2040	**			
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2032	\$57,800	1	\$11,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Outside Perimeter</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								

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

Heating

Energy Source

Natural Gas

100%

2042

**

1

Air Conditioning

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

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

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

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

Asset # : 2449

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2032	\$988,700	1		
Galvanized Steel	50%	0-2	\$49,100	2030	\$982,800	1		
			<i>Corroded, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Basement</i>					
Sanitary Piping								
Cast Iron	30%	0-2	\$29,100	LIFE	**	1		
			<i>Corroded, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Basement</i>					
Cast Iron	70%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	0-2	\$10,900	LIFE	**	1		
			<i>Corroded, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Basement</i>					
Sump Pump(s)								
Not Accessible	100%							
			<i>Other Observation, Extent : N/A, Area Affected : 0%</i>					
			<i>Location :</i>					
			<i>Explanation : Located Outside The Building In A Pit</i>					
Sewage Ejector(s)								
Not Accessible	100%							
			<i>Other Observation, Extent : N/A, Area Affected : 0%</i>					
			<i>Location :</i>					
			<i>Explanation : Located Outside The Building In A Pit</i>					
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : 1st To 6th Floor</i>					
			<i>Explanation : 3 Units, One Has Not Operated In 5 Years</i>					
Fire Suppression								
Standpipe								
Generic	100%			2042	**	1-5	\$79,500	
Sprinkler								
Generic	100%			2032	\$2,129,200	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 : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : BUSH TERMINAL-MASTAS BUILDING #58 - WAREHOUSE
Address : 41ST - 51ST STREET AND 1ST AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0016.000 / 2448 **Yr Built/Renovated** : 1927 / 2013
Area Sq Ft : 142,560 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 11-Mar-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6
Block : 725 **Lot** : 1 **BIN** : 3378184

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$3,011,700	\$811,400
Interior Architecture	\$805,900	\$443,800
Electrical	\$726,700	\$299,100
Mechanical		\$3,711,600
Site Pavements	\$129,300	
Total	\$4,673,700	\$5,265,900
Importance Code A	\$3,011,700	\$811,400
Importance Code B	\$1,532,700	\$4,454,500
Importance Code C	\$129,300	
Total	\$4,673,700	\$5,265,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$65,000		\$4,900	
Interior Architecture	\$8,400			\$400
Electrical	\$1,100	\$1,100	\$18,900	\$2,900
Mechanical	\$72,600	\$8,000	\$26,600	\$8,000
Site Enclosure	\$7,000			
Site Pavements	\$76,400			
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$248,100	\$26,800	\$68,200	\$29,100
Importance Code A	\$65,000		\$5,200	
Importance Code B	\$91,500	\$26,800	\$63,000	\$28,700
Importance Code C	\$91,700			\$400
Total	\$248,100	\$26,800	\$68,200	\$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
BUSH TERMINAL-MASTAS BUILDING #58 - WAREHOUSE

Asset # : 2448

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	2%	Now	\$2,300	LIFE	**	5	\$3,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stair Bulkhead</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stair Bulkhead</i>								
Cast in Place Concrete	58%	Now	\$266,600	LIFE	**	5	\$114,000	
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Concrete Spandrel Panels Below Windows At 6th Floor</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Concrete Spandrel Panels Below Windows At 6th Floor</i>								
Masonry: Brick	25%	Now	\$158,100	LIFE	**	5	\$9,800	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Elevation Shaft</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairwell Windows</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	5%	2-4	\$10,300	2037	**	5	\$3,100	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Stucco Cement	10%			2037	**	5	\$9,800	
Windows								
Steel	100%	Now	\$1,754,600	2057	**	5	\$249,000	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

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

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

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

Asset # : 2448

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Cast in Place Concrete	60%	Now	\$396,400	LIFE	**	5	\$233,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East Side</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At All Elevations</i>								
Cast in Place Concrete	40%			LIFE	**	5	\$155,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Interior Parapet</i>								
<i>Explanation : Roofing Spray Foam Cover Interior Of Parapet</i>								
Roof								
Metal, Corrugated	15%	2-4	\$26,200	2045	**	1		
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Loading Dock</i>								
<i>Deformed/Dented, Extent : Light, Area Affected : 5%</i>								
<i>Location : Loading Dock</i>								
Metal Panel	2%	0-2	\$28,600	2052	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Back Freight Elevator And Elevator Control</i>								
Spray-on Foam	83%			2037	**	5	\$111,200	
Soffits								
Exposed Struc: Steel	100%	2-4	\$378,200	LIFE	**	5	\$46,200	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Loading Dock Canopy Structure</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Loading Dock Canopy</i>								
<i>Explanation : Canopy Sagging, Additional Bracing Installed</i>								
Interior								
Floors								
Cast in Place Concrete	95%	Now	\$337,100	LIFE	**	5	\$443,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Loading Docks</i>								
Steel Plate	5%			LIFE	**	1		
Interior Walls								
Cast in Place Concrete	15%			LIFE	**			
Concrete Masonry Unit	15%			LIFE	**	5	\$500	
Gypsum Board	5%			LIFE	**	5	\$300	
Masonry: Brick	10%	Now	\$8,400	LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Stair</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairwell</i>								
Masonry: Brick	53%			LIFE	**			
Metal Coiling Doors	2%			2048	**	5	\$900	

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
Exposed Struc: Concrete	73%	4+	\$456,300	LIFE	**	5	\$24,400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 6th Floor</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 6th Floor</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 16%</i>								
<i>Location : 1st And 6th Floor</i>								
Exposed Struc: Concrete	2%	0-2	\$12,500	LIFE	**	5	\$700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Back Freight Elevator Control Room</i>								
Exposed Struc: Concrete	25%			LIFE	**	5	\$8,300	
Site Enclosure								
Fence/Gates								
Chain Link	100%	2-4	\$7,000	2052	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Side Of Building</i>								
Site Pavements								
Parking/Driveway								
Asphalt	40%	Now	\$42,000	2041	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Parking Lot, Loading Dock</i>								
Cast in Place Concrete	45%	Now	\$129,300	2037	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Side Of Building</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Loading Dock Area</i>								
Pavers/Stone	15%	Now	\$34,400	2035	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Side Of Building</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South And West Sides Of Building</i>								
<i>Explanation : Missing Pavers Replaced With Asphalt Patch</i>								

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

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

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

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

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

Asset # : 2448

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	80%			2042	**	1		
Conduit	20%			2052	**	1		
Panelboards								
Fused Disc Sw	20%			2048	**	5	\$700	
Molded Case Bkrs	80%			2048	**	5	\$3,000	
Wiring								
Thermoplastic	80%			2032	\$28,300	1		
Thermoplastic	20%			2052	**	1		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	65%			2027	\$641,700	10	\$85,100	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	25%			2032	\$246,800	10	\$32,700	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
LED	10%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2037	**	10	\$17,200	
Exit, Service	50%			2037	**	1		
Exterior Lighting								
LED	20%			2040	**			
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2032	\$52,300	1	\$10,700	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Outside Perimeter</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						

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

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Air Conditioning								
Conversion Equipment		100%						
Not Accessible		100%						
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Air Conditioning Equipment Is Installed And Maintained By Tenants</i>								
<hr/>								
Plumbing								
H/C Water Piping								
Brass/Copper		50%			2032	\$894,900	1	
Galvanized Steel		35%	0-2	\$31,100	2030	\$622,700	1	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Galvanized Steel		15%			2030	\$266,900	1	
<hr/>								
Sanitary Piping								
Cast Iron		30%	0-2	\$26,300	LIFE	* *	1	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Cast Iron		70%			LIFE	* *	1	
<hr/>								
Storm Drain Piping								
Cast Iron		100%	0-2	\$9,800	LIFE	* *	1	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<hr/>								
Sump Pump(s)								
Not Accessible		100%						
<hr/>								
Sewage Ejector(s)								
Not Accessible		100%						
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Street Pit</i>								
<hr/>								
Fixtures								
Generic		100%						
<hr/>								
Vertical Transport								
Elevators								
Geared Traction		100%			LIFE	* *		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st To 6th Floor</i>								
<i>Explanation : 3 Old Units With 2 Operational, 1 Is Not In Service.</i>								
<hr/>								
Fire Suppression								
Standpipe								
Generic		100%			2042	* *	1-5	\$71,900
<hr/>								
Sprinkler								
Generic		100%			2032	\$1,927,200	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 : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$203,300	
Interior Architecture	\$118,000	
Mechanical		\$164,800
Total	\$321,300	\$164,800
Importance Code A	\$203,300	\$110,600
Importance Code B		\$54,300
Importance Code C	\$118,000	
Total	\$321,300	\$164,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$4,000		\$1,100	
Interior Architecture	\$56,700			
Electrical	\$6,000	\$100	\$20,600	
Mechanical	\$2,700	\$400	\$23,100	\$400
Site Pavements	\$4,000			
Total	\$73,400	\$500	\$44,800	\$400
Importance Code A	\$4,000	\$400	\$1,200	\$400
Importance Code B	\$55,600	\$100	\$43,600	
Importance Code C	\$13,800			
Total	\$73,400	\$500	\$44,800	\$400



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

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

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Concrete Masonry Unit	5%			LIFE	**	5	\$400		
Masonry: Brick	90%	Now	\$203,300	LIFE	**	5	\$12,600		
<i>Diagonal Cracks, Extent : Severe, Area Affected : 15%</i>									
<i>Location : South Facade</i>									
<i>Spalling, Extent : Severe, Area Affected : 25%</i>									
<i>Location : South Facade</i>									
<i>Worn/Eroded, Extent : Severe, Area Affected : 20%</i>									
<i>Location : North And South Facades</i>									
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Entire Building</i>									
<i>Explanation : Structural Issues, Building Closed</i>									
Metal Coiling Doors	5%			2037	**	5	\$2,200		
Windows									
Metal Louvers	15%			2035	**	10	\$4,000		
Not Accessible	85%								
<i>Other Observation, Extent : Light, Area Affected : 0%</i>									
<i>Location :</i>									
<i>Explanation : Shop Side Of Building Was Not Accessible</i>									
Parapets									
Not Accessible	100%								
Roof									
Not Accessible	100%								
Interior									
Floors									
Cast in Place Concrete	85%	Now	\$8,300	LIFE	**	5	\$10,900		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Panel/Paver: Cer/Brk	15%	Now	\$8,200	2040	**	5	\$1,000		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Uneven Surface, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									

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

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

Asset # : 2283

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Concrete Masonry Unit	10%	Now	\$600	LIFE	**	5	\$100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Shop Walls</i>								
Masonry: Brick	70%	Now	\$118,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : South Wall</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Wall</i>								
Plaster	20%	Now	\$9,300	LIFE	**	5	\$200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Pump Room</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Pump Room</i>								
Ceilings								
Exposed Struc: Concrete	40%	Now	\$6,900	LIFE	**	5	\$400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Pump House Side of Building</i>								
Exposed Struc: Wood	60%	Now	\$23,500	LIFE	**			
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2052	**			
Site Pavements								
On-Site Walkways								
Asphalt	50%			2035	**			
Cast in Place Concrete	50%	4+	\$500	2037	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : North And West Sides Of Building</i>								
Parking/Driveway								
Asphalt	50%			2035	**			
Cast in Place Concrete	50%	4+	\$3,500	2037	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : South Side Of Building</i>								

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

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL-MASTAS PUMP HOUSE - SHOP
Asset # : 2283

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2032	\$31,800	5	\$100	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Pump House</i>						
		<i>Explanation : Main Service Disconnect Switch Rated At 200 Amperes</i>						
Raceway								
Conduit	100%			2032	\$4,300	1		
Panelboards								
Molded Case Bkrs	100%			2031	\$9,700	5	\$100	
Wiring								
Thermoplastic	100%			2032	\$8,800	1		
Motor Controllers								
Locally Mounted	100%			2030	\$11,200	5		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	50%			2027	\$15,100	10	\$2,000	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	50%	Now	\$6,000	2042		**		
		<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Shops</i>						
Exterior Lighting								
Fluorescent	20%			2027	\$3,400	10	\$100	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Outside Perimeter</i>						
		<i>Explanation : Compact Fluorescent Lights</i>						
No Component	80%							

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	100%			2042		**	1	
Conversion Equipment								
Radiant Heater	100%			2032	\$110,600	2	\$2,000	
		<i>Other Observation, Extent : N/A, Area Affected : 20%</i>						
		<i>Location : Pump House 1st Floor</i>						
		<i>Explanation : 2 Electrical Unit Heaters</i>						
Plumbing								

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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	\$2,700	2030	\$54,300	1		
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bathroom</i>								
Water Heater With Tanks Electric	100%			2027	\$23,100	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%							

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Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : BUSH TERMINAL-MASTAS UNIT C - WAREHOUSE
Address : 1 43RD STREET
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0016.080 / 2155 **Yr Built/Renovated** : 1910 / 2013
Area Sq Ft : 162,409 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 10-Mar-2021 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3,4
Block : 715 **Lot** : 1 **BIN** : 3345581

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$2,052,200	\$274,100
Interior Architecture	\$1,244,900	\$438,500
Electrical	\$827,200	\$319,900
Mechanical	\$183,900	\$2,031,100
Site Pavements	\$111,600	
Total	\$4,419,800	\$3,063,600
Importance Code A	\$2,052,200	\$274,100
Importance Code B	\$2,148,800	\$2,789,500
Importance Code C	\$218,800	
Total	\$4,419,800	\$3,063,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$40,600			
Interior Architecture	\$58,400	\$2,600		
Electrical	\$56,800	\$1,300		\$300
Mechanical	\$68,600	\$3,500	\$7,800	\$3,500
Site Enclosure	\$3,400			
Site Pavements	\$3,200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$234,900	\$11,300	\$11,800	\$7,800
Importance Code A	\$71,100	\$400	\$400	\$400
Importance Code B	\$154,300	\$10,700	\$11,400	\$7,400
Importance Code C	\$9,500	\$200		
Total	\$234,900	\$11,300	\$11,800	\$7,800



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

Asset # : 2155

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$768,200	LIFE	**	5	\$95,500	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stair Bulkheads</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	10%	Now	\$332,100	2037	**	5	\$16,600	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Loading Dock</i>								
Windows								
Steel	100%	Now	\$810,100	2057	**	5	\$114,900	1
<i>Air Infiltration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$4,100	
Masonry: Brick	50%			LIFE	**	5	\$5,300	
Masonry: Brick	45%			LIFE	**	5	\$4,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Interior Of Parapet</i>								
<i>Explanation : Entire Interior Parapet Covered In Roof Spray Foam</i>								

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

Asset # : 2155

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Metal, Corrugated	10%	Now	\$9,700	2045	**	1		
<i>Deformed/Dented, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Loading Dock</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : East Side Of Building</i>								
<i>Explanation : Loading Dock Area Canopy</i>								
Skylight, Metal/Glass	5%	4+	\$30,800	2042	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stair Bulkheads</i>								
Spray-on Foam	85%	Now	\$51,200	2037	**	5	\$63,600	
<i>Blisters, Extent : Light, Area Affected : 15%</i>								
<i>Location : West Side Of Roof</i>								
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 2%</i>								
<i>Location : Northeast Stair Bulkhead</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 2%</i>								
<i>Location : Northeast Stair Bulkhead</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Into 4th Floor Tenant Space</i>								
Soffits								
Exposed Struc: Steel	100%	Now	\$90,600	LIFE	**	5	\$11,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Loading Dock Canopy</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Loading Dock</i>								
Interior								
Floors								
Cast in Place Concrete	23%	Now	\$91,500	LIFE	**	5	\$120,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Loading Dock Areas And Freight Elevator At First Floor</i>								
Ceramic Tile	2%			2041	**	5	\$4,800	
Wood	75%	Now	\$1,046,300	2047	**	5	\$168,400	
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Fourth Floor</i>								
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : 4th Floor Corridors</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Fourth Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Fourth Floor</i>								

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

Asset # : 2155

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	1%			2041	**	5	\$400	
Concrete Masonry Unit	5%			LIFE	**	5	\$800	
Gypsum Board	10%	Now	\$1,100	LIFE	**	5	\$2,300	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Corridor Areas</i>								
Masonry: Brick	74%	Now	\$107,100	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : First Floor By Freight Elevator</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : First And Fourth Floors</i>								
Plaster	10%	Now	\$1,800	LIFE	**	5	\$1,200	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Stairs</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st Floor</i>								
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 2%</i>								
<i>Location : First Floor Loading Dock Area</i>								
Ceilings								
Exposed Struc: Concrete	5%	Now	\$35,000	LIFE	**	5	\$1,900	
<i>Exposed Reinforcement, Extent : Light, Area Affected : 2%</i>								
<i>Location : Elevator Machine Room Bulkhead</i>								
Exposed Struc: Wood	20%			LIFE	**			
Gypsum Board	10%	Now	\$20,500	LIFE	**	5	\$29,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : First Floor</i>								
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 35%</i>								
<i>Location : First Floor</i>								
Gypsum Board	40%			LIFE	**	5	\$119,700	
Plaster	25%			LIFE	**	5	\$37,400	
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	\$3,400	2052	**			
<i>Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : West Side Of Building</i>								
Retaining Walls								
Cast in Place Concrete	100%			2052	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : East Side Of Building</i>								
<i>Explanation : Loading Dock Ramp Wall</i>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$3,200	2037	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Loading Dock Platform On East Side</i>								

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

Asset # : 2155

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
Parking/Driveway Asphalt	75%	Now	\$58,500	2035		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East And West Sides Of Building</i>								
<i>Sinking/Subsiding, Extent : Severe, Area Affected : 15%</i>								
<i>Location : West Side By River Edge</i>								
Pavers/Stone	25%	Now	\$53,100	2035		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West Side Of Building</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : West Side Of Building</i>								
<i>Explanation : Asphalt Patching In Lieu Of Stone Pavers</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Service Equipment Not Accessible	100%							
Transformers Dry Type	100%			2037		**	3	\$1,200
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 500 Kilovolt Amperes, One 300 Kilovolt Amperes, 4160 Volts Primary, 208/277 Volts Secondary</i>								
Switchgear / Switchboard Not Accessible	100%							
Feeders Not Accessible	100%							
Raceway Not Accessible	100%							
Under 600 Volts								
Service Equipment Fused Disc Sw	100%	2-4	\$5,900	2062		**	5	\$300
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Raceway Conduit	100%			2032	\$25,900		1	
Panelboards								
Fused Disc Sw	10%			2031	\$7,800		5	\$400
Molded Case Bkrs	40%			2040		**	5	\$1,700
Molded Case Bkrs	50%			2031	\$39,000		5	\$2,100

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

Asset # : 2155

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	30%	2-4	\$16,000	2057	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	70%			2032	\$37,300	1		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	60%			2027	\$674,200	10	\$89,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	25%			2032	\$280,900	10	\$37,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	5%			2027	\$56,200	10	\$7,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Compact Fluorescent Lights</i>								
Fluorescent	10%	Now	\$33,700	2042	**			
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
Egress Lighting								
Emergency, Battery	50%			2040	**	10	\$19,300	
Exit, Service	50%			2040	**	1		
Exterior Lighting								
LED	20%			2040	**			
No Component	80%							

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2042	**	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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Furnace	5%	Now	\$24,700	2042	**	1	\$3,600	
<i>Abandoned in Place, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : N/A, Area Affected : 50%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Gas Fired Packaged Rooftop Air Conditioning Units Serving The 4th Floor Only</i>								
No Component	95%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Heating Equipment Is Installed And Maintained By Tenants.</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	5%			2027	\$133,200	2	\$500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Rooftop Package Units. R-22</i>								
No Component	95%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Air Conditioning Equipment Is Installed And Maintained By Tenants.</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	**	2-5	\$9,100	
No Component	90%							
Exhaust Fans								
Roof	10%			2032	\$30,800	2	\$500	
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2032	\$1,018,600	1		
Galvanized Steel	50%	0-2	\$50,600	2030	\$1,012,500	1		
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 1st Floor</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Vertical Transport								

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

Asset # : 2155

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Vertical Transport Elevators Geared Traction	100%			LIFE		**		
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : 1st To 4th Floor</i>							
	<i>Explanation : 2 Defective Freight Elevators</i>							
Fire Suppression Sprinkler Generic	100%	Now	\$43,900	2042		**	1-2	\$39,400
	<i>Corroded, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : 1st Floor</i>							

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : BUSH TERMINAL-MASTAS UNIT D - WAREHOUSE
Address : 41ST - 51ST STREET AND 1ST AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0016.090 / 2156 **Yr Built/Renovated** : 1910 / 2008
Area Sq Ft : 36,768 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 10-Mar-2021 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 715 **Lot** : 1 **BIN** : 3378186

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,148,100	\$992,500
Interior Architecture	\$181,700	\$170,900
Electrical	\$228,900	
Mechanical		\$1,660,400
Site Pavements	\$112,400	
Total	\$1,671,100	\$2,823,800
Importance Code A	\$1,148,100	\$1,927,100
Importance Code B	\$228,900	\$896,700
Importance Code C	\$294,100	
Total	\$1,671,100	\$2,823,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$14,100		\$17,200	
Interior Architecture	\$44,500		\$4,100	
Electrical	\$6,500	\$500	\$47,600	\$400
Mechanical	\$800	\$4,800	\$32,800	\$4,800
Site Enclosure	\$6,400			
Total	\$72,300	\$5,200	\$101,700	\$5,200
Importance Code A	\$14,100	\$3,400	\$17,300	\$3,400
Importance Code B	\$51,800	\$1,800	\$84,400	\$1,800
Importance Code C	\$6,400			
Total	\$72,300	\$5,200	\$101,700	\$5,200



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

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

Asset # : 2156

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	70%	Now	\$269,600	LIFE	**	5	\$33,500	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
			<i>Spalling, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : East Facade, West Facade</i>					
			<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : East Facade By Loading Dock</i>					
			<i>Vertical Cracks, Extent : Severe, Area Affected : 15%</i>					
			<i>Location : West Facade</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
Metal Coiling Doors	5%	Now	\$99,900	2045	**	5	\$3,700	
			<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : These Are Actually Exterior Steel Door Pairs Located At Grade</i>					
			<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : These Are Actually Exterior Steel Door Pairs Located At Grade</i>					
Metal Coiling Doors	15%			2037	**	5	\$22,500	
Stucco Cement	10%			2037	**	5	\$12,000	
Windows								
Steel	100%	Now	\$421,900	2057	**	5	\$59,900	1
			<i>Air Infiltration, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 60%</i>					
			<i>Location : Throughout</i>					
			<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
			<i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
			<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Windows</i>					
			<i>Explanation : Windows Boarded Over</i>					

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

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

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

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

Asset # : 2156

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$6,300	
<i>Recent Repair Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Locations</i>								
Masonry: Brick	95%	Now	\$190,700	LIFE	**	5	\$15,400	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East Facade, North Facade, Outside Face</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : North And South Facade, Outside Face</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout, Outside Face</i>								
Roof								
Metal, Corrugated	5%	Now	\$14,100	2037	**	1		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Canopy At Northeast Loading Dock Area</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Canopy At Northeast Loading Dock Area</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Canopy At Northeast Loading Dock Area</i>								
Spray-on Foam	95%	2-4	\$165,900	2032	\$829,500	5	\$103,100	
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Drains Clogged, Extent : Light, Area Affected : 10%</i>								
<i>Location : Northeast Corner Of Roof</i>								
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : Northeast Corner Of Roof By Drain</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	90%			LIFE	**	5	\$170,900	
Ceramic Tile	5%			2045	**	5	\$4,300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st Floor Showroom</i>								
<i>Explanation : 2'x2' Porcelain Tile</i>								
Wood	5%			2067	**	5	\$8,100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Mezzanine Office</i>								
<i>Explanation : Wood Laminate Flooring</i>								

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

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

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

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

Asset # : 2156

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

Interior

Interior Walls

Gypsum Board	10%			LIFE	**	5	\$1,300	
Masonry: Brick	90%	Now	\$181,700	LIFE	**			

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

Location : Throughout

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

Location : Throughout

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

Location : Throughout

Ceilings

AcousTileSusp.Lay-In	10%	Now	\$42,300	2045	**	5	\$4,300	
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Broken/Missing Elements, Extent : Severe, Area Affected : 90%

Location : Office And Showroom

Misaligned/Bulging, Extent : Moderate, Area Affected : 5%

Location : Office And Showroom

Exposed Struc: Wood	90%			LIFE	**			
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Recent Repair Evident, Extent : Light, Area Affected : 15%

Location : Southwest Corner Of Building

Site Enclosure

Fence/Gates

Chain Link	100%	Now	\$6,400	2042	**			
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Broken/Missing Elements, Extent : Light, Area Affected : 10%

Location : North And East Side Of Building

Other Observation, Extent : Moderate, Area Affected : 10%

Location : East Side Of Building

Explanation : Fence Impacted By Tree Growth

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2045	**			
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Parking/Driveway

Asphalt	50%			2035	**			
Pavers/Stone	50%	Now	\$112,400	2041	**			

Broken/Missing Elements, Extent : Moderate, Area Affected : 20%

Location : North South And West Sides Of Building

Other Observation, Extent : Moderate, Area Affected : 20%

Location : North South And West Sides Of Building

Explanation : Asphalt Patches Replacing Missing Pavers

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

Under 600 Volts

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

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

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

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

Asset # : 2156

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	\$3,700	5	\$200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 400 Amperes.</i>								
<hr/>								
Raceway								
Conduit	100%			2032	\$4,300	1		
<hr/>								
Panelboards								
Fused Disc Sw	50%			2040	**	5	\$400	
Fused Knife Sw	30%	0-2	\$5,800	2057	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<hr/>								
Molded Case Bkrs	10%			2031	\$1,900	5	\$100	
Molded Case Bkrs	10%			2040	**	5	\$100	
<hr/>								
Wiring								
Thermoplastic	100%			2032	\$8,800	1		
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	40%			2027	\$101,800	10	\$13,500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
<hr/>								
Fluorescent	40%			2027	\$101,800	10	\$13,500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
<hr/>								
Fluorescent	10%			2027	\$25,400	10	\$3,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Compact Fluorescent Lights</i>								
<hr/>								
LED	10%			2040	**			
<hr/>								
Exterior Lighting								
HID	10%			2027	\$16,800	10		
LED	10%			2040	**			
No Component	80%							
<hr/>								
Alarm								
Security System								
No Component	70%							
Generic	30%			2032	\$20,200	1	\$4,100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Outside Perimeter</i>								
<i>Explanation : CCTV Surveillance Camera</i>								

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

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

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

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

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

Asset # : 2156

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
	Energy Source							
	Natural Gas	100%			2042	**	1	
	Conversion Equipment							
	Radiant Heater	100%			2032	\$934,600	2	\$17,100
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : 10 Units</i>					
Air Conditioning								
	Distribution							
	Ductwork/Diffusers	10%			LIFE	**	2	\$4,800
	No Component	90%						
Ventilation								
	Exhaust Fans							
	Wall Unit	50%			2027	\$7,700	2	\$600
	No Component	50%						
Plumbing								
	H/C Water Piping							
	Brass/Copper	50%			2042	**	1	
	Galvanized Steel	50%			2030	\$229,200	1	
	Water Heater With Tanks							
	Electric	100%			2027	\$23,100	4	
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	Generic	100%			2032	\$496,600	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 : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$3,488,700	\$1,145,600
Interior Architecture	\$1,907,100	\$676,500
Electrical	\$2,188,800	\$591,100
Mechanical	\$381,000	\$2,705,000
Site Pavements	\$126,900	\$2,958,800
Total	\$8,092,500	\$8,077,000
Importance Code A	\$3,792,600	\$1,145,600
Importance Code B	\$4,078,900	\$3,972,600
Importance Code C	\$221,000	\$2,958,800
Total	\$8,092,500	\$8,077,000

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$33,700			\$10,600
Interior Architecture	\$13,700		\$1,600	\$400
Electrical	\$44,300	\$4,000	\$2,300	\$107,000
Mechanical	\$13,500	\$13,300	\$9,300	\$58,400
Site Enclosure	\$3,900			
Site Pavements	\$38,700			
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$162,700	\$32,100	\$28,000	\$191,200
Importance Code A	\$38,900	\$5,200	\$5,200	\$60,400
Importance Code B	\$79,500	\$26,900	\$22,800	\$130,800
Importance Code C	\$44,200			
Total	\$162,700	\$32,100	\$28,000	\$191,200



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-OTHERS BUILDING A - WAREHOUSE**

Asset # : 2157

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	25%	Now	\$197,400	LIFE	**	5	\$168,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Elevator Bulkhead, Window Spandrel Panels</i>								
<i>Spalling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Elevator Bulkhead, Window Spandrel Panels</i>								
Masonry: Brick	70%	Now	\$760,600	LIFE	**	5	\$94,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Loading Dock Bays On West Side Of Building</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : At All Elevations</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At All Elevations</i>								
<i>Spalling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : At All Elevations</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At All Elevations</i>								
Metal Coiling Doors	5%			2033	\$704,700	5	\$21,100	
Windows								
Aluminum	5%			2044	**	5	\$1,500	
Steel	95%	Now	\$1,250,600	2053	**	5	\$177,500	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : All Elevations With Most Broken On North Side Of Building</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$10,600	
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Parge/Tar Separating, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	Now	\$20,300	LIFE	**	5	\$700	
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Coping</i>								
<i>Explanation : Covered With Tar</i>								

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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	\$1,280,100	2038		**		
<i>Drains Clogged, Extent : Severe, Area Affected : 15%</i>								
<i>Location : West Side</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Section On West Side</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Section On West Side</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Fifth Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	2%	Now	\$13,400	2058		**		
<i>Water Penetration, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Staircases</i>								
Interior								
Floors								
Cast in Place Concrete	20%	Now	\$257,600	LIFE		**	5	\$135,700
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Loading Areas</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Loading Areas</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Loading Areas</i>								
Ceramic Tile	1%			2037		**	5	\$3,100
Vinyl Tile 9" X 9"	1%	Now	\$12,100	2038		**	3	\$1,200
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : First Floor</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : First Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : First Floor</i>								
Wood	78%	Now	\$1,409,100	2043		**	5	\$226,800
<i>Deflection Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Second Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Second Floor</i>								

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$1,600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 1%</i>								
<i>Location : Loading Dock</i>								
Gypsum Board	15%	Now	\$1,600	LIFE	**	5	\$3,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st Floor</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	65%	Now	\$94,100	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 2nd Floor</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 1st And 2nd Floor</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Windows Throughout</i>								
Plaster	10%			LIFE	**	5	\$1,200	
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	2%	Now	\$60,400	2048	**	5	\$3,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 90%</i>								
<i>Location : 2nd Floor</i>								
Gypsum Board	81%	Now	\$85,800	LIFE	**	5	\$314,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Plaster	17%			LIFE	**	5	\$33,000	
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	\$3,900	2038	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Northwest And Southwest Corners Of Building</i>								
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : Northwest And Southwest Corners Of Building</i>								

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

Asset # : 2157

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
Parking/Driveway Asphalt	20%	Now	\$75,500	2043		**		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : West Side By Loading Dock Area</i>								
<i>Explanation : Asphalt Used To Patch Stone Paver Areas</i>								
Cast in Place Concrete	30%	Now	\$38,700	2033	\$387,100			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North And West Sides Of Building</i>								
Pavers/Stone	50%	Now	\$51,400	2031	\$2,571,700			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Entire Perimeter Of Building</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment Fused Disc Sw	100%			2028	\$44,200	5	\$900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switches Rated 1 At 600 Amperes</i>								
Switchgear / Switchboard Fused Disc Sw	100%	Now	\$5,100	2028	\$254,000	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 3rd Floor</i>								
<i>Explanation : Sign On Switch Indicated That Switch Handle Is Broken.</i>								
Raceway Conduit	100%			2038		**	1	
Panelboards								
Fused Disc Sw	10%			2036		**	5	\$500
Fused Toggle Switch	40%	2-4	\$62,400	2053		**	5	\$1,000
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 2nd Floor</i>								
Molded Case Bkrs	50%			2036		**	5	\$2,700
Wiring								
Braided Cloth	10%	2-4	\$10,700	2053		**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	90%			2038		**	1	
Motor Controllers Locally Mounted	100%			2033	\$448,700	5	\$1,400	
Ground								
Grounding Devices Not Accessible	100%							
Lighting								

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

Asset # : 2157

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting								
Fluorescent	80%			2028	\$1,153,500	10	\$152,900	
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent	10%			2025	\$144,200	10	\$19,100	
	<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
HID	5%	0-2	\$72,300	2038		**		
	<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : 2nd Floor</i>							
Incandescent	5%			2028	\$65,000	2	\$200	
	<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Elevator Machine Room</i>							
Egress Lighting								
Emergency, Battery	50%			2028	\$169,800	10	\$25,000	
Exit, Service	50%			2028	\$34,300	1		
Exterior Lighting								
HID	15%	4+	\$7,100	2033	\$142,500			
	<i>Damaged Fixtures, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : Exterior East Wall</i>							
No Component	85%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2028	\$114,600	1	\$23,400	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : CCTV Surveillance Cameras</i>							

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	2%			2048	**	1		
Natural Gas	98%			2048	**	1		
Conversion Equipment								
Furnace	48%			2028	\$303,900	1	\$49,500	
Hot Water Boiler	2%			2041	**	1	\$2,100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 2nd Floor</i>							
	<i>Explanation : Tenant Owned- Hot Water Heater Used As Boiler</i>							
No Component	50%							

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

Asset # : 2157

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
	Steam Piping/Pump	2%		2048	**			
	No Component	98%						
Terminal Devices								
	Convactor/Radiator	4%		2041	**	1	\$2,700	
	No Component	96%						
Air Conditioning								
Energy Source								
	Electricity	100%		2044	**	1		
Conversion Equipment								
	Window/Wall Unit	10%		2025	\$77,100	1		
	No Component	90%						
Ventilation								
Exhaust Fans								
	Interior	5%		2028	\$45,100	2	\$300	
	No Component	95%						
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%		2033	\$2,598,400	1		
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Sewage Ejector(s)								
	Electric	100%		2033	\$106,600	4	\$12,400	
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%		LIFE	**			
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : 1st To 5th Floor</i>							
	<i>Explanation : 3 Freight - Two Are Not In Service</i>							
Fire Suppression								
Sprinkler								
	Generic	100%		2048	**	1-2	\$58,400	

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Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 : 11-Mar-2021 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3,4,5,6
Block : 715 **Lot** : 1 **BIN** : 3378188

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$2,203,600	\$391,200
Interior Architecture	\$1,346,800	\$303,100
Electrical	\$1,678,800	\$1,367,400
Mechanical	\$197,700	\$6,455,000
Total	\$5,426,900	\$8,516,600
Importance Code A	\$2,203,600	\$2,665,100
Importance Code B	\$3,223,200	\$5,851,500
Total	\$5,426,900	\$8,516,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$132,700		\$11,600	
Interior Architecture		\$9,000		
Electrical	\$41,200	\$21,100	\$50,400	\$22,900
Mechanical	\$33,200	\$38,200	\$33,200	\$38,200
Site Pavements	\$23,000			
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$253,800	\$91,900	\$118,900	\$84,800
Importance Code A	\$181,800	\$26,500	\$38,000	\$26,500
Importance Code B	\$50,800	\$65,400	\$80,800	\$58,300
Importance Code C	\$21,200			
Total	\$253,800	\$91,900	\$118,900	\$84,800



*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-OTHERS BUILDING B - WAREHOUSE**

Asset # : 2158

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$43,300	LIFE	**	5	\$74,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Elevator Machine Room Bulkhead</i>								
Masonry: Brick	85%	Now	\$1,013,600	LIFE	**	5	\$126,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Loading Dock Wall At West Elevation</i>								
<i>Painted Surfaces, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East And West Facades</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Sect. OHD	5%			2037	**	5	\$23,200	
Windows								
Aluminum	100%	Now	\$1,123,700	2057	**	5	\$12,100	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	45%	Now	\$46,600	LIFE	**	5	\$3,800	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East And West Sides Of Roof</i>								
Masonry: Brick	45%			LIFE	**	5	\$3,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Interior Parapet</i>								
<i>Explanation : Roof Spray Foam Cover Interior Of Parapet</i>								
Masonry: Fieldstone	8%			LIFE	**	5	\$800	
Pre-Cast Concrete	2%			LIFE	**	5	\$1,100	
Roof								
Built-Up (BUR)	5%	Now	\$19,200	2032			\$64,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Side Loading Dock Canopy</i>								
Skylight, Metal/Glass	2%	Now	\$12,300	2052	**			
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Spray-on Foam	93%	Now	\$11,200	2037	**	5	\$69,600	
<i>Blisters, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Into 6th Floor</i>								

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

Asset # : 2158

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Soffits								
Cast in Place Concrete	100%	Now	\$66,300	LIFE	**	5	\$57,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Underside Of Loading Dock Canopy, West Elevation</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Underside Of Loading Dock Canopy, West Elevation</i>								
Interior								
Floors								
Cast in Place Concrete	15%	Now	\$89,500	LIFE	**	5	\$117,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Loading Dock Area, West Side</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Loading Dock Area, West Side</i>								
Ceramic Tile	5%			2041	**	5	\$18,000	
Panel/Paver: Concrete	20%	4+	\$106,300	2042	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : First Floor</i>								
Terrazzo	5%			LIFE	**	5	\$14,000	
Wood	55%	Now	\$1,150,900	2047	**	5	\$185,200	
<i>Deflection Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$800	
Gypsum Board	5%			LIFE	**	5	\$1,200	
Masonry: Brick	85%			LIFE	**			
SGFT/Glazed Masonry	5%			LIFE	**			
Ceilings								
Exposed Struc: Concrete	10%			LIFE	**	5	\$5,600	
Exposed Struc: Wood	75%			LIFE	**			
Plaster	15%			LIFE	**	5	\$33,700	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2052	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$1,800	2045	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Southwest Corner Of Building</i>								

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

Asset # : 2158

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

Site Pavements

Parking/Driveway

Cast in Place Concrete 50% Now \$8,200 2037 * *

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%
Location : East And West Sides Of Building*

Pavers/Stone 50% Now \$13,000 2041 * *

*Broken/Missing Elements, Extent : Light, Area Affected : 10%
Location : East And West Sides Of Building
Other Observation, Extent : Light, Area Affected : 10%
Location : East And West Sides Of Building
Explanation : Missing Pavers Patched With Asphalt*

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

Under 600 Volts

Service Equipment

Fused Knife Sw 100% 2-4 \$22,700 2062 * * 5 \$600

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

Switchgear / Switchboard

Molded Case Bkrs 100% 2032 \$254,000 5 \$7,000

Raceway

Conduit 10% 2052 * *

Conduit 90% 2032 \$46,700 1

Panelboards

Fused Disc Sw 10% 2031 \$15,600 5 \$600

Fused Knife Sw 10% 2-4 \$15,600 2057 * * 5 \$300

*On Extended Life, Extent : Moderate, Area Affected : 100%
Location : 1st Floor*

Molded Case Bkrs 80% 2031 \$124,800 5 \$5,600

Wiring

Braided Cloth 60% 2-4 \$64,000 2057 * * 1

*Insulation Aged, Extent : Moderate, Area Affected : 100%
Location : Throughout The Building*

Thermoplastic 40% 2032 \$42,700 1

Ground

Grounding Devices

Not Accessible 100%

Lighting

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

Asset # : 2158

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	40%			2032	\$739,200	10	\$98,000	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	5%			2032	\$92,400	10	\$12,300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Compact Fluorescent Lights</i>								
Fluorescent	45%			2027	\$831,600	10	\$110,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
LED	10%			2040	* *			
Egress Lighting								
Emergency, Battery	50%			2037	* *	10	\$29,000	
Exit, Service	50%			2037	* *	1		
Exterior Lighting								
LED	20%			2040	* *			
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2037	* *	1	\$29,900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Analog	100%	2-4	\$672,900	2042	* *	1-3	\$149,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Obsolete Fire Alarm System. Manual Pull Stations And Alarm Bells Only.</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2042	* *	1		
Conversion Equipment								
Steam Boiler	100%			2030	\$2,273,900	1	\$264,500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Boiler Room And First Floor</i>								
<i>Explanation : 2 Old Units. 2 Brand New Units Are In Place Waiting For Installation To Replace The Old Units.</i>								

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

Asset # : 2158

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
Distribution								
	Steam Piping/Pump	100%			2032	\$2,089,100		
Terminal Devices								
	Convactor/Radiator	20%			2030	\$426,700	1	\$17,300
	Not Accessible	80%						
Air Conditioning								
Energy Source								
	Electricity	100%			2040	**	1	
Conversion Equipment								
	Window/Wall Unit	20%			2027	\$197,700	1	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Window Units</i>							
	<i>Explanation : Tenant Owned</i>							
	No Component	80%						
Plumbing								
H/C Water Piping								
	Brass/Copper	50%			2042	**	1	
	Galvanized Steel	50%			2030	\$1,665,300	1	
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : 1st To 6th Floor</i>							
	<i>Explanation : 4 Defective Old Units. 1 Unit Has Been Down For Many Years.</i>							
Fire Suppression								
Sprinkler								
	Generic	100%			2042	**	1-2	\$74,800

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$527,100	
Total	\$527,100	
Importance Code A	\$527,100	
Total	\$527,100	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$63,400			
Total	\$63,400			
Importance Code A	\$63,400			
Total	\$63,400			



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 ROUNDHOUSE - TRAIN REPAIRS

Asset # : 1582

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$368,000	LIFE	**	5	\$22,900	1
<i>Diagonal Cracks, Extent : Severe, Area Affected : 25%</i>								
<i>Location : East Facade, Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 25%</i>								
<i>Location : South Facade, West Facade</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Building</i>								
<i>Explanation : Building Inaccessible, Condemned</i>								
Metal Coiling Doors	10%	Now	\$159,100	2052	**	5	\$4,000	
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : South Facade, Throughout</i>								
<i>Deformed/Dented, Extent : Severe, Area Affected : 50%</i>								
<i>Location : South Facade, Throughout</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Building</i>								
<i>Explanation : Building Inaccessible, Condemned</i>								
Windows								
Steel	40%	Now	\$35,200	2057	**	5	\$5,000	1
<i>Bent/Warped Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	60%	Now	\$28,200	2057	**	5	\$6,000	1
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Not Accessible	100%							
Ceilings								
Not Accessible	100%							
Site Enclosure								
Fence/Gates								
Chain Link	100%			2052		**		
Site Pavements								
On-Site Walkways								
Asphalt	50%			2041		**		
Cast in Place Concrete	50%			2037		**		
Parking/Driveway								
Asphalt	35%			2035		**		
Cast in Place Concrete	65%			2037		**		

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

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

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		Priority	
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%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : Entire Building</i>						
		<i>Explanation : Building Padlocked By City Marshal</i>						
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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
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 : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : FULTON FIRE BOAT HOUSE
Address : 2 OLD FULTON STREET @EAST RIVER / BROOKLYN BRIDGE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0030.000 / 4336 **Yr Built/Renovated** : 1930 / 2015
Area Sq Ft : 3,000 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 24-Sep-2020 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 25 **Lot** : 1 **BIN** : 3335852

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Site Pavements	\$72,600	
Total	\$72,600	
Importance Code C	\$72,600	
Total	\$72,600	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$25,400		\$1,900	
Interior Architecture	\$44,900			
Electrical	\$300	\$300	\$300	\$300
Mechanical	\$700	\$200	\$19,000	\$200
Site Pavements	\$100	\$100	\$800	\$100
Total	\$71,400	\$600	\$22,000	\$700
Importance Code A	\$25,600	\$100	\$2,100	\$100
Importance Code B	\$44,200	\$400	\$19,100	\$500
Importance Code C	\$1,600	\$100	\$800	\$100
Total	\$71,400	\$600	\$22,000	\$700



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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Alum/Vinyl Siding	90%	Now	\$10,800	2042		**		
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Front Entry Stairs</i>								
<i>Painted Surfaces, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	5%			LIFE		**	5	\$2,200
Masonry: Brick	5%			LIFE		**	5	\$400
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Chimney</i>								
<i>Explanation : Brick Chimney</i>								
Windows								
Metal Clad	95%	Now	\$14,500	2040		**	5	\$1,400
<i>Air Infiltration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairwell</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Window Sash Misaligned</i>								
Metal Louvers	5%			2035		**	10	\$100
Roof								
Asphalt Shingle	100%			2041		**	10	\$500
Soffits								
Wood	100%			2037		**	5	\$3,900
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof Eaves</i>								
<i>Explanation : Decorative Wood Eaves</i>								

Interior

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	8%			LIFE	**	5	\$800	
Mosaic Tile	2%			2045	**	5	\$200	
Quarry Tile	3%			2045	**	5	\$200	
Wood	39%			2060	**	5	\$3,300	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : First Floor</i>								
Wood	48%	Now	\$27,600	2047	**	5	\$2,000	
<i>Deflection Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Second Floor</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Second Floor</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Second Floor</i>								
Interior Walls								
Cast in Place Concrete	5%	0-2	\$1,500	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Stairs To Basement</i>								
Ceramic Tile	3%			2041	**	5		
Fiberglass Panel	5%			LIFE	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Freezer Storage</i>								
<i>Explanation : Vinyl Wall Covering</i>								
Glass: Single Pane	2%			LIFE	**	5		
Gypsum Board	30%			LIFE	**	5	\$100	
Metal Panel	55%			LIFE	**			
Ceilings								
AcousTile,Adhered	5%			2045	**	5	\$200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Freezer Storage</i>								
<i>Explanation : Vinyl Wall Covering</i>								
Embossed Metal	95%	Now	\$13,800	LIFE	**	5	\$1,900	
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 3rd Floor Offices</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd Floor Office</i>								
Site Enclosure								
Fence/Gates								
Metal: Cage/Fence	100%			LIFE	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : South Facade</i>								
<i>Explanation : Metal Cage Around Condensing Units</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	**			

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

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

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

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

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	30%			2045	**			
Panel/Paver: Concrete	30%			2052	**			
Wood	40%			2027	\$72,600	1-3	\$3,200	

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2058	**	5		
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Basement

Explanation : Two Main Service Disconnect Switches Rated At 200 Amperes And 100 Amperes.

Raceway

Conduit	100%			2058	**	1		
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Panelboards

Fused Disc Sw	20%			2054	**	5		
Molded Case Bkrs	80%			2054	**	5	\$100	

Wiring

Thermoplastic	100%			2058	**	1		
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Ground

Grounding Devices

Generic	100%			LIFE	**	5		
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Lighting

Interior Lighting

Incandescent	20%			2032	\$4,100	2		
LED	80%			2040	**			

Egress Lighting

Emergency, Battery	50%			2040	**	10	\$400	
Exit, Service	50%			2040	**	1		

Exterior Lighting

LED	20%			2040	**			
No Component	80%							

Alarm

Security System

No Component	10%							
Generic	90%			2040	**	1	\$1,000	

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

Location : Basement, 1st Floor, 2nd Floor, Outside Perimeter

Explanation : CCTV Surveillance Cameras

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

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

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

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

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

Alarm

Fire/Smoke Detection
Generic, Analog

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

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

Location : Throughout The Building

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

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

Heating

Energy Source

Electricity

50%

2042

* *

1

Natural Gas

50%

2042

* *

1

Conversion Equipment

Heat Pump Air Sourced

50%

2033

2

\$500

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

Location : Outside

Explanation : 3 Split Units.

Hot Water Boiler

50%

2037

* *

1

\$700

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

Location : Basement

Explanation : 1 Boiler

Distribution

Hot Wtr Piping/Pump

50%

2031

\$3,500

4

\$100

No Component

50%

Terminal Devices

Convactor/Radiator

50%

2052

* *

1

\$500

Recent Replace Evident, Extent : N/A, Area Affected : 100%

Location : 2nd Floor

Fan Coil Unit/Heat

50%

2032

\$39,900

1

\$500

Air Conditioning

Energy Source

Electricity

100%

2040

* *

1

Conversion Equipment

Heat Pump Air Sourced

50%

2033

\$24,100

2

\$100

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

Location : Outside

Explanation : 3 Units. R-410a

No Component

50%

Terminal Devices

Fan Coil - 2 Pipe

50%

2032

\$24,500

1

\$500

No Component

50%

Heat Rejection

Dry Cooler

50%

2037

* *

2

\$1,000

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
FULTON FIRE BOAT HOUSE
Asset # : 4336

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	**	2-5	\$800	
No Component	50%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	**	1		
Water Heater With Tanks								
Gas Fired	100%			2027	\$18,300	2		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2025	\$100	4	\$100	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	80%							
Generic	20%			2032	\$8,900	1-2	\$200	

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$871,600	\$1,385,200
Interior Architecture	\$1,206,800	\$2,895,700
Electrical	\$402,500	\$1,520,100
Mechanical	\$286,800	\$2,916,100
Site Pavements	\$324,500	\$2,741,200
Total	\$3,092,100	\$11,458,400
Importance Code A	\$871,600	\$1,485,600
Importance Code B	\$1,277,300	\$6,923,200
Importance Code C	\$943,200	\$3,049,600
Total	\$3,092,100	\$11,458,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$44,300			
Interior Architecture	\$7,200	\$5,000	\$17,300	\$7,200
Electrical	\$3,100	\$8,300	\$1,100	\$1,100
Mechanical	\$47,300	\$10,700	\$26,700	\$10,700
Site Pavements	\$26,100			
Total	\$128,100	\$24,000	\$45,200	\$19,000
Importance Code A	\$68,100	\$300	\$1,900	
Importance Code B	\$33,900	\$23,600	\$43,300	\$19,000
Importance Code C	\$26,100			
Total	\$128,100	\$24,000	\$45,200	\$19,000



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	\$44,300	LIFE	* *	5	\$37,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Loading Docks</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Loading Docks</i>								
Concrete Masonry Unit	65%	Now	\$516,300	LIFE	* *	5	\$61,600	
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade Of Courtyard And Second Floor</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North And South Facades</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Window Openings</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And South Facades</i>								
Metal Coiling Doors	25%			2036	* *	5	\$118,500	
Weathering Steel	5%			LIFE	* *	1		
Windows								
Aluminum	100%	Now	\$210,200	2030	\$1,051,000	5	\$11,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Inner Roof Court</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Areas</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Thermally Inefficient</i>								
Parapets								
Concrete Masonry Unit	90%			LIFE	* *	5	\$28,000	
Metal Rail	10%			2044	* *	5-10	\$49,800	
Roof								
Spray-on Foam	100%	Now	\$85,800	2036	* *	5	\$213,300	
<i>Blisters, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Lower Roof Area</i>								
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Soffits								
Fiberglass Panel	100%			2034		5		

Interior

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	15%			2030	\$596,800	3	\$51,800	
Cast in Place Concrete	55%	Now	\$210,500	LIFE	**	5	\$277,100	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout Loading Docks</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Loading Docks</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement Mechanical Spaces</i>								
Ceramic Tile	5%			2034	\$634,200	5	\$11,500	
Vinyl Tile	25%			2031	\$1,553,600	3	\$28,800	
Interior Walls								
Cast in Place Concrete	5%	Now	\$618,700	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement Mechanical Spaces</i>								
Concrete Masonry Unit	55%			LIFE	**	5	\$183,300	
Fiberglass Panel	5%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Reinforced Insulated Panels.</i>								
Glass: Single Pane	5%			LIFE	**	5	\$31,200	
Gypsum Board	25%			LIFE	**	5	\$125,000	
Plywood/Hardboard	5%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	5%			2036	**	5	\$10,100	
AcousTileSusp.Lay-In	40%			2044	**	5	\$64,300	
Exposed Struc: Concrete	25%			LIFE	**	5	\$6,300	
Exposed Struc: Steel	10%	Now	\$377,500	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Service Tunnel In Basement</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Service Tunnel In Basement</i>								
Fiber Board	5%			2031	\$122,500			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Loading Dock Areas</i>								
<i>Explanation : Reinforced Insulated Panels.</i>								
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	\$26,100	2036	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East And West Elevations By Basement Hatches</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East And West Elevations</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
Parking/Driveway								
Asphalt	50%	Now	\$137,100	2034	\$2,741,200			
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
Cast in Place Concrete	50%	Now	\$187,400	2036	**			
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Throughout</i>					

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	\$100,400	5	\$700	
Transformers								
Dry Type	100%			2029	\$26,100	5	\$600	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : 225 Kilovolt-ampere, 480 Volt-2018/120 Volt</i>					
Switchgear / Switchboard								
Fused Disc Sw	100%			2031	\$349,300	5	\$700	
Raceway								
Conduit	100%			2031	\$359,500	1		
Panelboards								
Fused Disc Sw	15%			2030	\$43,900	5	\$500	
Molded Case Bkrs	85%			2030	\$248,500	5	\$3,400	
Wiring								
Braided Cloth	30%	2-4	\$164,900	2056	**	1		
			<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Thermoplastic	70%			2031	\$384,800	1		
Motor Controllers								
Motor Control Center	70%	0-2	\$237,600	2051	**	5	\$1,500	
			<i>Enclosure Corroded, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
No Component	30%							
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	30%			2039	**	10	\$42,300	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-5 Lamps Type Fixtures Installed In 2016.</i>							
Fluorescent	25%			2039	**	10	\$35,300	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : T-8 Lamps Type Fixtures Installed In 2016.</i>							
LED	45%			2039	**			
Egress Lighting								
Emergency, Battery	50%			2039	**	10	\$18,600	
Exit, Service	40%			2039	**	1		
Exit, Service	10%			2026	\$6,500	1		
Exterior Lighting								
LED	100%			2039	**			
Alarm								
Security System								
No Component	80%							
Generic	20%			2036	**	1	\$11,500	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Hallways</i>							
	<i>Explanation : CCTV Surveillance Cameras</i>							
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source HTHW/HW	100%			2041	**	1		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Hot Water From Utility Building</i>							
Conversion Equipment HTHW/HW Exchanger	100%	2-4	\$23,800	2034	\$39,600	2	\$7,500	
	<i>Corroded, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Tunnel</i>							
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Tunnel</i>							
	<i>Explanation : 2 Obsolete Units</i>							

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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$65,700	2039	**	4	\$7,600	
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Valves And Piping, Basement</i>								
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Defective Valves</i>								
Terminal Devices								
Convactor/Radiator	40%			2036	**	1	\$19,900	
Fan Coil Unit/Heat	60%			2031	\$2,235,800	1	\$29,800	
Air Conditioning								
Energy Source								
District Chilled Water	90%			2041	**	1		
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Tunnel</i>								
<i>Explanation : Coolant From Utility Building, Used For Refrigeration Only, Not Air Conditioning</i>								
Electricity	10%			2039	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2031	\$221,700	1	\$7,100	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Explanation : R-410a Refrigerant</i>								
No Component	90%							
Distribution								
CW & CHW Wtr Pipe/Pump	90%	Now	\$4,400	2041	**	4	\$6,800	
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Valves And Piping, Tunnel</i>								
<i>Insul. Deteriorating, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Tunnel</i>								
<i>Other Observation, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Defective Valves</i>								
No Component	10%							
Terminal Devices								
Fan Coil - 2 Pipe	90%			2031	\$412,700	1	\$44,700	
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
<i>Explanation : For Warehouse Refrigeration</i>								
Fan Coil - 2 Pipe	10%			2031	\$45,900	1	\$5,000	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : 2nd Floor</i>								
<i>Explanation : For Office</i>								

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Heat Rejection								
Dry Cooler	10%			2031	\$6,900	2	\$10,700	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$85,800	
Exhaust Fans								
Roof	15%			2031	\$43,700	2	\$700	
No Component	85%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2041	**	1		
HW Heat Exchanger								
HTHW/HW	100%	2-4	\$126,400	2041	**			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two 350 Gallon Tanks Obsolete Unit</i>								
Sanitary Piping								
Cast Iron	100%	Now	\$94,700	LIFE	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2025	\$4,600	4	\$4,900	
Fixtures								
Generic	100%							

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Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,027,600	\$1,350,800
Interior Architecture	\$1,529,000	\$2,681,600
Electrical	\$573,800	\$1,604,200
Mechanical	\$291,600	\$3,053,200
Site Pavements	\$302,300	\$2,553,900
Total	\$3,724,500	\$11,243,800
Importance Code A	\$1,027,600	\$1,508,000
Importance Code B	\$1,366,300	\$7,007,000
Importance Code C	\$1,330,500	\$2,728,800
Total	\$3,724,500	\$11,243,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture		\$5,700		
Interior Architecture	\$7,300	\$9,400	\$624,500	\$7,300
Electrical	\$3,400	\$40,800	\$1,200	\$1,300
Mechanical	\$72,900	\$18,500	\$34,500	\$25,000
Site Pavements	\$24,600			
Total	\$108,200	\$74,400	\$660,100	\$33,600
Importance Code A	\$24,300	\$6,000	\$1,900	\$200
Importance Code B	\$59,300	\$68,400	\$658,200	\$33,500
Importance Code C	\$24,600			
Total	\$108,200	\$74,400	\$660,100	\$33,600



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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$53,400	LIFE	**	5	\$45,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Loading Docks</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Loading Docks</i>								
Concrete Masonry Unit	65%	Now	\$621,500	LIFE	**	5	\$74,200	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade, South Facade</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Window Opening</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations, North And South Facades</i>								
Metal Coiling Doors	25%			2036	**	5	\$142,700	
Weathering Steel	5%			LIFE	**	1		
Windows								
Aluminum	100%	Now	\$201,200	2030	\$1,005,800	5	\$10,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Windows</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Thermally Inefficient</i>								
Parapets								
Concrete Masonry Unit	90%			LIFE	**	5	\$29,700	
Metal Panel	10%			2051	**	5	\$11,300	
Roof								
Spray-on Foam	100%	Now	\$80,200	2036	**	5	\$199,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Inner Courtyard Roof</i>								
<i>Ponding, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : By Roof Access Door</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	15%			2027	\$606,900	3	\$52,700	
Cast in Place Concrete	55%	Now	\$214,000	LIFE	**	5	\$281,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Loading Docks</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout Loading Docks</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Mechanical Spaces</i>								
Ceramic Tile	5%			2034	\$644,900	5	\$11,700	
Vinyl Tile	25%			2031	\$1,580,000	3	\$29,300	
Interior Walls								
Cast in Place Concrete	15%	Now	\$590,300	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement Mechanical Spaces</i>								
Concrete Masonry Unit	45%	Now	\$437,900	LIFE	**	5	\$95,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Fiberglass Panel	5%			LIFE	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Reinforced Insulated Panels.</i>								
Glass: Single Pane	5%			LIFE	**	5	\$19,900	
Gypsum Board	25%			LIFE	**	5	\$79,500	
Plywood/Hardboard	5%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	10%			2036	**	5	\$18,800	
AcousTileSusp.Lay-In	35%			2044	**	5	\$52,700	
Exposed Struc: Concrete	25%	Now	\$110,100	LIFE	**	5	\$5,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement Electrical Room And Service Tunnel</i>								
Exposed Struc: Steel	10%	Now	\$176,600	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Service Tunnel In Basement</i>								
Fiber Board	15%			2036	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Loading Dock Areas</i>								
<i>Explanation : Reinforced Insulated Panels.</i>								
Gypsum Board	5%			LIFE	**	5	\$9,400	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$24,600	2036	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East And West Facades</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North East And West Facades</i>								

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HUNTS POINT CO-OP MEAT MARKET BUILDING B
Asset # : 2130

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
Parking/Driveway								
Asphalt	50%	Now	\$127,700	2034	\$2,553,900			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	50%	Now	\$174,600	2036	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	\$56,800	3	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 600 Amperes, 4.8 Kilovolt</i>								
Transformers								
Dry Type	100%			2029	\$165,500	3	\$900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2,000 Amperes, 4160-480/265 Volts</i>								
Feeders								
Cable	100%			2030	\$19,900	1		
Raceway								
Conduit	100%			2031	\$47,900	1		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	\$100,400	5	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 800 Ampere Switch. There Is Some Rust On The Enclosure.</i>								
Transformers								
Dry Type	100%			2029	\$26,100	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 250 Kilovolt-ampere, And 30 Kilovolt-ampere 480-208/120 Volts</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2031	\$349,300	5	\$700	
Raceway								
Conduit	95%			2031	\$341,600	1		
Conduit	5%			2051	**	1		
Panelboards								
Fused Disc Sw	10%			2030	\$29,200	5	\$400	
Molded Case Bkrs	90%			2030	\$263,100	5	\$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
HUNTS POINT CO-OP MEAT MARKET BUILDING B
Asset # : 2130

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	55%	2-4	\$302,300	2056	**	1		
<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	40%			2031	\$219,900	1		
Thermoplastic	5%			2051	**	1		
Motor Controllers								
Locally Mounted	20%			2029	\$9,200	5	\$200	
Motor Control Center	80%	0-2	\$271,500	2051	**	5	\$1,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : Corroded Enclosure</i>								
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	75%			2039	**	10	\$107,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout 1st Floor</i>								
<i>Explanation : T-5 Lamps Type Fixtures Installed In 2016.</i>								
LED	25%			2039	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor</i>								
<i>Explanation : Installed In 2016</i>								
Egress Lighting								
Emergency, Battery	50%			2036	**	10	\$18,900	
Exit, Service	20%			2036	**	1		
Exit, Service	30%			2026	\$19,800	1		
Exterior Lighting								
LED	100%			2039	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Exterior</i>								
<i>Explanation : Installed In 2016</i>								
Alarm								
Security System								
No Component	80%							
Generic	20%			2036	**	1	\$11,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								

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

Heating

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
HTHW/HW	100%			2041	**	1		
Conversion Equipment								
HTHW/HW Exchanger	100%	2-4	\$24,200	2034	\$40,300	2	\$7,700	
			<i>Corroded, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Tunnel (Basement)</i>					
			<i>Explanation : 2 Obsolete Units</i>					
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$66,800	2039	**	4	\$7,700	
			<i>Corroded, Extent : Severe, Area Affected : 40%</i>					
			<i>Location : Tunnel</i>					
			<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Basement Area</i>					
			<i>Other Observation, Extent : Severe, Area Affected : 30%</i>					
			<i>Location : Various</i>					
			<i>Explanation : Defective Valves</i>					
Terminal Devices								
Convactor/Radiator	40%			2036	**	1	\$20,200	
Fan Coil Unit/Heat	60%			2031	\$2,273,800	1	\$30,300	
Air Conditioning								
Energy Source								
District Chilled Water	90%			2041	**	1		
			<i>Other Observation, Extent : Light, Area Affected : 90%</i>					
			<i>Location : Tunnel</i>					
			<i>Explanation : Coolant From Utility Building, Used For Refrigeration Only, Not Air Conditioning</i>					
Electricity	10%			2039	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2036	**	1	\$7,300	
			<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : R404a Refrigerant</i>					
Split Unit	5%			2036	**			
No Component	85%							

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Distribution								
	CW & CHW Wtr Pipe/Pump	90%	Now	\$6,700	2041	**	4	\$6,900
<i>Corroded, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Pipe Supports, Valves And Piping In Tunnel Area</i>								
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Defective Valves</i>								
	No Component	10%						
Terminal Devices								
	Fan Coil - 2 Pipe	90%			2031	\$629,500	1	\$45,500
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
<i>Explanation : For Warehouse Refrigeration</i>								
	Fan Coil - 2 Pipe	10%			2031	\$69,900	1	\$5,100
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : 2nd Floor</i>								
<i>Explanation : For Office Area</i>								
Heat Rejection								
	Dry Cooler	10%			2036	**	2	\$10,900
	No Component	90%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$87,300
Exhaust Fans								
	Roof	15%			2031	\$44,500	2	\$700
	No Component	85%						
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2041	**	1	
HW Heat Exchanger								
	HTHW/HW	100%	2-4	\$128,500	2041	**		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two 350 Gallon Tanks And Obsolete Unit</i>								
Sanitary Piping								
	Cast Iron	100%	Now	\$96,300	LIFE	**	1	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	50%			2031	\$15,300	4	\$1,700
	Submersible	50%			2025	\$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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sewage Ejector(s) Electric	100%			2031	\$80,000	4	\$6,200
Fixtures								
	Generic	100%						
Fire Suppression								
	Chemical System Generic	100%			2025	\$15,900	1-3	\$80,900

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Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$5,809,700	\$275,600
Interior Architecture	\$1,536,400	\$1,776,200
Electrical	\$430,200	\$2,147,700
Mechanical	\$785,400	\$2,275,100
Site Pavements	\$191,900	
Total	\$8,753,500	\$6,474,500
Importance Code A	\$5,910,100	\$332,400
Importance Code B	\$1,592,900	\$6,081,600
Importance Code C	\$1,250,600	\$60,500
Total	\$8,753,500	\$6,474,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$20,000			
Interior Architecture	\$45,200		\$17,600	\$11,700
Electrical	\$8,300	\$6,100	\$7,800	\$8,100
Mechanical	\$85,400	\$5,700	\$23,300	\$5,700
Site Pavements	\$42,200			
Total	\$201,300	\$11,800	\$48,700	\$25,400
Importance Code A	\$60,500		\$1,900	\$200
Importance Code B	\$59,200	\$11,800	\$46,800	\$25,300
Importance Code C	\$81,600			
Total	\$201,300	\$11,800	\$48,700	\$25,400



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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	\$77,800	LIFE	**	5	\$33,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Loading Docks</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Loading Docks</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Into Basement Electrical Room From Foundation</i>								
<i>Other Observation, Extent : N/A, Area Affected : 80%</i>								
<i>Location : All Facades</i>								
<i>Explanation : Facade Netting</i>								
Concrete Masonry Unit	70%	Now	\$4,878,000	LIFE	**	5	\$58,200	1
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>								
<i>Location : North And South Facades</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Various Locations</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Window Openings</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 25%</i>								
<i>Location : North And South Facades</i>								
Metal Coiling Doors	20%	2-4	\$138,800	2039	**	5	\$41,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Weathering Steel	5%			LIFE	**	1		
Windows								
Aluminum	100%	Now	\$627,600	2059	**	5	\$6,700	
<i>Air Infiltration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Concrete Masonry Unit	90%	Now	\$20,000	LIFE	**	5	\$18,700	
<i>Expansion Joint Failure, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade, South Facade. Exterior Face</i>								
Metal Panel	10%			2054	**	5	\$7,100	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Spray-on Foam	100%	Now	\$87,400	2039	**	5	\$217,300	
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Around Rooftop Equipment And Door Access</i>								
Soffits								
Metal Panel	100%			2044	**	5-10		
Interior								
Floors								
Carpet	15%			2033	\$607,300	3	\$52,700	
Cast in Place Concrete	60%	Now	\$233,600	LIFE	**	5	\$307,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%			2043	**	5	\$11,700	
Vinyl Tile	20%			2034	\$1,264,700	3	\$23,400	
Interior Walls								
Cast in Place Concrete	20%	Now	\$998,200	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement Electrical Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement Electrical Room</i>								
Concrete Masonry Unit	45%			LIFE	**	5	\$121,000	
Fiberglass Panel	10%			LIFE	**	10	\$8,400	
Glass: Single Pane	5%			LIFE	**	5	\$25,200	
Gypsum Board	20%	4+	\$18,400	LIFE	**	5	\$40,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileConcealSpLn	5%			2039	**	5	\$14,300	
AcousTileSusp.Lay-In	50%			2047	**	5	\$114,700	
Exposed Struc: Concrete	15%	4+	\$100,700	LIFE	**	5	\$5,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Metal Panel	30%			LIFE	**	5	\$172,000	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$16,000	2039	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Exterior Stairs</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Exterior Stairs And East And West Walkways</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
Parking/Driveway Asphalt	80%	Now	\$191,900	2037		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Potholes, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	20%	2-4	\$26,200	2039		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Service Equipment Fused Disc Sw	100%			2034	\$56,800	3	\$700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 600 Amperes, Four 160 Volts</i>								
Transformers Dry Type	100%			2032	\$165,500	3	\$900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2,000 Kilovolt Ampere, Four 160 Volt Primary, 480 Volt Secondary</i>								
Feeders Cable	100%			2033	\$19,900	1		
Raceway Conduit	100%			2034	\$47,900	1		
Under 600 Volts								
Service Equipment Fused Disc Sw	100%	2-4	\$100,400	2064		**	5	\$300
<i>Water Present, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 600 Amperes</i>								
Transformers Dry Type	100%			2032	\$26,100	5	\$600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 225 Kilovolt Ampere, One 30 Kilovolt Ampere, One 25 Kilovolt Ampere, 460 Volt Primary, 120 Volt Secondary</i>								
Switchgear / Switchboard Fused Disc Sw	100%			2034	\$349,300	5	\$700	
Raceway Conduit	100%			2034	\$359,500	1		

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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	\$29,200	5	\$400	
Molded Case Bkrs	90%			2033	\$263,100	5	\$3,700	
Wiring								
Braided Cloth	60%	2-4	\$329,800	2059	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	40%			2034	\$219,900	1		
Motor Controllers								
Locally Mounted	30%			2032	\$13,700	5	\$300	
Motor Control Center	70%			2032	\$237,600	5	\$3,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,600	
Lighting								
Interior Lighting								
Fluorescent	70%			2039	**	10	\$100,500	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 70%</i>								
<i>Location : Throughout The Building</i>								
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout The Building</i>								
LED	30%			2039	**			
Egress Lighting								
Emergency, Battery	50%			2039	**	10	\$18,900	
Exit, Battery	50%			2034	\$108,300	10	\$5,300	
Exterior Lighting								
LED	15%			2039	**			
No Component	85%							
Alarm								
Security System								
Generic	100%			2034	\$287,100	1	\$58,500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%			2044	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Hot Water From Utility Building</i>								

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
HTHW/HW Exchanger	100%	Now	\$40,300	2049	**	2	\$7,700	
			<i>Corroded, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Tunnel</i>					
			<i>Explanation : 2 Obsolete Units</i>					
<hr/>								
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$100,300	2042	**	4	\$7,700	
			<i>Corroded, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Valves And Piping, Tunnel Area</i>					
			<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Basement</i>					
			<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Basement. Piping Leaking At Basement</i>					
			<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Defective Valves</i>					
<hr/>								
Terminal Devices								
Convactor/Radiator	40%			2039	**	1	\$20,200	
Fan Coil Unit/Heat	60%			2034	\$2,275,100	1	\$30,300	
<hr/>								
Air Conditioning								
Energy Source								
District Chilled Water	95%			2044	**	1		
			<i>Other Observation, Extent : Light, Area Affected : 95%</i>					
			<i>Location : Tunnel</i>					
			<i>Explanation : Coolant From Utility Building, For Refrigeration Only.</i>					
Electricity	5%			2042	**	1		
<hr/>								
Conversion Equipment								
Reciprocating Compr/Chiller	5%			2039	**	1	\$3,600	
			<i>Other Observation, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 3 Units, Refrigerant R-507 Tenant Owned</i>					
<hr/>								
No Component	95%							
<hr/>								
Distribution								
CW & CHW Wtr Pipe/Pump	95%	Now	\$2,300	2044	**	4	\$7,300	
			<i>Corroded, Extent : Severe, Area Affected : 30%</i>					
			<i>Location : Valves And Piping, Basement</i>					
			<i>Insul. Deteriorating, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
			<i>Other Observation, Extent : Severe, Area Affected : 80%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Defective Valves</i>					
<hr/>								
No Component	5%							

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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 BUILDING C
Asset # : 2131

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Terminal Devices								
	Fan Coil - 2 Pipe	5%			2039	**	1	\$2,500
			<i>Other Observation, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Office</i>					
			<i>Explanation : For Office</i>					
	No Component	95%						
Heat Rejection								
	Dry Cooler	5%			2039	**	2	\$5,500
	No Component	95%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$138,300
Exhaust Fans								
	Roof	15%	Now	\$22,300	2034	\$44,500	2	\$600
			<i>Broken, Extent : Severe, Area Affected : 30%</i>					
			<i>Location : Roof</i>					
	No Component	85%						
Plumbing								
H/C Water Piping								
	Brass/Copper	100%	0-2	\$196,400	2044	**	1	
			<i>Corroded, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Basement</i>					
HW Heat Exchanger								
	HTHW/HW	100%	Now	\$257,200	2064	**		
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Tunnel</i>					
			<i>Explanation : Obsolete Unit</i>					
Sanitary Piping								
	Cast Iron	100%	Now	\$192,700	LIFE	**	1	
			<i>Corroded, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Basement</i>					
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	50%			2029	\$15,300	4	\$2,500
	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 : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,308,300	\$3,377,800
Interior Architecture		\$815,400
Electrical		\$1,247,200
Site Pavements	\$219,300	
Total	\$1,527,600	\$5,440,400
Importance Code A	\$1,308,300	\$3,535,100
Importance Code B		\$1,830,400
Importance Code C	\$219,300	\$75,000
Total	\$1,527,600	\$5,440,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$11,900		\$5,300	
Interior Architecture	\$13,800	\$15,700		\$5,800
Electrical	\$4,100	\$4,200	\$3,400	\$3,800
Mechanical	\$5,400	\$6,900	\$20,500	\$6,900
Site Enclosure	\$17,600			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$60,700	\$34,600	\$37,200	\$24,400
Importance Code A	\$12,900	\$500	\$6,700	\$400
Importance Code B	\$30,200	\$21,600	\$30,500	\$24,000
Importance Code C	\$17,600	\$12,500		
Total	\$60,700	\$34,600	\$37,200	\$24,400



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	20%	4+	\$88,700	LIFE	**	5	\$151,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Loading Docks</i>								
Metal Panel	75%			2052	**	5-10	\$782,300	
Metal Sect. OHD	5%			2045	**	5	\$23,700	
Parapets								
Metal Panel	10%			2032	\$219,300	5	\$10,700	
No Component	90%							
Roof								
Single Ply Membrane	35%	Now	\$448,300	2032	\$2,241,500			
<i>Debris Present, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Lower Roofs</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Lower Roofs</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Lower Roofs</i>								
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Lower Roofs</i>								
Spray-on Foam	65%	Now	\$558,000	2037	**	5	\$138,700	1
<i>Blisters, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout Main Roof</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Main Roof</i>								
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 1%</i>								
<i>Location : Main Roof</i>								
Soffits								
Exposed Struc: Steel	100%			LIFE	**	5	\$57,700	
Interior								
Floors								
Carpet	5%			2031	\$198,900	3	\$23,000	
Cast in Place Concrete	90%			LIFE	**	5	\$453,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	2%			2041	**	5	\$4,600	
Vinyl Tile	3%			2032	\$186,400	3	\$2,600	
Interior Walls								
Ceramic Tile	3%			2041	**	5	\$25,000	
Concrete Masonry Unit	2%			LIFE	**	5	\$6,700	
Gypsum Board	15%			LIFE	**	5	\$75,000	
Metal Panel	80%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	10%			2045	**	5	\$16,100	
Exposed Struc: Steel	30%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$20,100	
Metal Panel	50%			LIFE	**	5	\$100,500	

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Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Aluminum Rail	100%	4+	\$17,600	2045	**	5	\$38,900	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Roof Guard Railing</i>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2045	**			
Parking/Driveway								
Asphalt	80%	2-4	\$219,300	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Potholes, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Vegetation Growth</i>								
Cast in Place Concrete	20%			2037	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	\$56,800	3	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Electrical Room</i>								
<i>Explanation : One 600 Ampere Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2030	\$165,500	3	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Electrical Room</i>								
<i>Explanation : 3,000 Through 4,000 Kilovolts Amperes 4,160 Volts Primary 480/208 Volts Secondary</i>								
Feeders								
Cable	100%			2031	\$19,900	1		
Raceway								
Conduit	100%			2032	\$47,900	1		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	\$100,400	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Electrical Room</i>								
<i>Explanation : One 6,000 And 5,000 Ampere Main Disconnect Switch</i>								

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

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

Electrical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts							
Transformers							
Dry Type	100%		2030	\$26,100	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : 1st Floor Electrical Room</i>							
<i>Explanation : One 750 Kilovolt Ampere And One 150 Kilovolt Ampere 480 Volts Primary 208/120 Volts Secondary</i>							
Switchgear / Switchboard							
Fused Disc Sw	60%		2032	\$190,500	5	\$400	
Fused Disc Sw	40%		2052	**	5	\$300	
Raceway							
Conduit	90%		2032	\$156,300	1		
Conduit	10%		2052	**	1		
Panelboards							
Fused Disc Sw	5%		2031	\$14,600	5	\$200	
Fused Disc Sw	5%		2048	**	5	\$200	
Molded Case Bkrs	70%		2031	\$204,700	5	\$2,800	
Molded Case Bkrs	20%		2048	**	5	\$800	
Wiring							
Thermoplastic	80%		2052	**	1		
Thermoplastic	20%		2052	**	1		
Motor Controllers							
Locally Mounted	90%		2030	\$41,200	5	\$900	
Locally Mounted	10%		2045	**	5	\$100	
Ground							
Grounding Devices							
Generic	100%		LIFE	**	5	\$2,200	
Lighting							
Interior Lighting							
Fluorescent	10%		2032	\$250,000	10	\$13,800	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 50%</i>							
<i>Location : Loading Docks</i>							
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 50%</i>							
<i>Location : Electric Closets Throughout</i>							
LED	90%		2037	**			
Egress Lighting							
Emergency, Service	20%		2032	\$18,000	1		
Emergency, Battery	50%		2032	\$123,000	10	\$18,100	
Exit, LED	30%		2060	**	1		
Exterior Lighting							
LED	20%		2037	**			
No Component	80%						
Alarm							

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

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2037

* *

1-3

\$28,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Bell, Horn, Smoke Detector, Pull Box And Fire Alarm Panel*

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

Heating

Energy Source

Electricity

5%

2052

* *

1

Natural Gas

5%

2052

* *

1

No Component

90%

Conversion Equipment

Furnace

5%

2037

* *

1

\$3,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : 1st Floor Mechanical Equipment Room**Explanation : 1 Unit.*

Radiant Heater

5%

2037

* *

2

\$3,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : 1st Floor Microwave Room And Locker Room Bathroom**Explanation : 3 Units Are Not In Use In 1st Floor Microwave Room*

No Component

90%

Air Conditioning

Energy Source

Electricity

50%

2048

* *

1

Natural Gas

50%

2052

* *

1

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 G
Asset # : 14784

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	1%			2033	\$23,900	2	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Office</i>								
<i>Explanation : 1 Unit. Used Only For Heating, Cooling Part Is Not Working.</i>								
Ext Pkg Unit - Heating/Cooling	22%			2037	**	2	\$2,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Upper Roof</i>								
<i>Explanation : 7 Units Provide Electric Cooling And Gas Heating</i>								
Split Unit	1%			2037	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Unit For Server Room.</i>								
Window/Wall Unit	1%			2030	\$5,600	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Mechanical Equipment Room Office</i>								
<i>Explanation : 1 Unit Installed 2017</i>								
No Component	75%							
Distribution								
Ductwork/Diffusers	25%			LIFE	**	2	\$48,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Ducts Are Only For Offices, Bathroom, And Common Areas.</i>								
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	25%			LIFE	**	2-5	\$20,900	
No Component	75%							
Exhaust Fans								
Roof	25%			2037	**	2	\$1,200	
No Component	75%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2052	**	1		
Water Heater With Tanks								
Gas Fired	25%			2030	\$4,200	2		
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st And 2nd Floor Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st And 2nd Floor Boiler Room</i>								
<i>Explanation : 3 Units With Storage Tanks. 1 Is Used By Plymouth On 1st Floor, 2 Are Used By Alaskal On 2nd Floor.</i>								
No Component	75%							

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Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$398,900	\$53,200
Interior Architecture	\$185,000	\$189,100
Electrical		\$2,221,600
Mechanical		\$179,000
Total	\$583,900	\$2,642,900
Importance Code A	\$398,900	\$173,500
Importance Code B	\$113,700	\$2,469,400
Importance Code C	\$71,300	
Total	\$583,900	\$2,642,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$44,800		\$10,200	
Interior Architecture	\$52,600		\$600	\$300
Electrical	\$1,500	\$1,500	\$2,400	\$2,000
Mechanical	\$71,600	\$6,000	\$13,400	\$6,800
Site Pavements	\$2,900			
Total	\$173,400	\$7,500	\$26,400	\$9,200
Importance Code A	\$46,600	\$1,900	\$11,900	\$2,000
Importance Code B	\$116,300	\$5,500	\$14,500	\$7,200
Importance Code C	\$10,400			
Total	\$173,400	\$7,500	\$26,400	\$9,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT CO-OP MEAT MARKET UTILITY BUILDING D
Asset # : 2132

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$38,800	
Concrete Masonry Unit	85%	Now	\$345,700	LIFE	**	5	\$41,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
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	\$25,400	LIFE	**	5	\$9,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Heating Plant Side</i>								
<i>Expansion Joint Failure, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face</i>								
Metal Panel	5%			2044	**	5	\$1,700	
Roof								
Spray-on Foam	100%			2042	**	5	\$106,400	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Main Roof In 2019</i>								
Soffits								
Metal Panel	100%			2044	**	5-10		
Interior								
Floors								
Cast in Place Concrete	93%			LIFE	**	5	\$227,400	
Ceramic Tile	2%			2037	**	5	\$1,100	
Vinyl Tile	5%			2034		3	\$1,400	
Interior Walls								
Concrete Masonry Unit	80%	Now	\$71,300	LIFE	**	5	\$15,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	10%			LIFE	**	5-10	\$8,300	
Metal Panel	10%			LIFE	**	10	\$2,200	
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$3,000	2039	**	5	\$1,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Concrete	75%			LIFE	**	5-10	\$34,900	
Exposed Struc: Steel	15%			LIFE	**	10	\$11,200	
Site Enclosure								

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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Concrete Masonry Unit	100%			2044		**		
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Transformer Pads</i>								
<hr/>								
Free Standing Walls								
Concrete Masonry Unit	100%			2044		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Transformer Pads</i>								
<i>Explanation : Dividing Walls</i>								
<hr/>								
Site Pavements								
On-Site Walkways								
Asphalt	15%	Now	\$300	2037		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Walkway At South Main Entry Area</i>								
<hr/>								
Cast in Place Concrete	85%	Now	\$2,600	2039		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Walkway Located At Southwest Corner Of Building</i>								
<hr/>								
Parking/Driveway								
Asphalt	100%			2037		**		
<hr/>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2034	\$56,800	3	\$200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Four 1,200 Amperes, 15 Kilovolt Main Circuit Breakers</i>								
<hr/>								
Transformers								
Dry Type	40%			2032	\$150,000	3	\$100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1,500 Kilovolt Ampere, Four 160 Volt Primary, 480/277 Volt Secondary</i>								
<hr/>								
Liquid Filled	60%			2032	\$225,100	3	\$200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Four 4,200 Kilovolt Ampere, 15 Kilovolt Primary, Four 160 Volt Secondary</i>								
<hr/>								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2034	\$56,800	3	\$400	
<hr/>								
Feeders								
Cable	100%			2033	\$30,900	1		
<hr/>								
Raceway								
Conduit	100%			2034	\$47,900	1		
<hr/>								
Under 600 Volts								

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2034	\$63,500	5	\$1,000	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Two Main Service Switches One Rated At 1,000 Amperes And One Rated At 2,500 Amperes.</i>							
Transformers								
Dry Type	100%			2032	\$64,900	5	\$100	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 150 Kilovolt Ampere, 480 Volt Primary, 120 Volt Secondary</i>							
Switchgear / Switchboard								
Fused Disc Sw	50%			2034	\$303,800	5	\$100	
Molded Case Bkrs	50%			2034	\$303,800	5	\$500	
Raceway								
Conduit	100%			2034	\$767,200	1		
Panelboards								
Fused Disc Sw	25%			2033	\$23,300	5	\$200	
Molded Case Bkrs	75%			2033	\$70,000	5	\$700	
Wiring								
Thermoplastic	100%			2034	\$91,300	1		
Motor Controllers								
Locally Mounted	10%			2032	\$5,800	5		
Motor Control Center	90%			2032	\$43,100	5	\$900	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	50%			2039	**	10	\$17,100	
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
LED	50%			2039	**			
Egress Lighting								
Emergency, Battery	50%			2034	\$30,600	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	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Outside</i>							
	<i>Explanation : Located In The Stack Only</i>							
Alarm								

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

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

Alarm

Security System
Generic

100%		2034	\$68,500	1	\$13,900		
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Other Observation, Extent : N/A, Area Affected : 100%
Location : Throughout The Building
Explanation : CCTV Surveillance Cameras

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

Heating

Energy Source
Interruptible Gas/Dual Fuel

100%		2054	**	1			
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Conversion Equipment
Hot Water Boiler

95%		2047	**	1	\$17,500		
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Other Observation, Extent : Light, Area Affected : 95%
Location : Boiler Room
Explanation : 2 Units

Radiant Heater

5%		2034	\$47,500	2	\$900		
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Other Observation, Extent : Light, Area Affected : 10%
Location : Office And Hallway
Explanation : 6 Electric Radiants

Distribution

Hot Wtr Piping/Pump

95%	0-2	\$3,800	2042	**	4	\$1,700	
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Leak Evident, Extent : Moderate, Area Affected : 5%
Location : Basement. Leaking Hot Water

No Component

5%							
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Terminal Devices

Air Handler

10%		2034	\$68,600	1	\$2,300		
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No Component

90%							
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Air Conditioning

Energy Source

Electricity

100%		2042	**	1			
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Conversion Equipment

Centrifugal, Elec Chiller

90%		2037	**	1	\$36,400		
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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	\$53,800	1	\$1,700		
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R-22 Refrigerant, Extent : Light, Area Affected : 10%
Location : 2 Units, Roof

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Distribution								
	CW & CHW Wtr Pipe/Pump	90%			2044	**	4	\$1,700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Serves Other Buildings For Refrigeration System</i>								
	No Component	10%						
Heat Rejection								
	Water Cooling Tower	90%			2035	**	2	\$33,800
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Roof</i>								
<i>Explanation : 3 Cooling Towers Exist On The Utility Building Roof Each Tower Has 4 Cells</i>								
	No Component	10%						
Ventilation								
Distribution								
	Ductwork/Diffusers	20%			LIFE	**	2-5	\$6,600
	No Component	80%						
Exhaust Fans								
	Interior	20%			2029	\$32,300	2	\$200
	Roof	80%	Now	\$5,700	2034	\$56,600	2	\$700
<i>Noisy/Vibrating, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2044	**	1	
Water Heater With Tanks								
	Electric	100%			2029	\$23,100	4	
Sanitary Piping								
	Cast Iron	100%	Now	\$45,900	LIFE	**	1	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2029	\$7,300	4	\$1,200
Sewage Ejector(s)								
	Electric	100%			2029	\$19,100	4	\$2,200
Fixtures								
	Generic	100%						
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$242,500	\$650,300
Interior Architecture	\$877,000	\$920,100
Electrical		\$903,900
Mechanical		\$643,600
Site Pavements	\$183,900	
Total	\$1,303,400	\$3,117,800
Importance Code A	\$242,500	\$891,800
Importance Code B	\$877,000	\$2,226,000
Importance Code C	\$183,900	
Total	\$1,303,400	\$3,117,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$87,000		\$1,500	
Interior Architecture	\$113,900		\$45,200	\$4,900
Electrical	\$5,600	\$5,700	\$7,600	\$7,400
Mechanical	\$89,000	\$7,100	\$15,600	\$7,100
Total	\$295,500	\$12,800	\$69,900	\$19,500
Importance Code A	\$88,100		\$2,400	\$200
Importance Code B	\$141,000	\$12,800	\$67,500	\$19,300
Importance Code C	\$66,400			
Total	\$295,500	\$12,800	\$69,900	\$19,500



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	2-4	\$18,000	LIFE	**	5	\$30,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	75%	Now	\$242,500	LIFE	**	5	\$57,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Facade</i>								
<i>Expansion Joint Failure, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North, East And West Facades</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North And East Facades</i>								
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	\$19,900	2033	\$99,700	5	\$1,100	
<i>Air Infiltration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Louvers	10%			2037	**	10	\$1,500	
Parapets								
Concrete Masonry Unit	90%			LIFE	**	5-10	\$61,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Parapet Wall</i>								
<i>Explanation : Spray On Foam On Roof Side</i>								
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	\$563,700	3	\$48,900	
Cast in Place Concrete	70%	0-2	\$632,500	LIFE	**	5	\$333,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And South Corridors</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Floor Heaving In Freezer Storage Area</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cooler Corridors</i>								
Ceramic Tile	2%			2043	**	5	\$4,400	
Quarry Tile	3%			2039	**	5	\$9,800	
Vinyl Tile	10%			2034	\$587,000	3	\$10,900	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Concrete Masonry Unit	45%			LIFE	**	5	\$50,600	
Fiberglass Panel	25%			LIFE	**	10	\$8,800	
Gypsum Board	20%			LIFE	**	5-10	\$47,800	
Plywood/Hardboard	10%			LIFE	**	10	\$1,400	
Ceilings								
AcousTileConcealSpLn	25%			2047	**	5	\$57,700	
AcousTileSusp.Lay-In	5%			2039	**	5	\$9,200	
Exposed Struc: Concrete	5%			LIFE	**	5-10	\$11,600	
Exposed Struc: Steel	38%			LIFE	**	10	\$140,400	
Exposed Struc: Steel	12%	2-4	\$104,100	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North And South Corridors Flanking Freezer Section</i>								
Metal Panel	15%			LIFE	**	5	\$69,300	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2039	**			
Parking/Driveway								
Asphalt	85%	Now	\$183,900	2037	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North And East Sides Of Building</i>								
Cast in Place Concrete	15%			2039	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	\$56,800	3	\$600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One Main Service Switch Rated At 600 Amperes.</i>								
Transformers								
Dry Type	100%			2032	\$165,500	3	\$800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1,000 Kilovolt Ampere, Four 160 Primary, 480 Secondary</i>								
Feeders								
Cable	100%			2033	\$19,900	1		
Raceway								
Conduit	100%			2034	\$47,900	1		

Under 600 Volts

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Transformers								
Dry Type	100%			2032	\$26,100	5	\$500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 112.5 Kilovolt Ampere, One 75 Kilovolt Ampere And Two 45 Kilovolt Ampere, 480 Volt Primary, 208 Volt Secondary</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	\$95,300	5	\$600	
Raceway								
Conduit	100%			2034	\$17,300	1		
Panelboards								
Fused Disc Sw	20%			2033	\$11,700	5	\$700	
Molded Case Bkrs	80%			2033	\$46,800	5	\$3,100	
Wiring								
Thermoplastic	100%			2034	\$35,300	1		
Motor Controllers								
Locally Mounted	5%			2032	\$9,000	5		
Motor Control Center	95%			2032	\$253,200	5	\$3,800	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	50%			2039	**	10	\$66,700	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
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	\$266,500	1	\$54,300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
HTHW/HW	20%			2044	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 15%</i>						
		<i>Location : For Office, Loading And Lunch Area Only</i>						
		<i>Explanation : Hot Water Provided By Utility Building</i>						
No Component	80%							
Conversion Equipment								
HTHW/HW Exchanger	15%			2037	**	2	\$1,300	
Radiant Heater	5%			2029	\$184,700	2	\$3,400	
		<i>Other Observation, Extent : N/A, Area Affected : 5%</i>						
		<i>Location : Stairway Only</i>						
		<i>Explanation : 4 Units</i>						
No Component	80%							
Distribution								
Hot Wtr Piping/Pump	15%	Now	\$900	2042	**	4	\$1,100	
		<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 15%</i>						
		<i>Location : Mechanical Room</i>						
No Component	85%							
Terminal Devices								
Fan Coil Unit/Heat	15%			2034	\$105,600	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	\$77,800	2	\$400	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Two Units On Roof For Tenant Office</i>						
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$128,300	
Exhaust Fans								
Roof	100%			2034	\$275,400	2	\$4,500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$36,500	2044	**	1		
		<i>Corroded, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Mechanical Room</i>						
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Water Heater With Tanks								
Electric	100%			2029	\$23,100	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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture		\$59,800
Interior Architecture	\$223,600	\$95,100
Electrical		\$288,900
Mechanical	\$59,600	\$524,300
Site Pavements	\$289,400	
Total	\$572,700	\$968,100
Importance Code A		\$116,600
Importance Code B	\$227,800	\$851,500
Importance Code C	\$344,900	
Total	\$572,700	\$968,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$102,000			
Interior Architecture	\$15,400		\$6,700	\$3,900
Electrical	\$1,400	\$1,400	\$1,800	\$1,900
Mechanical	\$12,700	\$1,600	\$4,100	\$1,600
Site Pavements	\$5,000			
Total	\$136,500	\$3,000	\$12,700	\$7,300
Importance Code A	\$102,300		\$200	
Importance Code B	\$16,600	\$3,000	\$12,500	\$6,100
Importance Code C	\$17,600			\$1,200
Total	\$136,500	\$3,000	\$12,700	\$7,300



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	2-4	\$8,300	LIFE	**	5	\$14,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	75%			LIFE	**	5	\$53,000	
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	\$8,000	2042	**	5	\$900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Parapets								
Concrete Masonry Unit	100%	Now	\$35,200	LIFE	**	5	\$6,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East And West Elevations At Roof Scupper Locations</i>								
Roof								
Spray-on Foam	100%	4+	\$24,000	2039	**	5	\$59,800	
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East And West Facades</i>								
Soffits								
Metal Panel	100%			2054	**	5-10		
Interior								
Floors								
Carpet	10%			2030		3	\$10,900	
Cast in Place Concrete	80%	0-2	\$72,200	LIFE	**	5	\$95,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Quarry Tile	10%			2047	**	5	\$8,200	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$5,800	
Ceramic Tile	5%			2043	**	5	\$2,300	
Concrete Masonry Unit	65%	0-2	\$55,400	LIFE	**	5	\$12,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairwells</i>								
Fiberglass Panel	15%			LIFE	**	10	\$1,700	
Gypsum Board	10%			LIFE	**	5-10	\$7,900	
Ceilings								
AcousTileSusp.Lay-In	10%			2047	**	5	\$5,300	
Exposed Struc: Steel	90%			LIFE	**	10	\$95,900	
Site Pavements								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$5,000	2039				**
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Southwest Corner At Entry</i>								
<hr/>								
Parking/Driveway								
Asphalt	85%	Now	\$233,200	2037				**
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Potholes, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	15%	Now	\$56,300	2039				**
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Loading Dock Area</i>								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	\$56,800	3	\$200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 600 Amperes, Four 160 Volt</i>								
<hr/>								
Transformers								
Dry Type	100%			2032	\$165,500	3	\$200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One Rated At 1,000 Kilovolt Amperes</i>								
<hr/>								
Feeders								
Cable	100%			2033	\$19,900	1		
<hr/>								
Raceway								
Conduit	100%			2034	\$47,900	1		
<hr/>								
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2034	\$31,800	5	\$200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 1,600 Amperes</i>								
<hr/>								
Transformers								
Dry Type	100%			2032	\$26,100	5	\$100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 225 Kilovolt Ampere And One 15 Kilovolt Ampere</i>								

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	\$31,800	5	\$200	
Raceway								
Conduit	100%			2034	\$4,300	1		
Panelboards								
Fused Disc Sw	20%			2033	\$3,900	5	\$200	
Molded Case Bkrs	80%			2033	\$15,600	5	\$800	
Wiring								
Thermoplastic	100%			2034	\$8,800	1		
Motor Controllers								
Locally Mounted	20%			2032	\$9,000	5		
Motor Control Center	80%			2032	\$42,600	5	\$800	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	70%			2039	**	10	\$23,300	
			<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 40%</i>					
			<i>Location : Throughout The Building</i>					
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 60%</i>					
			<i>Location : Throughout The Building</i>					
LED	30%			2039	**			
Egress Lighting								
Emergency, Battery	50%			2039	**	10	\$4,400	
Exit, Battery	50%			2039	**	10	\$1,200	
Exterior Lighting								
LED	15%			2034	\$28,500			
No Component	85%							
Alarm								
Security System								
Generic	100%			2034	\$66,600	1	\$13,600	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : CCTV Surveillance Cameras</i>					

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Heat Pump Air Sourced	10%			2035	**	2	\$1,100	
			<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 6 Rooftop Package Units Are Tenant Owned</i>					
No Component	90%							

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
Electricity	15%			2042	**	1		
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$32,100	
Exhaust Fans								
Roof	100%			2034	\$68,800	2	\$1,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	\$455,500	1		
Water Heater With Tanks								
Electric	100%			2032	\$23,100	4		
HW Heat Exchanger								
HTHW/HW	100%	Now	\$59,600	2064	**			
<i>Abandoned in Place, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Obsolete Units</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2039	**	4	\$800	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2054	**	1-2	\$10,200	

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture		\$114,000
Interior Architecture	\$206,400	\$65,100
Mechanical		\$245,400
Total	\$206,400	\$424,400
Importance Code A		\$114,000
Importance Code B	\$206,400	\$310,400
Total	\$206,400	\$424,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$35,000			
Interior Architecture	\$66,400			\$24,900
Electrical	\$11,000	\$9,200	\$10,500	\$11,600
Mechanical	\$13,300	\$20,300	\$14,300	\$13,800
Total	\$125,600	\$29,500	\$24,900	\$50,300
Importance Code A	\$37,200	\$2,200	\$2,200	\$2,200
Importance Code B	\$39,900	\$27,200	\$22,600	\$45,400
Importance Code C	\$48,500			\$2,600
Total	\$125,600	\$29,500	\$24,900	\$50,300



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
HUNTS POINT MARKET CHEFS WAREHOUSE EXPANSION

Asset # : 2144

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$20,700	
Concrete Masonry Unit	25%			LIFE	**	5	\$13,000	
Masonry: Brick	15%			LIFE	**	5	\$12,400	
Metal Panel	55%			2054	**	5-10	\$156,700	
Windows								
Aluminum	100%			2050	**	5	\$4,500	
Parapets								
Masonry: Brick	20%			LIFE	**	5-10	\$11,400	
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	\$130,100	
Ceramic Tile	60%			2043	**	5	\$44,600	
Interior Walls								
Ceramic Tile	10%			2043	**	5	\$5,300	
Concrete Masonry Unit	10%			LIFE	**	5	\$4,200	
Gypsum Board	80%			LIFE	**	5-10	\$71,600	
Ceilings								
Exposed Struc: Steel	95%			LIFE	**	10	\$141,300	
Gypsum Board	3%			LIFE	**	5-10	\$7,700	
Wood	2%			LIFE	**	5	\$26,000	
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2054	**	5	\$300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i> <i>Location : Roof</i> <i>Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Outside</i>					
			<i>Explanation : Emergency Generator Rated At 1,600 Kilowatts</i>					
Batteries								
Lead/Acid	100%			2028	\$2,400	5	\$2,100	
Fuel Storage								
Main Tank	100%			2062	**	5		
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Outside</i>					
			<i>Explanation : 2,300 Gallons Rated Capacity</i>					
Lighting								
Interior Lighting								
Fluorescent	20%			2039	**	10	\$10,400	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Offices</i>					
			<i>Explanation : Compact Fluorescent Lights</i>					
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	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Hallways, Outside Perimeter</i>					
			<i>Explanation : CCTV Surveillance Cameras</i>					

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT MARKET CHEFS WAREHOUSE EXPANSION

Asset # : 2144

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

Alarm

Fire/Smoke Detection
Generic, Analog

100% 2039 * * 1-3 \$34,800

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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Natural Gas

100% 2054 * * 1

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 \$245,400

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 \$16,700 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 \$28,500

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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Fire Suppression	Sprinkler							
	Generic	100%			2054	* *	1-2	\$15,800
Fire Pump	Generic	100%			2043	* *	1	\$10,600
Chemical System	Generic	100%			2032	\$15,900	1-3	\$74,400
<i>Other Observation, Extent : Light, Area Affected : 10%</i> <i>Location : Kitchen</i> <i>Explanation : 1 Set Fire Suppression System Covers 50 Square Feet</i> <i>Feet. 10 Feet X 5 Feet Which Equals 50 Feet</i>								

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$108,100	\$399,300
Interior Architecture	\$537,100	\$283,400
Mechanical	\$1,497,100	\$292,600
Site Pavements	\$219,600	
Total	\$2,361,900	\$975,200
Importance Code A	\$108,100	\$399,300
Importance Code B	\$2,034,200	\$576,000
Importance Code C	\$219,600	
Total	\$2,361,900	\$975,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$53,600		\$13,300	
Interior Architecture	\$26,000		\$3,300	\$2,000
Electrical	\$21,200	\$19,200	\$22,900	\$19,200
Mechanical	\$85,600	\$27,700	\$57,300	\$27,700
Total	\$186,400	\$46,900	\$96,800	\$48,900
Importance Code A	\$61,200	\$7,600	\$20,900	\$7,600
Importance Code B	\$99,100	\$39,200	\$75,800	\$41,300
Importance Code C	\$26,000			
Total	\$186,400	\$46,900	\$96,800	\$48,900



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 MARKET CHEFS WAREHOUSE MAIN SECTION
Asset # : 2143

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	4+	\$5,000	LIFE	**	5	\$21,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Corners Of Building</i>								
Concrete Masonry Unit	25%			LIFE	**	5	\$13,300	
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		5	\$58,100	
<i>Blisters, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Roof Surface</i>								
<i>Other Observation, Extent : N/A, Area Affected : 10%</i>								
<i>Location : At Roof Penetrations And Throughout</i>								
<i>Explanation : Patching Repair Evident</i>								
Soffits								
Exposed Struc: Steel	100%			LIFE	**	5	\$83,900	
Interior								
Floors								
Cast in Place Concrete	97%			LIFE	**	5	\$566,700	
Ceramic Tile	3%			2043	**	5	\$4,000	
Interior Walls								
Concrete Masonry Unit	25%			LIFE	**	5	\$10,400	
Gypsum Board	10%			LIFE	**	5-10	\$8,800	
Metal Panel	65%			LIFE	**	10	\$15,200	
Ceilings								
AcousTileSusp.Lay-In	5%			2047	**	5	\$6,700	
Exposed Struc: Steel	95%			LIFE	**	10	\$253,700	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2044	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : West Side Of Building</i>								
<i>Explanation : Transformer Enclosure</i>								
Free Standing Walls								
Concrete Masonry Unit	100%			2044	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : West Side Of Building</i>								
<i>Explanation : Dividing Walls At Transformers</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Site Pavements

Parking/Driveway

Asphalt	75%			2037	**			
Cast in Place Concrete	25%	Now	\$219,600	2039	**			

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

Location : East Dock Area

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

Under 600 Volts

Transformers

Dry Type	100%			2047	**	5	\$600	
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Raceway

Conduit	100%			2054	**	1		
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Panelboards

Fused Disc Sw	10%			2050	**	5	\$400	
Molded Case Bkrs	90%			2050	**	5	\$3,700	

Wiring

Thermoplastic	100%			2054	**	1		
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Motor Controllers

Locally Mounted	100%			2047	**	5	\$1,000	
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Stand-by Power

Transfer Switches

Automatic	100%			2047	**	1	\$47,500	
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Lighting

Interior Lighting

LED	100%			2039	**			
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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	
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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	\$95,100	
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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 System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2054	**	1		
Conversion Equipment Furnace	100%			2039	**	1	\$76,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Big Unit In Warehouse, 2 Units On Roof</i>								
<i>Explanation : 3 Package Units</i>								
Air Conditioning								
Energy Source Electricity	100%			2050	**	1		
Conversion Equipment Reciprocating Compr/Chiller	90%			2039	**	1	\$64,500	
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Roof</i>								
<i>Explanation : 30 Units, R-404a</i>								
Ext Pkg Unit - Heating/Cooling	10%			2039	**	2	\$900	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Package Units, R-410a</i>								
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 Generic	90%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Package Units</i>								
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$136,300	
Exhaust Fans Roof	100%	0-2	\$29,300	2034	\$292,600	2	\$3,800	
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof. One Unit Vibrating And Noisy. Possible Broken Bearing</i>								
Plumbing								
H/C Water Piping Brass/Copper	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 MAIN SECTION

Asset # : 2143

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing	Sanitary Piping Cast Iron	100%	Now	\$1,139,700	LIFE	**	1	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : Underground Storm And Sewer Broken</i>								
	Storm Drain Piping Cast Iron	100%	Now	\$319,100	LIFE	**	1	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : Underground Storm And Sewer Broken</i>								
	Fixtures Generic	100%						
Fire Suppression	Sprinkler Generic	100%			2054	**	1-2	\$43,200
	Fire Pump Generic	100%			2043	**	1	\$28,800
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Office Building Mechanical Room</i>								
<i>Explanation : Located In Office Building</i>								

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture		\$53,400
Mechanical		\$190,600
Total		\$243,900
Importance Code A		\$53,400
Importance Code B		\$190,600
Total		\$243,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$18,000			
Interior Architecture	\$44,900		\$4,000	\$2,600
Electrical	\$1,600	\$1,400	\$1,700	\$1,400
Mechanical	\$78,200	\$3,800	\$4,300	\$2,200
Total	\$142,700	\$5,300	\$10,000	\$6,300
Importance Code A	\$20,300	\$300	\$800	\$300
Importance Code B	\$109,100	\$5,000	\$9,200	\$5,000
Importance Code C	\$13,300			\$1,000
Total	\$142,700	\$5,300	\$10,000	\$6,300



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

DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT MARKET CHEFS WAREHOUSE OFFICE SECTION
Asset # : 2797

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	85%			LIFE	**	5	\$16,200	
<i>Painted Surfaces, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
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	\$53,400	5	\$6,600	
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Soffits								
Exposed Struc: Steel	100%			LIFE	**	5	\$11,700	
Interior								
Floors								
Carpet	20%			2033	\$57,500	3	\$5,000	
Cast in Place Concrete	15%			LIFE	**	5	\$10,900	
Ceramic Tile	20%			2043	**	5	\$3,300	
Sheet Vinyl/Rubber	15%			2039	**	5	\$3,700	
Vinyl Tile	30%			2039	**	3	\$1,900	
Interior Walls								
Ceramic Tile	15%			2043	**	5	\$2,000	
Concrete Masonry Unit	10%			LIFE	**	5	\$1,000	
Glass: Single Pane	15%			LIFE	**	5	\$2,900	
Gypsum Board	40%			LIFE	**	5-10	\$8,800	
Masonry: Brick	10%			LIFE	**	10	\$400	
Wood	10%			LIFE	**	5	\$10,400	
Ceilings								
AcousTileSusp.Lay-In	20%			2047	**	5	\$3,300	
Exposed Struc: Steel	60%			LIFE	**	10	\$20,000	
Exposed Struc: Wood	10%			LIFE	**	10	\$2,500	
Gypsum Board	10%			LIFE	**	5-10	\$5,700	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2047	**			
Parking/Driveway								
Asphalt	100%			2043	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Hallways And Outside Perimeter</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Analog	100%			2039	**	1-3	\$7,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Furnace	50%	0-2	\$1,800	2034	\$17,600	1	\$2,600	
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : One Rooftop Furnance With Broken Compressor</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Roof</i>								
<i>Explanation : 7 Rooftop Package Units</i>								
Radiant Heater	50%			2039	**	2	\$2,700	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : 1st Floor Office</i>								
<i>Explanation : 6 Gasoline Fired Radiants</i>								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$10,300	
Air Conditioning								
Energy Source Electricity	100%			2056	**	1		
Conversion Equipment Ext Pkg Unit - Heating/Cooling	100%			2034	\$190,600	2	\$700	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Explanation : 7 Exterior Package Units</i>								
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$10,300	
Exhaust Fans Roof	100%			2034	\$22,000	2	\$400	
Plumbing								
H/C Water Piping Brass/Copper	100%			2044	**	1		
Water Heater With Tanks Gas Fired	100%			2029	\$16,700	2		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : 72 Gallon Unit</i>								
Sanitary Piping Cast Iron	100%	Now	\$42,900	LIFE	**	1		
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Underground. Broken Drain Line</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : Drain Collapsed Underground</i>								

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT MARKET CHEFS WAREHOUSE OFFICE SECTION**

Asset # : 2797

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping Cast Iron	100%	Now	\$24,000	LIFE	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : Drain Collapsed Underground</i>								
Sewage Ejector(s) Electric	100%			2039	**	4	\$500	
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	\$2,400	1-3	\$12,500	
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 : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture		\$137,000
Total		\$137,000
Importance Code A		\$137,000
Total		\$137,000

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Interior Architecture				
Electrical		\$200		
Total		\$200		
Importance Code A				
Importance Code B		\$200		
Importance Code C				
Total		\$200		



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	100%			LIFE	**	5	\$137,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Base Of Train Shed Platform</i>								
<i>Explanation : Knee Walls To Platform</i>								
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Service Wall</i>								
<i>Explanation : Back-up Wall For Electrical Panels</i>								
Ceilings								
Exposed Struc: Steel	100%			LIFE	**			
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2075	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entrance Ramp</i>								
<i>Explanation : Cheek Walls To Ramp</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2061	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Platform Area</i>								
<i>Explanation : Equipment Is Provided In Nema 4x Enclosue.</i>								
Transformers								
Dry Type	100%			2051	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Platform</i>								
<i>Explanation : Transformer Is Provided In Nema 4x Enclosure.</i>								

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

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2061	**	1		
Panelboards								
Molded Case Bkrs	100%			2056	**	5	\$400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Platform</i>						
		<i>Explanation : Equipment Is Provided In Nema 4x Enclosure.</i>						
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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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,457,300	\$152,000
Interior Architecture	\$423,700	\$140,200
Electrical	\$99,300	\$1,346,800
Mechanical		\$2,284,900
Total	\$1,980,400	\$3,923,900
Importance Code A	\$1,457,300	\$152,000
Importance Code B	\$523,000	\$3,771,900
Total	\$1,980,400	\$3,923,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$90,100		\$9,200	
Interior Architecture	\$213,300		\$7,500	
Electrical	\$6,500	\$4,500	\$5,300	\$5,600
Mechanical	\$19,400	\$13,300	\$17,500	\$12,200
Site Pavements	\$8,800			
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$343,000	\$22,700	\$44,400	\$22,700
Importance Code A	\$96,000	\$5,900	\$15,100	\$5,900
Importance Code B	\$125,200	\$16,800	\$29,300	\$16,800
Importance Code C	\$121,800			
Total	\$343,000	\$22,700	\$44,400	\$22,700



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

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

Asset # : 4338

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$69,400	
Masonry: Brick	15%			LIFE	**	5	\$26,700	
<i>Sidewalk Shed in Use, Extent : Light, Area Affected : 5%</i>								
<i>Location : Front Entry</i>								
Masonry: Brick	65%	Now	\$1,019,500	LIFE	**	5	\$57,800	
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : All Facades</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations Throughout</i>								
Masonry: Limestone	10%	Now	\$225,000	LIFE	**	5	\$6,700	
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Above Main Entrance And Details Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : All Facades, Various Levels</i>								
Window Wall	5%			2054	**	5	\$16,700	
Windows								
Aluminum	25%			2050	**	5	\$5,400	
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Leaks Through Windows</i>								
Wood	75%	Now	\$139,400	2050	**	5	\$80,900	1
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Exterior Casing Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First And Third Floor Windows</i>								
<i>Explanation : Custom Curve</i>								

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

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

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

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

Asset # : 4338

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Masonry: Brick	25%	Now	\$6,400	LIFE	**	5	\$2,400	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : All Four Sides</i>								
Metal Cornice	70%	Now	\$73,400	2049	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : South East Corner, 5th Floor Roof</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 5%</i>								
<i>Location : South East Corner, 5th Floor Roof</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
Slate	5%	Now	\$32,900	LIFE	**	5	\$500	
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Roof								
Metal Panel	10%			2047	**	10	\$9,200	
Modified Bitumen	85%			2039	**	10	\$42,800	
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Unable To See Due To Snow</i>								
Skylight, Metal/Glass	5%			2044	**	10	\$8,400	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$43,600	
<i>Paint Peeling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%			2037	**	5	\$5,000	
Mosaic Tile	5%	4+	\$10,000	2039	**	5	\$6,200	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : 1st Floor Toilets</i>								
Sheet Vinyl/Rubber	5%			2039	**	5	\$7,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Stair</i>								
<i>Explanation : Stair Treads And Platforms</i>								
Wood	75%			2049	**	5	\$140,200	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Light, Area Affected : 5%</i>								
<i>Location : 1st Floor Exhibit Rooms</i>								
<i>Poor Subfloor Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 5th Floor Office</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 10%</i>								
<i>Location : 3rd Floor Cafeteria</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	8%	Now	\$11,000	2037	**	5	\$4,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Base Tiles And Main Stair</i>								
Concrete Masonry Unit	2%			LIFE	**	5	\$1,900	
Glass Block	2%			LIFE	**	10	\$900	
Gypsum Board	35%			LIFE	**	5-10	\$69,400	
Masonry: Brick	10%			LIFE	**	10	\$3,500	
Masonry: Brick	8%	4+	\$38,100	LIFE	**			
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stairwells And Basement</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations And In Basement Walls</i>								
Plaster	35%			LIFE	**	5-10	\$34,700	
Ceilings								
AcousTileSusp.Lay-In	10%			2047	**	5	\$10,000	
Embossed Metal	60%			LIFE	**	5	\$53,900	
<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Concrete	8%	Now	\$64,100	LIFE	**	5	\$1,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Beams In Basement</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Beams In Basement</i>								
Exposed Struc: Steel	7%	Now	\$359,700	LIFE	**			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : This Is For Vaulted Metal Ceiling</i>								
Gypsum Board	15%			LIFE	**	5-10	\$51,400	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2054	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	\$8,800	2047	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Front, Left And Right Sides Of Building</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2047	**			
Parking/Driveway								
Cast in Place Concrete	100%			2039	**			

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Estimates are rounded to the nearest hundred dollars.

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

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	**	5	\$300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three Main Service Switches Two Rated At 400 Amperes Each And One Rated At 800 Amperes.</i>								
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	\$1,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Lighting								
Interior Lighting								
Fluorescent	95%	Now	\$99,300	2034	\$993,100			
<i>Damaged Fixtures, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	5%			2029	\$46,800	2	\$100	
Egress Lighting								
Emergency, Battery	50%			2034	\$53,700	10	\$7,200	
Exit, Battery	50%			2034	\$45,400	10	\$2,000	
Exterior Lighting								
HID	25%			2034	\$74,700	10		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Outside Perimeter</i>								
<i>Explanation : Operated Via Timer</i>								
No Component	75%							
Alarm								

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Alarm								
Security System Under Construction	50%							
	<i>Other Observation, Extent : N/A, Area Affected : 0%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : CCTV Surveillance Cameras</i>							
Generic	50%			2034	\$60,100	1	\$11,200	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Intrusion Alarm System</i>							
Fire/Smoke Detection Generic, Digital	100%			2034	\$165,200	1-3	\$37,900	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Central Control Panel, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.</i>							

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Fuel Oil No 2	100%			2044	**	5	\$18,500	
Conversion Equipment Steam Boiler	100%			2039	**	1	\$59,200	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 1 Unit</i>							
Distribution Steam Piping/Pump	100%			2054	**			
Terminal Devices Convactor/Radiator	100%			2039	**	1	\$19,300	
Controls Digital	100%			2032	\$1,839,200			
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Custodian Room 1st Floor</i>							
	<i>Explanation : Heat Only</i>							
Air Conditioning								
Energy Source Electricity	100%			2042	**	1		
Conversion Equipment Interior Pkg Unit - Cooling	10%			2032	\$101,300	2	\$400	
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 2nd Floor</i>							
Window/Wall Unit No Component	60%			2029	\$145,600	1		
	30%							

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Terminal Devices								
No Component	90%							
Not Accessible	10%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2034	\$13,000	2	\$4,200	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	**	2-5	\$15,800	
No Component	70%							
Exhaust Fans								
Interior	70%			2034	\$198,800	2	\$1,300	
Roof	30%			2034	\$37,300	2	\$600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	**	1		
Water Heater With Tanks								
Gas Fired	70%			2032	\$12,800	2		
Gas Fired	30%	2-4	\$300	2027	\$5,500	2		
<i>Corroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2025	\$2,000	4	\$1,900	
Backflow Preventer								
Generic	100%			2034	\$28,600	1	\$3,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Controller Not Working, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Key For Elevator Does Not Work</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Cellar To 4th Floor</i>								
<i>Explanation : One Unit</i>								
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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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Fire Pump							
	Generic	100%			2037	**	1	\$11,200

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : KINGSBRIDGE ARMORY
Address : 29 WEST KINGSBRIDGE ROAD @ JEROME AVE
Borough : BRONX **Agency's Number** : FX011
Program / Asset # : DHS0074.000 / 4446 **Yr Built/Renovated** : 1917 / 2004
Area Sq Ft : 555,400 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 16-May-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2
Block : 3247 **Lot** : 2 **BIN** : 2098784

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$7,112,100	\$1,668,400
Interior Architecture	\$16,671,000	\$1,954,500
Electrical	\$5,488,800	\$141,000
Mechanical	\$14,418,500	\$105,700
Site Enclosure	\$80,800	
Site Pavements	\$104,900	
Total	\$43,876,200	\$3,869,700
Importance Code A	\$9,827,800	\$1,668,400
Importance Code B	\$30,342,300	\$2,201,300
Importance Code C	\$3,706,000	
Total	\$43,876,200	\$3,869,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$4,400	\$26,700	\$26,800	
Interior Architecture	\$42,900			\$10,600
Electrical	\$83,600	\$42,500	\$38,600	\$38,600
Mechanical	\$18,400	\$77,100	\$70,100	\$60,400
Site Pavements	\$54,000			
Total	\$203,300	\$146,200	\$135,500	\$109,600
Importance Code A	\$4,400	\$69,600	\$67,700	\$43,000
Importance Code B	\$145,500	\$76,600	\$67,800	\$66,600
Importance Code C	\$53,300			
Total	\$203,300	\$146,200	\$135,500	\$109,600



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	\$221,000	LIFE	**	5	\$222,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Watertable Accent Throughout</i>								
Copper/Terne	5%	Now	\$298,700	2051	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East And West Facade</i>								
Fiberglass Panel	7%	Now	\$340,100	2046	**	5	\$74,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East And West Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East And West Facade</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : East And West Facade</i>								
<i>Explanation : Corrugated Panels</i>								
Masonry: Brick	80%	0-2	\$1,829,900	LIFE	**	5	\$455,100	
<i>Efflorescence, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And East Elevations</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South West Facade</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	3%			2036	**	5	\$53,300	
Windows								
Aluminum	25%			2047	**	5	\$53,600	
Wood	75%	Now	\$3,783,500	2056	**	5	\$803,800	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$9,500	
Masonry: Brick	95%			LIFE	**	5	\$23,400	
<i>Efflorescence, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Copper/Terne	7%			2071	* *	10	\$112,600	
	Modified Bitumen	10%	Now	\$68,700	2036	* *			
	<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
	<i>Location : Various Locations Over Second Floor Flat Roof</i>								
	<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
	<i>Location : Various Locations</i>								
	<i>Ponding, Extent : Light, Area Affected : 10%</i>								
	<i>Location : Flat Section Over Second Floor</i>								
	<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
	<i>Location : Throughout</i>								
	Modified Bitumen	83%	Now	\$570,200	2036	* *			
	<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
	<i>Location : Barrel Vault</i>								
	<i>Ridging, Extent : Moderate, Area Affected : 35%</i>								
	<i>Location : Base Of Barrel Vault Roof</i>								
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
	<i>Location : Barrel Vault</i>								
Soffits									
	Cast Stone/Terra Cotta	100%	0-2	\$4,400	LIFE	* *	5	\$2,100	
	<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
	<i>Location : Main Entrance</i>								

Interior

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	75%	Now	\$4,059,500	LIFE	**	5	\$1,069,000	
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement And 2nd Floor</i>								
<i>Uneven Surface, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Drill Hall Floor And Mezzanine</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Old Lecture Hall, Boiler Room And Sub-basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Constant Running Water And Flooding</i>								
Ceramic Tile	2%	Now	\$71,800	2034	\$717,600	5	\$6,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets, Lockers, Showers And Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Toilets, Lockers, Showers And Throughout</i>								
Marble Panels	2%	Now	\$1,116,600	LIFE	**	5	\$9,800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Main Entry Stair</i>								
Steel Plate	3%	Now	\$1,565,300	LIFE	**	1		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs Throughout</i>								
Vinyl Tile 9" X 9"	13%	Now	\$330,800	2041	**	3	\$31,800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Offices Throughout</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Offices Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	5%	Now	\$1,138,700	2071	**	5	\$30,500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basketball Court And Bowling Alley</i>								

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	40%	Now	\$2,136,400	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Basement And Sub-basements</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Basement And Sub-basements</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Basement And Sub-basements</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$14,400	
Gypsum Board	5%			LIFE	**	5	\$21,600	
Masonry: Brick	30%	Now	\$802,700	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basketball Court</i>								
<i>Diagonal Cracks, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basketball Court</i>								
<i>Efflorescence, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	17%	Now	\$581,100	LIFE	**	5	\$36,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Second Floor And Basement.</i>								
Steel Plate	3%	Now	\$42,900	LIFE	**	5	\$12,900	
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Columns At Loading Dock.</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$317,400	2036	**	5	\$32,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 70%</i>								
<i>Location : All</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : All</i>								
Exposed Struc: Concrete	65%	Now	\$3,099,100	LIFE	**	5	\$66,200	
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Steel Members At Lower Levels</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Lower Levels</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 8%</i>								
<i>Location : Loading Dock Area And Various Basement Ceiling Locations</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Steel Members At Lower Levels</i>								
Plaster	25%	Now	\$1,451,600	LIFE	**	5	\$101,800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 75%</i>								
<i>Location : All Areas.</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 75%</i>								
<i>Location : All Areas.</i>								
Site Enclosure								
Fence/Gates								
Chain Link	50%			2051	**			
Iron Picket	50%	0-2	\$80,800	2051	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	75%			2051	**			
Masonry: Fieldstone	25%			2041	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$43,500	2036	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Along Reservoir Avenue</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Along Reservoir Avenue</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Along Reservoir Avenue</i>								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$10,500	2036	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								

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

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

Site Pavements

Parking/Driveway

Cast in Place Concrete	100%	Now	\$104,900	2036		**		
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Rear Lot**Ponding, Extent : Moderate, Area Affected : 15%**Location : Rear Lot**Sinking/Subsiding, Extent : Moderate, Area Affected : 15%**Location : Rear Lot*

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%	Now	\$50,200	2061		**	5	\$1,200
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*On Extended Life, Extent : Severe, Area Affected : 100%**Location : Electrical Room.**Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room.**Explanation : Rated At 950 Amperes.*

Transformers

Dry Type	100%	Now	\$15,700	2051		**	5	\$1,000
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*Not in Service, Extent : Severe, Area Affected : 100%**Location : First Floor*

Switchgear / Switchboard

Molded Case Bkrs	20%			2031	\$76,200		5	\$2,900
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Molded Case Bkrs	80%	Now	\$304,800	2061		**	5	\$5,800
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*On Extended Life, Extent : Severe, Area Affected : 80%**Location : First Floor*

Raceway

Conduit	10%			2031	\$7,800		1	
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Conduit	90%	0-2	\$70,100	2061		**	1	
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*Corroded, Extent : Severe, Area Affected : 100%**Location : Throughout Building*

Panelboards

Molded Case Bkrs	10%			2030	\$23,400		5	\$1,500
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Molded Case Bkrs	90%	Now	\$210,500	2056		**	5	\$6,600
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*On Extended Life, Extent : Severe, Area Affected : 60%**Location : First Floor And Throughout Building**Aged Component, Extent : Severe, Area Affected : 100%**Location : Basement*

Wiring

Braided Cloth	90%	Now	\$143,400	2056		**	1	
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*Insulation Aged, Extent : Severe, Area Affected : 80%**Location : Throughout Building*

Thermoplastic	10%			2031	\$15,900		1	
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DEPT. OF SMALL BUSINESS SERV. - 801
KINGSBRIDGE ARMORY
Asset # : 4446

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	5%			2029	\$33,700	5	\$200	
Locally Mounted	95%	Now	\$639,400	2051	**	5	\$1,800	
<i>Not Functioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location :</i>								
<hr/>								
Ground								
Grounding Devices								
Generic	100%	0-2	\$10,200	LIFE	**	5	\$8,200	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
<hr/>								
Stand-by Power								
Transfer Switches								
Automatic	100%	Now	\$10,600	2051	**	1	\$153,800	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : First Floor Electrical Room</i>								
<hr/>								
Generators								
Diesel	100%	Now	\$78,700	2046	**	1	\$193,600	
<i>Engine Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<hr/>								
Batteries								
Lead/Acid	100%	Now	\$1,400	2026	\$2,400	5	\$10,300	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<hr/>								
Fuel Storage								
Main Tank	100%	Now	\$45,100	2071	**	5		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Corroded</i>								
<i>Explanation : 200 Gallons</i>								
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	5%			2041	**	10	\$20,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	95%	Now	\$858,400	2041	**			
<i>Damaged Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Egress Lighting								
Emergency, Battery	50%	Now	\$356,800	2041	**			
<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
Exit, Battery	50%	Now	\$245,500	2041	**			
<i>Not Functioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								

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

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

Lighting

Exterior Lighting
HID

100% Now \$2,531,100 2041 * *
 Damaged Fixtures, Extent : Severe, Area Affected : 100%
 Location : Outside Perimeter

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

Heating

Energy Source

Electricity

Natural Gas

5% 2041 * * 1
 95% 2031 \$105,700 1
 Not in Service, Extent : Light, Area Affected : 95%
 Location : Boiler Room.
 Other Observation, Extent : Moderate, Area Affected : 95%
 Location : Basement.
 Explanation : Gas Supply Has Been Shut Off.

Conversion Equipment

Radiant Heater

Steam Boiler

5% 2026 \$553,300 2 \$10,100
 95% Now \$2,112,300 2051 * * 1 \$368,600
 Abandoned in Place, Extent : Severe, Area Affected : 95%
 Location : Sub-basement Boiler Room
 Other Observation, Extent : Light, Area Affected : 95%
 Location : Sub-basement Boiler Room
 Explanation : 3 Units

Distribution

Steam Piping/Pump

95% Now \$1,940,600 2061 * *
 Abandoned in Place, Extent : Severe, Area Affected : 95%
 Location : Throughout
 Other Observation, Extent : Severe, Area Affected : 95%
 Location : Throughout
 Explanation : Piping Cut Loose From Radiator And Broken Or Missing Throughout

No Component

5%

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	15%	Now	\$720,100	2041	**	1	\$36,300	
<i>Abandoned in Place, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Various</i>								
<i>Other Observation, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement</i>								
<i>Explanation : Air Handlers Severly Damaged With Steam Coils Cut Out</i>								
Convactor/Radiator	80%	Now	\$1,668,800	2051	**	1	\$101,200	
<i>Abandoned in Place, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Damaged Radiators. Many With Missing Or Broken Valves And Steam Traps Throughout</i>								
No Component	5%							
Ventilation								
Distribution								
Ductwork/Diffusers	30%	Now	\$1,120,400	LIFE	**	2-5	\$72,800	
<i>Abandoned in Place, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Various</i>								
No Component	70%							
Exhaust Fans								
Interior	30%	Now	\$565,700	2041	**	2	\$3,200	
<i>Abandoned in Place, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement</i>								
No Component	70%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	Now	\$2,171,100	2051	**	1		
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Piping Broken Or Missing</i>								
Water Heater With Tanks								
Gas Fired	100%	Now	\$300	2031	\$16,700	2		
<i>Abandoned in Place, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Boiler Room Flooded. No Hot Water Supplied To Any Fixtures.</i>								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sanitary Piping Cast Iron	100%	Now	\$3,213,500	LIFE		**	1	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Connections At Fixtures</i>								
<i>Damaged, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Piping In Poor Condition. Majority Has Been Out Of Service For An Extended Period</i>								
Storm Drain Piping Cast Iron	100%			LIFE		**	1	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : All Piping Above Slabs Up To Roof Drains</i>								
Sump Pump(s) Submersible	100%	Now	\$16,700	2026	\$16,700	4	\$11,700	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room And Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Boiler Room And Basement</i>								
<i>Explanation : Flooding Evident.</i>								
Backflow Preventer No Component	50%							
Generic	50%			2036		**	1	\$13,300
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout.</i>								
<i>Other Observation, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout.</i>								
<i>Explanation : Broken And Missing Fixtures.</i>								
Fire Suppression								
Sprinkler No Component	90%							
Generic	10%	Now	\$352,800	2061		**	1-2	\$10,600
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Loading Dock And Basement Storage</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Loading Dock And Basement Storage</i>								
<i>Explanation : System Not In Service / Main Valve Closed</i>								

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : NEW FULTON FISH MARKET
Address : 800 FOOD CENTER DRIVE HUNTS POINT
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DBS0035.000 / 13881 **Yr Built/Renovated** : 2005 /
Area Sq Ft : 426,172 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 26-Feb-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,Mez
Block : 2780 **Lot** : 73 **BIN** : 2831981

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$525,500	\$781,100
Interior Architecture	\$1,071,700	\$1,257,200
Electrical	\$156,300	\$5,196,100
Mechanical	\$55,700	\$380,700
Site Enclosure	\$325,100	
Site Pavements	\$1,494,600	\$29,892,100
Total	\$3,628,900	\$37,507,100
Importance Code A	\$525,500	\$1,106,100
Importance Code B	\$1,087,500	\$6,404,400
Importance Code C	\$2,015,900	\$29,996,700
Total	\$3,628,900	\$37,507,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture				
Interior Architecture	\$88,900		\$17,600	\$2,600
Electrical	\$4,000	\$7,900	\$4,800	\$4,200
Mechanical	\$53,300	\$84,500	\$74,500	\$84,500
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$154,100	\$100,200	\$104,700	\$99,200
Importance Code A	\$9,600	\$9,300	\$9,600	\$8,400
Importance Code B	\$91,000	\$90,900	\$95,100	\$90,800
Importance Code C	\$53,500			
Total	\$154,100	\$100,200	\$104,700	\$99,200



*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
NEW FULTON FISH MARKET
Asset # : 13881

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Metal Panel	85%	Now	\$291,600	2051	**	5	\$422,200	
<i>Deformed/Dented, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout Surrounds Of Coiling Doors</i>								
<i>Seams Open/Split, Extent : Severe, Area Affected : 15%</i>								
<i>Location : North East And South East Expansion Joints</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : At Expansion Joints At Perimeter Mezzanine Corridors</i>								
Metal Coiling Doors	10%	4+	\$55,300	2044	**	5	\$41,400	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Framed Openings</i>								
Weathering Steel	5%			LIFE	**	1		
Windows								
Aluminum	100%			2047	**	5		
Roof								
Metal Panel	70%	Now	\$178,600	2044	**			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Missing Downspouts Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Roof Penetration At Exhaust Hood</i>								
Spray-on Foam	30%			2039	**	5	\$358,900	
Soffits								
Alum/Vinyl Siding	90%			2051	**	10	\$9,200	
Exposed Struc: Steel	10%			LIFE	**	5	\$10,300	
Interior								
Floors								
Cast in Place Concrete	75%	4+	\$875,400	LIFE	**	5	\$1,152,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : At Expansion Joints On Mezzanine Level</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Service Area</i>								
<i>Uneven Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Trench Drains And Expansion Joints</i>								
Ceramic Tile	2%			2040	**	5	\$14,100	
Vinyl Tile	3%	Now	\$28,400	2036	**	3	\$7,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Expansion Joint Failures In Mezzanine Corridors And Throughout</i>								
Vinyl Tile	20%			2036	**	3	\$52,700	

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	2%			2040	**	5	\$11,600	
Concrete Masonry Unit	10%			LIFE	**	5	\$23,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair S104</i>								
Fiberglass Panel	48%	Now	\$196,200	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Office Walls Overlooking Warehouse Space</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Reinforced Fiberglass Panel</i>								
Glass: Single Pane	10%			LIFE	**	5	\$43,600	
Gypsum Board	30%	Now	\$47,700	LIFE	**	5	\$104,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : At Expansion Joints</i>								
Ceilings								
AcousTileSusp.Lay-In	5%			2044	**	5	\$35,100	
Exposed Struc: Concrete	10%			LIFE	**	5	\$11,000	
Exposed Struc: Steel	85%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Observed As Metal Decking</i>								
Site Enclosure								
Fence/Gates								
Chain Link	95%	2-4	\$325,100	2041	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Site Perimeter</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout Site Perimeter</i>								
Chain Link	5%			2057	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chain Link Gates</i>								
<i>Explanation : New Gates</i>								
Retaining Walls								
Cast in Place Concrete	100%			2066	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2044	**			

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
Parking/Driveway								
Asphalt	98%	0-2	\$1,494,600	2034	\$29,892,100			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Parking Lot</i>								
<i>Ponding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Parking Lot</i>								
<i>Potholes, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout Parking Lot</i>								
Cast in Place Concrete	2%			2044		**		

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	50%			2031	\$3,551,000	10	\$195,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices, Bath Room First Floor</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	40%			2036	**	10	\$156,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Interior Open Space Market Selling Area</i>								
<i>Explanation : T-5 Lamps</i>								
Fluorescent	10%			2031	\$710,200	10	\$39,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entrances, Mechanical And Electrical Room</i>								
<i>Explanation : T-12 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2031	\$349,300	10	\$51,400	
Exit, Service	50%			2031	\$89,700	1		
Exterior Lighting								
HID	10%			2031	\$194,200	10	\$100	
No Component	90%							
Alarm								
Security System								
No Component	90%							
Generic	8%			2036	**	1	\$12,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Public Spaces</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Generic	2%			2031	\$15,600	1	\$3,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exit Doors</i>								
<i>Explanation : Intrusion Alarm</i>								
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2036	**	1-3	\$26,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Open Space Market Selling Area, Hallways Second Floor</i>								
<i>Explanation : Strobes, Bell, Pull Box Station, Smoke Detector And Fire Alarm Panel</i>								

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

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Furnace	40%			2036	**	1	\$84,300	
		<i>Other Observation, Extent : Light, Area Affected : 40%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : 35 Units</i>						
Radiant Heater	3%			2031	\$325,000	2	\$5,900	
		<i>Other Observation, Extent : Light, Area Affected : 3%</i>						
		<i>Location : Restrooms And Stairwell</i>						
		<i>Explanation : 10 Units</i>						
No Component	57%							
Air Conditioning								
Energy Source								
Electricity	100%			2047	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	60%			2036	**	1	\$118,600	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 60%</i>						
		<i>Location : Roof</i>						
		<i>Other Observation, Extent : Light, Area Affected : 60%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 17 Units</i>						
Ext Pkg Unit - Heating/Cooling	40%			2036	**	2	\$10,400	
		<i>Other Observation, Extent : Light, Area Affected : 40%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 35 Units, R404a/r507</i>						
Terminal Devices								
Air Handler/Dir Expansion	60%			2036	**	1		
No Component	40%							
Heat Rejection								
Dry Cooler	60%			2036	**	2	\$178,100	
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	**	2-5	\$95,100	
No Component	60%							
Exhaust Fans								
Interior	40%			2036	**	2	\$5,200	
Roof	60%			2036	**	2	\$7,800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2051	**	1		
Water Heater With Tanks								
Electric	5%			2029	\$1,200	4		
Gas Fired	95%			2029	\$15,800	2		

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,020,500	\$6,870,500
Interior Architecture	\$1,996,300	\$3,368,600
Electrical	\$975,600	\$4,162,400
Mechanical	\$1,365,700	
Total	\$5,358,100	\$14,401,500
Importance Code A	\$1,670,900	\$7,569,000
Importance Code B	\$2,930,700	\$6,832,500
Importance Code C	\$756,400	
Total	\$5,358,100	\$14,401,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture				
Interior Architecture	\$49,000	\$55,000		\$13,400
Electrical	\$21,500	\$22,500	\$28,400	\$93,700
Mechanical	\$600	\$4,000	\$3,500	\$38,600
Total	\$71,100	\$81,500	\$31,900	\$145,700
Importance Code A	\$600	\$3,800	\$1,700	\$6,800
Importance Code B	\$70,500	\$77,700	\$30,200	\$138,900
Importance Code C				
Total	\$71,100	\$81,500	\$31,900	\$145,700



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 A
Asset # : 2146

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$128,900	LIFE	**	5	\$55,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Loading Dock</i>								
Concrete Masonry Unit	25%	Now	\$144,300	LIFE	**	5	\$34,500	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade, West Facade</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade, West Facade</i>								
Metal Panel	14%	Now	\$200,000	2053	**	5	\$57,900	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
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+	\$198,100	2041	**	5	\$42,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	100%			2033	\$5,365,000	10	\$502,500	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Soffits								
Exposed Struc: Steel	7%	4+	\$158,900	LIFE	**	5	\$38,800	
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Loading Dock Area</i>								
Exposed Struc: Steel	93%			LIFE	**	5	\$516,000	
Interior								
Floors								
Carpet	10%			2032	\$615,000	3	\$53,400	
Cast in Place Concrete	55%	Now	\$813,400	LIFE	**	5	\$428,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Loading Dock At Six Locations</i>								
<i>Explanation : Deteriorating Expansion Joint Assemblies</i>								
Ceramic Tile	5%	Now	\$49,000	2042	**	5	\$8,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Floor</i>								
Vinyl Tile	30%	Now	\$288,200	2033	\$2,882,000	3	\$40,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$59,900	2036	**	5	\$5,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 2nd Floor Toilet Rooms</i>								
Concrete Masonry Unit	50%	Now	\$511,300	LIFE	**	5	\$44,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Gypsum Board	10%			LIFE	**	5	\$13,400	
Plaster	35%	Now	\$185,300	LIFE	**	5	\$23,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
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+	\$138,300	LIFE	**	5	\$58,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	100%			2053	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Dock Areas</i>								
<i>Explanation : Off Load Ramps</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2033	\$698,600	5	\$6,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Closet</i>								
<i>Explanation : Three 1,600 Ampere Main Disconnect Switches For Sections A E1, A E2 And A E3</i>								

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

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Transformers								
Dry Type	100%			2031	\$26,100	5	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Closet</i>								
<i>Explanation : Three 75 Kilovolts Amperes Primary Voltage 208/120 Volts Secondary Voltage One For Each Section A1, A2 And A3</i>								
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	\$698,600	5	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : All Switchgear Belongs To Tenant</i>								
<hr/>								
Raceway								
Conduit	95%			2033	\$683,100	1		
Conduit	5%			2059	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	10%			2032	\$62,400	5	\$500	
Molded Case Bkrs	85%			2032	\$530,200	5	\$5,100	
Molded Case Bkrs	5%			2055	**	5	\$300	
<hr/>								
Wiring								
Braided Cloth	50%	2-4	\$549,700	2058	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<hr/>								
Thermoplastic	45%			2033	\$494,700	1		
Thermoplastic	5%			2059	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2031	\$45,800	5	\$1,500	
<hr/>								
Ground								
Grounding Devices								
Not Accessible	100%							
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	80%			2038	**	10	\$167,700	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : 70 Percent Of Interior Lighting Belongs To Tenant</i>								
<hr/>								
LED	20%			2041	**			
<hr/>								
Egress Lighting								
Emergency, Battery	55%			2028	\$206,100	10	\$30,300	
Exit, LED	5%			2068	**	1		
Exit, Service	40%			2028	\$38,500	1		
<hr/>								
Exterior Lighting								
HID	5%			2028	\$52,100	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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Exhaust Fans								
	Roof	8%			2028	\$34,700	2	\$600
	Roof	2%			2038	**	2	\$100
	No Component	90%						
Plumbing								
H/C Water Piping								
	Brass/Copper	58%			2043	**	1	
	Galvanized Steel	42%	Now	\$598,500	2038	**	1	
<i>Antiquated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 8 Inch Main</i>								
<i>Explanation : Multiple Cracks And Leaks Every Year</i>								
Water Heater With Tanks								
	Gas Fired	40%			2028	\$46,700	2	
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : 3 Utility Rooms</i>								
<i>Explanation : 3 Units</i>								
	Gas Fired	60%			2026	\$70,100	2	
<i>Other Observation, Extent : Light, Area Affected : 60%</i>								
<i>Location : 4 Utility Rooms</i>								
<i>Explanation : 4 Units</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Fixtures								
	Generic	100%						
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Bathrooms</i>								

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,407,200	\$303,300
Interior Architecture	\$466,100	\$3,310,400
Electrical	\$1,220,400	\$4,284,500
Mechanical	\$1,365,700	
Site Pavements	\$3,358,300	
Total	\$7,817,700	\$7,898,200
Importance Code A	\$2,057,600	\$1,001,900
Importance Code B	\$2,284,400	\$6,896,400
Importance Code C	\$3,475,600	
Total	\$7,817,700	\$7,898,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture				
Interior Architecture	\$72,400	\$17,800	\$9,300	\$50,600
Electrical	\$21,300	\$22,500	\$28,600	\$96,500
Mechanical		\$3,300	\$2,900	\$25,000
Total	\$93,700	\$43,700	\$40,800	\$172,100
Importance Code A		\$3,300	\$1,100	\$6,300
Importance Code B	\$40,900	\$40,400	\$39,700	\$165,800
Importance Code C	\$52,800			
Total	\$93,700	\$43,700	\$40,800	\$172,100



*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 B
Asset # : 2147

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$64,500	LIFE	**	5	\$55,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Loading Dock</i>								
Concrete Masonry Unit	25%	Now	\$288,700	LIFE	**	5	\$34,500	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Facade, West Facade</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade, East Facade</i>								
Metal Panel	35%	Now	\$250,000	2053	**	5	\$144,800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	30%			2038	**	5	\$206,800	
Weathering Steel	5%			LIFE	**	1		
Windows								
Aluminum	100%	Now	\$198,100	2041	**	5	\$42,600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	100%			2038	**	10	\$502,500	
Soffits								
Exposed Struc: Steel	100%			LIFE	**	5		
Interior								
Floors								
Carpet	10%			2029	\$615,000	3	\$53,400	
Cast in Place Concrete	14%	Now	\$207,100	LIFE	**	5	\$109,000	
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Loading Dock At Six Locations</i>								
<i>Explanation : Deteriorating Expansion Joint Assemblies</i>								
Cast in Place Concrete	41%			LIFE	**	5	\$319,300	
Ceramic Tile	5%	4+	\$19,600	2042	**	5	\$8,900	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Toilet Rooms</i>								
Vinyl Tile	9%	Now	\$86,500	2033	\$864,600	3	\$12,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	21%			2033	\$2,017,400	3	\$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.

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$29,900	2036	**	5	\$5,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilet Rooms</i>								
Concrete Masonry Unit	5%	0-2	\$51,100	LIFE	**	5	\$4,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	50%			LIFE	**	5	\$44,600	
Gypsum Board	15%	4+	\$22,800	LIFE	**	5	\$20,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	25%	4+	\$66,200	LIFE	**	5	\$16,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
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	\$55,300	LIFE	**	5	\$23,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	100%			2053	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Dock Areas</i>								
<i>Explanation : Off Load Ramps</i>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2038	**			
Parking/Driveway								
Asphalt	70%	Now	\$3,129,100	2046	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout Parking Area</i>								
<i>Potholes, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Parking Areas</i>								
Cast in Place Concrete	30%	4+	\$229,200	2046	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Parking Area</i>								

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

Under 600 Volts

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2033	\$698,600	5	\$6,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 2,000 Ampere Main Disconnect Switch For Sections B1, B2 And B3</i>						
Transformers								
Dry Type	100%			2031	\$26,100	5	\$800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Closet</i>						
		<i>Explanation : Three 75 Kilovolt Amperes 480 Volts Primary Voltage 208/120 Volts Secondary Voltage</i>						
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	\$698,600	5	\$1,000	
Raceway								
Conduit	100%			2033	\$719,100	1		
Panelboards								
Fused Disc Sw	10%			2032	\$62,400	5	\$500	
Molded Case Bkrs	90%			2032	\$561,400	5	\$5,400	
Wiring								
Braided Cloth	50%	2-4	\$549,700	2058	**	1		
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Thermoplastic	50%			2033	\$549,700	1		
Motor Controllers								
Locally Mounted	100%			2031	\$45,800	5	\$1,500	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	5%			2028	\$190,500	10	\$10,500	
		<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical And Mechanical Room</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : 70 Percent Of Interior Lighting Belongs To Tenant</i>						
Fluorescent	85%			2038	**	10	\$178,200	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : 70 Percent Of Interior Lighting Belongs To Tenant</i>						
LED	10%			2041	**			
Egress Lighting								
Emergency, Battery	50%			2028	\$187,400	10	\$27,600	
Emergency, Battery	10%			2038	**	10	\$5,500	
Exit, Service	40%			2028	\$38,500	1		

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Exterior Lighting								
HID	10%			2028	\$104,200	10	\$100	
LED	10%			2041	**			
No Component	80%							
Alarm								
Security System								
Generic	100%			2033	\$419,100	1	\$85,400	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Inside And Outside The Building</i>					
			<i>Explanation : CCTV Surveillance Camera</i>					
Fire/Smoke Detection								
Generic, Digital	100%			2033	\$575,800	1-3	\$140,900	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Srobe Lights, Horns, Manual Pull Boxes, Smoke Detectors, Alarm Bell And Fire Alarm Panel</i>					
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	10%			2043	**	1		
Natural Gas	10%			2043	**	1		
No Component	80%							
Conversion Equipment								
Furnace	10%	2-4	\$69,400	2043	**	1	\$10,200	
			<i>Not Energy Efficient, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Utility Rooms And Stairway</i>					
			<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
			<i>Location : 7 Utility Rooms, And 8 Stairways</i>					
			<i>Explanation : 7 Gasoline Fired Furnaces, 8 Modine Heaters On Extended Life</i>					
Radiant Heater	10%			2028	\$581,000	2	\$10,600	
			<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Hallways</i>					
			<i>Explanation : 50 Electric Baseboard Radiants</i>					
No Component	80%							
			<i>Other Observation, Extent : Light, Area Affected : 0%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Businesses Supply And Maintain Their Own Heating And Air Conditioning Equipment</i>					
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.

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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	\$21,700	2	\$400	
No Component	95%							
Plumbing								
H/C Water Piping								
Brass/Copper	58%			2043	**	1		
Galvanized Steel	42%	Now	\$598,500	2038	**	1		
			<i>Antiquated, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : 8 Inch Main Underground</i>					
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : 8 Inch Mains</i>					
			<i>Explanation : Multiple Cracks And Leaks Per Year</i>					
Water Heater With Tanks								
Gas Fired	40%			2028	\$46,700	2		
			<i>Other Observation, Extent : Light, Area Affected : 40%</i>					
			<i>Location : 3 Utility Rooms</i>					
			<i>Explanation : 3 Units</i>					
Gas Fired	60%			2026	\$70,100	2		
			<i>Other Observation, Extent : Light, Area Affected : 60%</i>					
			<i>Location : 4 Utility Rooms</i>					
			<i>Explanation : 4 Units</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
			<i>Obsolete Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Bathrooms</i>					

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : NEW YORK CITY TERMINAL MARKET BUILDING B-4
Address : 772 EDGEWATER AVENUE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DBS0021.040 / 2150 **Yr Built/Renovated** : 1977 / 2001
Area Sq Ft : 14,230 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 17-Dec-2021 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 2770 **Lot** : 1 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$267,800	
Electrical	\$4,700	\$179,500
Total	\$272,500	\$179,500
Importance Code A	\$267,800	
Importance Code B	\$4,700	\$179,500
Total	\$272,500	\$179,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$5,600			\$49,600
Interior Architecture	\$36,000			
Electrical	\$1,300	\$1,400	\$1,800	\$44,600
Mechanical	\$100		\$300	\$23,100
Total	\$43,000	\$1,400	\$2,100	\$117,300
Importance Code A	\$5,700		\$100	\$49,600
Importance Code B	\$37,300	\$1,400	\$2,000	\$67,600
Importance Code C				
Total	\$43,000	\$1,400	\$2,100	\$117,300



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-4
Asset # : 2150

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$5,600	LIFE	**	5	\$9,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	60%			LIFE	**	5	\$7,200	
Metal Coiling Doors	30%			2038	**	5	\$18,000	
Windows								
Metal Louvers	75%			2036	**	10	\$104,300	
Steel	25%	Now	\$163,400	2049	**	5	\$34,800	
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	100%			2038	**	10	\$40,600	
Soffits								
Exposed Struc: Steel	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	100%	Now	\$36,000	LIFE	**	5	\$47,300	
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Loading Dock At One Location</i>								
<i>Explanation : Deteriorating Expansion Joint Assembly</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	\$14,700	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Ampere Main Disconnect Switch</i>								
<hr/>								
Transformers								
Dry Type	100%			2031	\$26,100	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room And Mechanical Room</i>								
<i>Explanation : Four 25 Kilovolts Amperes 480 Volts Primary Voltage 208/120 Volts Secondary Voltage</i>								
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	\$127,000	5	\$100	
<hr/>								
Raceway								
Conduit	100%			2033	\$31,600	1		
<hr/>								
Panelboards								
Fused Disc Sw	10%			2032	\$3,900	5		
Molded Case Bkrs	90%			2032	\$35,100	5	\$300	
<hr/>								
Wiring								
Thermoplastic	100%			2033	\$52,500	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2031	\$45,800	5	\$100	
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	2%			2028	\$4,700	10	\$300	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical And Mechanical Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : 70 Percent Belongs To The Tenant</i>								
<hr/>								
Fluorescent	88%			2038	**	10	\$11,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : 70 Percent Belongs To The Tenant</i>								
<hr/>								
LED	10%			2041	**			
<hr/>								
Egress Lighting								
Emergency, Battery	60%			2028	\$14,000	10	\$2,100	
Exit, Service	40%			2028	\$2,400	1		
<hr/>								
Exterior Lighting								
HID	20%			2028	\$13,000	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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Security System

Generic

100%	2033	\$26,100	1	\$5,300
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Inside And Outside The Building**Explanation : CCTV Surveillance Camera*

Fire/Smoke Detection

Generic, Digital

100%	2033	\$35,800	1-3	\$8,800
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Horns, Alarm Bell, Smoke Detectors, Manual Pull Boxes And**Fire Alarm Panel*

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

Heating

Energy Source

Electricity

5%	2043	**	1
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Natural Gas

5%	2043	**	1
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No Component

90%

Conversion Equipment

Furnace

5%	2033	\$2,200	1	\$400
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Utility Room**Explanation : One Unit, Gasoline Fired*

Radiant Heater

5%	2033	\$18,100	2	\$300
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*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
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No Component

80%

Plumbing

H/C Water Piping

Brass/Copper

100%	2043	**	1
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Water Heater With Tanks

Electric

100%	2028	\$23,100	4
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Utility Room**Explanation : 1 Unit*

Sanitary Piping

Cast Iron

100%	LIFE	**	1
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Storm Drain Piping

Cast Iron

100%	LIFE	**	1
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801
NEW YORK CITY TERMINAL MARKET BUILDING B-4**

Asset # : 2150

Mechanical		Current Repair		Future Replacement		Maintenance		Priority	
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
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 : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,182,900	\$303,300
Interior Architecture	\$904,800	\$3,368,600
Electrical	\$1,220,400	\$3,836,900
Mechanical	\$1,052,200	
Total	\$4,360,300	\$7,508,800
Importance Code A	\$1,833,400	\$554,300
Importance Code B	\$2,368,100	\$6,954,600
Importance Code C	\$158,800	
Total	\$4,360,300	\$7,508,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture				
Interior Architecture	\$49,000	\$23,400		\$50,600
Electrical	\$21,300	\$22,500	\$28,600	\$94,000
Mechanical	\$45,900	\$3,300	\$2,900	\$25,000
Total	\$116,200	\$49,200	\$31,500	\$169,600
Importance Code A		\$3,300	\$1,100	\$3,700
Importance Code B	\$116,200	\$40,400	\$30,400	\$165,800
Importance Code C		\$5,600		
Total	\$116,200	\$49,200	\$31,500	\$169,600



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 C
Asset # : 2148

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$128,900	LIFE	**	5	\$55,100	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Loading Dock</i>							
Concrete Masonry Unit	25%			LIFE	**	5	\$34,500	
Metal Panel	35%	Now	\$250,000	2043	**	5	\$144,800	
	<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Below Upper Windows</i>							
Metal Coiling Doors	30%			2038	**	5	\$206,800	
Weathering Steel	5%			LIFE	**	1		
Windows								
Aluminum	100%	Now	\$198,100	2041	**	5	\$42,600	
	<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Roof								
Modified Bitumen	100%			2038	**	10	\$502,500	
Soffits								
Exposed Struc: Steel	100%			LIFE	**	5		
Interior								
Floors								
Carpet	10%			2029	\$615,000	3	\$53,400	
Cast in Place Concrete	55%	Now	\$325,400	LIFE	**	5	\$428,400	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 1%</i>							
	<i>Location : Stair C1</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>							
	<i>Location : Loading Dock At Six Locations</i>							
	<i>Explanation : Deteriorating Expansion Joint Assemblies</i>							
Ceramic Tile	5%	4+	\$49,000	2036	**	5	\$8,900	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Bathrooms</i>							
Vinyl Tile	30%	Now	\$144,100	2033	\$2,882,000	3	\$40,100	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$11,100	
Concrete Masonry Unit	50%			LIFE	**	5	\$44,600	
Gypsum Board	15%			LIFE	**	5	\$20,100	
Plaster	30%	4+	\$158,800	LIFE	**	5	\$20,000	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	20%			2038	**	5	\$74,500	
Exposed Struc: Concrete	10%			LIFE	**	5	\$5,800	
Exposed Struc: Steel	45%			LIFE	**			
Plaster	25%	4+	\$276,500	LIFE	**	5	\$58,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	100%			2053	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Loading Dock Area</i>								
<i>Explanation : At Off Load Ramp</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	\$251,000	5	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Closet</i>								
<i>Explanation : Three 600 Ampere Main Disconnect Switches For Sections C1, C2 And C3</i>								
Transformers								
Dry Type	100%			2031	\$26,100	5	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 75 Kilovolts Amperes At 480 Volts Primary Voltage 208/120 Volts Secondary Voltage</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	\$698,600	5	\$1,000	
Raceway								
Conduit	100%			2033	\$719,100	1		
Panelboards								
Fused Disc Sw	10%			2032	\$62,400	5	\$500	
Molded Case Bkrs	90%			2032	\$561,400	5	\$5,400	

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

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	50%	2-4	\$549,700	2058	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	50%			2033	\$549,700	1		
Motor Controllers								
Locally Mounted	100%			2031	\$45,800	5	\$1,500	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	5%			2028	\$190,500	10	\$10,500	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical And Electrical Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : 70 Percent Of Interior Lighting Belongs To Tenant</i>								
Fluorescent	85%			2038	**	10	\$178,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : 70 Percent Of Interior Lighting Belongs To Tenant</i>								
LED	10%			2041	**			
Egress Lighting								
Emergency, Battery	50%			2028	\$187,400	10	\$27,600	
Emergency, Battery	10%			2038	**	10	\$5,500	
Exit, Service	40%			2028	\$38,500	1		
Exterior Lighting								
HID	10%			2028	\$104,200	10	\$100	
LED	10%			2041	**			
No Component	80%							
Alarm								
Security System								
Generic	100%			2033	\$419,100	1	\$85,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Inside And Outside</i>								
<i>Explanation : CCTV Surveillance Camera</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2033	\$575,800	1-3	\$140,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Box, Horns, Smoke Detectors, Alarm Bell And Fire Alarm Panel</i>								

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	10%			2043	**	1		
Natural Gas	10%			2043	**	1		
No Component	80%							
Conversion Equipment								
Furnace	10%	2-4	\$69,400	2043	**	1	\$10,200	
<i>Not Energy Efficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Utility Rooms And Stairway</i>								
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : 7 Utility Rooms, And 8 Stairways</i>								
<i>Explanation : 7 Gas Fired Furnaces, 8 Modine Heaters On Extended Life</i>								
Radiant Heater	10%			2028	\$581,000	2	\$10,600	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Hallway</i>								
<i>Explanation : 50 Electric Baseboard Radiants</i>								
No Component	80%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Businesses Supply And Maintain Their Own Heating And Air Conditioning Equipment</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	**	2-5	\$12,700	
No Component	90%							
Exhaust Fans								
Roof	5%			2028	\$21,700	2	\$400	
No Component	95%							
Plumbing								
H/C Water Piping								
Brass/Copper	80%	Now	\$45,900	2043	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Utility Rooms</i>								
<i>Explanation : Faulty Valves</i>								
Galvanized Steel	20%	Now	\$285,000	2038	**	1		
<i>Antiquated, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 8 Inch Mains Underground</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 8 Inch Mains Underground</i>								
<i>Explanation : Multiple Cracks And Leaks Per Year</i>								
Water Heater With Tanks								
Gas Fired	100%			2028	\$116,800	2		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 7 Utility Rooms</i>								
<i>Explanation : 7 Units</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
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 : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$209,300	
Electrical	\$4,700	\$179,500
Total	\$214,100	\$179,500
Importance Code A	\$209,300	
Importance Code B	\$4,700	\$179,500
Total	\$214,100	\$179,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$11,200			\$48,100
Interior Architecture	\$36,000			
Electrical	\$11,500	\$1,400	\$1,800	\$52,200
Mechanical		\$100		\$25,400
Total	\$58,700	\$1,500	\$1,800	\$125,600
Importance Code A	\$11,200	\$100		\$50,400
Importance Code B	\$47,400	\$1,400	\$1,800	\$75,300
Importance Code C				
Total	\$58,700	\$1,500	\$1,800	\$125,600



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 C-4
Asset # : 2127

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$11,200	LIFE	**	5	\$4,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Loading Dock And Ramp Cheek Wall</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Loading Dock</i>								
Concrete Masonry Unit	70%			LIFE	**	5	\$8,400	
Metal Coiling Doors	25%			2038	**	5	\$15,000	
Windows								
Metal Louvers	80%			2036	**	10	\$111,300	
Steel	20%	Now	\$98,000	2049	**	5	\$27,800	
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	100%			2038	**	10	\$40,600	
Soffits								
Exposed Struc: Steel	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	100%	Now	\$36,000	LIFE	**	5	\$47,300	
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Loading Dock At One Location</i>								
<i>Explanation : Deteriorating Expansion Joint Assembly</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	\$14,700	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Ampere Main Disconnect Switch</i>								
<hr/>								
Transformers								
Dry Type	100%			2031	\$26,100	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 25 Kilovolts Amperes 480 Volts Primary Voltage 208/120 Volts Secondary Voltage</i>								
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	\$127,000	5	\$100	
<hr/>								
Raceway								
Conduit	100%			2033	\$31,600	1		
<hr/>								
Panelboards								
Fused Disc Sw	10%			2032	\$3,900	5		
Molded Case Bkrs	90%			2032	\$35,100	5	\$300	
<hr/>								
Wiring								
Thermoplastic	100%			2033	\$52,500	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2031	\$45,800	5	\$100	
<hr/>								
Ground								
Grounding Devices								
Generic	100%	4+	\$10,200	LIFE	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	2%			2028	\$4,700	10	\$300	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical And Mechanical Room</i>								
<hr/>								
Fluorescent	88%			2038	**	10	\$11,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : 70 Percent Belongs To The Tenant</i>								
<hr/>								
LED	10%			2041	**			
<hr/>								
Egress Lighting								
Emergency, Battery	50%			2033	\$11,700	10	\$1,700	
Exit, Service	50%			2033	\$3,000	1		
<hr/>								
Exterior Lighting								
HID	20%			2028	\$13,000	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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Security System Generic	100%			2028	\$26,100	1	\$5,300	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Inside And Outside The Building

Explanation : Cctv Surveillance Camera

Fire/Smoke Detection Generic, Digital	100%			2033	\$35,800	1-3	\$8,800	
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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source								
Electricity	5%			2043	**	1		
Natural Gas	5%			2043	**	1		
No Component	90%							

Conversion Equipment Furnace	5%			2028	\$2,200	1	\$400	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Utility Room

Explanation : One Unit, Gasoline Fired

Radiant Heater	5%			2038	**	2	\$300	
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Other Observation, Extent : Light, Area Affected : 5%

Location : Restroom

Explanation : 1 Electrical Unit

No Component	90%							
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Plumbing

H/C Water Piping Brass/Copper	100%			2043	**	1		
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Water Heater With Tanks Electric	100%			2028	\$23,100	4		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Utility Room

Explanation : 1 Small Unit

Sanitary Piping Cast Iron	100%			LIFE	**	1		
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Storm Drain Piping Cast Iron	100%			LIFE	**	1		
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Fixtures Generic	100%							
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,211,300	\$544,600
Interior Architecture	\$1,397,400	\$3,560,700
Electrical	\$1,420,200	\$4,295,300
Mechanical	\$1,062,300	
Total	\$5,091,200	\$8,400,600
Importance Code A	\$1,868,800	\$1,243,100
Importance Code B	\$3,222,400	\$7,157,500
Total	\$5,091,200	\$8,400,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture				
Interior Architecture	\$78,900	\$14,200		\$51,500
Electrical	\$31,700	\$22,800	\$28,900	\$101,700
Mechanical	\$46,400	\$12,700	\$2,900	\$25,200
Total	\$157,000	\$49,800	\$31,800	\$178,400
Importance Code A		\$3,300	\$1,100	\$6,300
Importance Code B	\$127,100	\$46,500	\$30,700	\$172,100
Importance Code C	\$29,900			
Total	\$157,000	\$49,800	\$31,800	\$178,400



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$64,500	LIFE	**	5	\$55,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Loading Dock</i>								
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	\$396,200	2041	**	5	\$42,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	100%			2038	**	10	\$502,500	
Soffits								
Exposed Struc: Steel	100%			LIFE	**	5		
Interior								
Floors								
Carpet	8%			2029	\$492,000	3	\$42,700	
Cast in Place Concrete	55%	Now	\$813,400	LIFE	**	5	\$428,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Loading Docks At Six Locations</i>								
<i>Explanation : Deteriorating Expansion Joint Assemblies</i>								
Ceramic Tile	5%	4+	\$49,000	2042	**	5	\$8,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bathrooms</i>								
Vinyl Tile	32%	4+	\$307,400	2033	\$3,074,200	3	\$42,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%	4+	\$29,900	2036	**	5	\$5,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Bathrooms</i>								
Concrete Masonry Unit	50%			LIFE	**	5	\$44,600	
Gypsum Board	20%			LIFE	**	5	\$26,700	
Plaster	25%			LIFE	**	5	\$16,700	

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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+	\$276,500	LIFE	**	5	\$58,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	100%			2053	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : At Dock Areas</i>								
<i>Explanation : Off Load Ramps</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2033	\$698,600	5	\$6,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three 400 Ampers Main Disconnect Switches</i>								
Transformers								
Dry Type	100%			2031	\$26,100	5	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 112.5 Kilovolts Amperes And Three 75 Kilovolts Amperes 480 Volts Primary Voltage 208/120 Volts Secondary Voltage</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	\$698,600	5	\$1,000	
Raceway								
Conduit	100%			2033	\$719,100	1		
Panelboards								
Fused Disc Sw	10%			2032	\$62,400	5	\$500	
Molded Case Bkrs	90%			2032	\$561,400	5	\$5,500	

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

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	50%	2-4	\$549,700	2058	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	50%			2033	\$549,700	1		
Motor Controllers								
Locally Mounted	100%			2031	\$45,800	5	\$1,600	
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	**	5	\$3,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	10%			2028	\$385,000	10	\$21,200	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical And Electrical Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : 70 Percent Of Interior Lighting Belongs To Tenant</i>								
Fluorescent	80%			2038	**	10	\$169,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : 70 Percent Of Interior Lighting Belongs To Tenant</i>								
LED	10%			2041	**			
Egress Lighting								
Emergency, Battery	50%			2028	\$189,400	10	\$27,900	
Exit, Service	50%			2028	\$48,700	1		
Exterior Lighting								
HID	10%			2028	\$105,300	10	\$100	
LED	10%			2041	**			
No Component	80%							
Alarm								
Security System								
Generic	100%			2033	\$423,600	1	\$86,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Inside And Outside The Building</i>								
<i>Explanation : CCTV Surveillance Camera</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2033	\$582,100	1-3	\$142,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Box, Alarm Bell, Smoke Detectors, Horns And Fire Alarm Panel</i>								

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	10%			2043	**	1		
Natural Gas	10%			2043	**	1		
No Component	80%							
Conversion Equipment								
Furnace	10%	2-4	\$70,200	2043	**	1	\$10,300	
<i>Not Energy Efficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Utility Rooms And Stairway</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 7 Utility Rooms, And 8 Stairways</i>								
<i>Explanation : 7 Gasoline Fired Furnaces, 8 Modine Heaters On Extended Life</i>								
Radiant Heater	10%			2028	\$587,300	2	\$10,700	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Hallway</i>								
<i>Explanation : 50 Electric Baseboard Radiants</i>								
No Component	80%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Businesses Supply And Maintain Their Own Heating And Air Conditioning Equipment</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	**	2-5	\$12,900	
No Component	90%							
Exhaust Fans								
Roof	5%			2028	\$21,900	2	\$400	
No Component	95%							
Plumbing								
H/C Water Piping								
Brass/Copper	80%	Now	\$46,400	2043	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Utility Rooms</i>								
<i>Explanation : Faulty Valves</i>								
Galvanized Steel	20%	Now	\$288,100	2038	**	1		
<i>Antiquated, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 8 Inch Main Underground</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 8 Inch Main Underground</i>								
<i>Explanation : Multiple Cracks And Leaks Per Year</i>								
Water Heater With Tanks								
Gas Fired	100%			2028	\$116,800	2		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 7 Utility Rooms</i>								
<i>Explanation : 7 Units</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Submersible	100%			2026	\$7,000	4	\$7,300
	Fixtures							
	Generic	100%						

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$206,000	\$1,064,900
Interior Architecture	\$329,500	\$861,900
Electrical	\$214,200	\$871,100
Mechanical	\$360,800	\$1,644,100
Site Pavements	\$120,900	
Total	\$1,231,300	\$4,442,100
Importance Code A	\$279,400	\$1,799,700
Importance Code B	\$831,000	\$2,642,400
Importance Code C	\$120,900	
Total	\$1,231,300	\$4,442,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$21,200			
Interior Architecture	\$7,300	\$4,000		\$16,100
Electrical	\$6,600	\$7,000	\$8,900	\$61,400
Mechanical	\$35,900	\$5,500	\$8,100	\$22,200
Total	\$71,000	\$16,500	\$17,000	\$99,700
Importance Code A	\$21,200	\$3,500	\$3,500	\$3,700
Importance Code B	\$49,800	\$13,000	\$13,500	\$96,000
Importance Code C				
Total	\$71,000	\$16,500	\$17,000	\$99,700



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
NEW YORK CITY TERMINAL MARKET BUILDING S.B. - SERVICE BRIDGE
Asset # : 2128

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$6,600	
Concrete Masonry Unit	25%			LIFE	**	5	\$4,100	
Metal Panel	65%	4+	\$55,500	2053	**	5	\$32,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Facade</i>								
Weathering Steel	5%	4+	\$11,400	LIFE	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Surface Of Steel</i>								
<i>Explanation : Paint Peeling</i>								
Windows								
Aluminum	100%	Now	\$150,500	2041	**	5	\$16,200	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	100%			2033		10	\$91,200	
Soffits								
Exposed Struc: Steel	4%	4+	\$9,800	LIFE	**	5	\$1,200	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	96%			LIFE	**	5	\$28,700	
Interior								
Floors								
Carpet	6%			2029		3	\$4,800	
Cast in Place Concrete	25%			LIFE	**	5	\$29,100	
Ceramic Tile	5%	Now	\$7,300	2036	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Bathrooms</i>								
Slate	2%			LIFE	**	5	\$1,100	
Terrazzo	2%			LIFE	**	5	\$800	
Vinyl Tile	60%	Now	\$258,600	2033		3	\$12,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	20%			2038	**	5	\$24,200	
AcousTileSusp.Lay-In	5%			2046	**	5	\$4,800	
Exposed Struc: Concrete	10%	Now	\$70,900	LIFE	**	5	\$1,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Under Stair</i>								
Plaster	65%			LIFE	**	5	\$39,400	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$120,900	2038	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parking/Driveway								
Asphalt	80%			2042	**			
Cast in Place Concrete	20%			2046	**			
Electrical								
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	\$46,900	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : Three 600 Ampere Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2031	\$26,100	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And Second Floor Electrical Closet</i>								
<i>Explanation : One 225 Kilovolt Amperes And One 75 Kilovolt Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	\$222,300	5	\$300	
Raceway								
Conduit	100%			2033	\$130,800	1		
Panelboards								
Fused Disc Sw	10%			2032	\$15,600	5	\$200	
Molded Case Bkrs	90%			2032	\$140,300	5	\$1,700	
Wiring								
Braided Cloth	60%	2-4	\$104,200	2058	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	40%			2033	\$69,500	1		
Motor Controllers								
Locally Mounted	100%			2031	\$45,800	5	\$500	
Ground								

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DEPT. OF SMALL BUSINESS SERV. - 801
NEW YORK CITY TERMINAL MARKET BUILDING S.B. - SERVICE BRIDGE
Asset # : 2128

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$1,000	
Lighting								
Interior Lighting Fluorescent	80%			2038	**	10	\$51,900	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
LED	20%			2041	**			
Egress Lighting								
Emergency, Battery	50%			2028	\$58,000	10	\$8,500	
Emergency, Battery	10%			2038	**	10	\$1,700	
Exit, Service	40%			2028	\$11,900	1		
Exterior Lighting								
HID	10%			2028	\$32,300	10		
LED	10%			2033	\$37,100			
No Component	80%							
Alarm								
Security System								
Generic	100%			2033	\$129,800	1	\$26,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Inside And Outside Building</i>								
<i>Explanation : CCTV Surveillance Camera</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2033	\$178,400	1-3	\$43,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Horns, Alarm Bell, Manual Pull Box, Smoke Detectors And Fire Alarm Panel</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%	Now	\$900	2043	**	1		
<i>Unit Inoperable, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Gasoline Booster Pump, Basement Boiler Room</i>								
Conversion Equipment								
Hot Water Boiler	100%	Now	\$73,500	2031	\$734,700	1	\$31,500	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Controller Needs To Be Replaced</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units, 1 Boiler Working, 2nd Boiler Decommissioned</i>								

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

DEPT. OF SMALL BUSINESS SERV. - 801
NEW YORK CITY TERMINAL MARKET BUILDING S.B. - SERVICE BRIDGE
Asset # : 2128

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$30,200	2032	\$151,200	4	\$3,500	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Boiler Room</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Leaking Circulating Pump</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Pumps In Boiler Room</i>								
Terminal Devices								
Convactor/Radiator	80%			2038	**	1	\$18,300	
Unit Heater - Hot Water	20%			2028	\$82,000			
Air Conditioning								
Conversion Equipment								
Exterior Pkg Unit - Cooling	100%	0-2	\$151,600	2033	\$758,200	2	\$3,500	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof. Three Rooftop Units Not Working</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	35%			LIFE	**	2-5	\$13,800	
No Component	65%							
Exhaust Fans								
Roof	40%			2028	\$53,700	2	\$900	
No Component	60%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	**	1		
Water Heater With Tanks								
Gas Fired	100%			2028	\$16,700	2		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2025	\$2,100	4	\$2,200	
Fixtures								
Generic	100%							

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Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Electrical		\$63,500
Total		\$63,500
Importance Code A		\$63,500
Total		\$63,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$5,300		\$3,400	
Interior Architecture				
Electrical				\$26,900
Mechanical	\$200			
Site Pavements	\$2,000			
Total	\$7,400		\$3,400	\$26,900
Importance Code A	\$5,300		\$3,400	
Importance Code B	\$200			\$26,900
Importance Code C	\$2,000			
Total	\$7,400		\$3,400	\$26,900



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 A
Asset # : 2129

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	75%	Now	\$5,000	LIFE	**	5	\$3,000	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Metal: Cage/Fence	25%	4+	\$300	2038	**	5	\$3,500	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Elevation</i>								
Windows								
Metal Louvers	100%			2036	**	10		
Roof								
Roll Roofing	100%			2032	\$25,700	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	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2033	\$63,500	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Transformer Vault A</i>								
<i>Explanation : One 5000 Ampere Main Disconnect Switch Fed To Building A And B</i>								
Transformers								
Liquid Filled	100%			2031	\$26,100	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Transformer Vault A Station</i>								
<i>Explanation : One 13 Kilovolts Primary Voltage 277/480 Volts Secondary Voltage</i>								
Switchgear / Switchboard								
Air Circuit Breaker	35%			2033	\$22,200	5		
Fused Disc Sw	65%			2033	\$41,300	5		
Raceway								
Busway	50%			2031	\$3,100	1		
Conduit	50%			2033	\$3,100	1		

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	2%			2032	\$200	5		
Molded Case Bkrs	98%			2032	\$9,600	5		
Wiring								
Thermoplastic	100%			2033	\$7,700	1		
Lighting								
Interior Lighting								
Fluorescent	100%			2028	\$24,300	10	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Exterior Lighting								
HID	20%			2028	\$1,300	10		
No Component	80%							

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Roof	50%			2033	\$1,400	2		
Wall Unit	50%	Now	\$200	2033	\$300	2		
<i>Abandoned in Place, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sidewall</i>								

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Electrical		\$63,500
Total		\$63,500
Importance Code A		\$63,500
Total		\$63,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$26,500		\$3,400	
Interior Architecture				\$26,900
Electrical				\$300
Mechanical				
Site Pavements	\$15,800			
Total	\$42,300		\$3,400	\$27,200
Importance Code A	\$26,500		\$3,400	
Importance Code B				\$27,200
Importance Code C	\$15,800			
Total	\$42,300		\$3,400	\$27,200



*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
NEW YORK CITY TERMINAL MARKET TRANSFORMER VAULT B
Asset # : 2289

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	75%	Now	\$25,000	LIFE	**	5	\$3,000	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Corners</i>								
Metal: Cage/Fence	25%	4+	\$1,500	2038	**	5	\$3,500	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : South Elevation</i>								
Windows								
Metal Louvers	100%			2036	**	10		
Roof								
Roll Roofing	100%			2032	\$25,700	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	\$15,800	2046	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2033	\$63,500	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 5000 Ampere Main Disconnect Switch Fed To Buildings C And D</i>								
Transformers								
Liquid Filled	100%			2031	\$26,100	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Transformer Vault B Station</i>								
<i>Explanation : One 13 Kilovots Primary Voltage 277/480 Volts Secondary Voltage</i>								
Switchgear / Switchboard								
Air Circuit Breaker	50%			2033	\$31,800	5		
Fused Disc Sw	50%			2033	\$31,800	5		
Raceway								
Busway	50%			2031	\$3,100	1		
Conduit	50%			2033	\$3,100	1		

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	2%			2032	\$200	5		
Molded Case Bkrs	98%			2032	\$9,600	5		
Wiring								
Thermoplastic	100%			2033	\$7,700	1		
Lighting								
Interior Lighting								
Fluorescent	100%			2028	\$24,300	10	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Exterior Lighting								
HID	20%			2028	\$1,300	10		
No Component	80%							

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Roof	50%			2033	\$1,400	2		
Wall Unit	50%			2028	\$300	2		
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Sidewall Of The Vault</i>								
<i>Explanation : One Unit</i>								

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Electrical		\$114,300
Total		\$114,300
Importance Code A		\$63,500
Importance Code B		\$50,800
Total		\$114,300

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$3,100			
Interior Architecture				
Electrical				\$26,900
Mechanical				\$300
Site Pavements	\$3,900			
Total	\$7,000			\$27,200
Importance Code A	\$3,100			
Importance Code B				\$27,200
Importance Code C	\$3,900			
Total	\$7,000			\$27,200



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
NEW YORK CITY TERMINAL MARKET TRANSFORMER VAULT C
Asset # : 2290

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	75%			LIFE	**	5	\$3,000	
<i>Painted Surfaces, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Facades</i>								
Metal: Cage/Fence	25%	Now	\$3,100	2038	**	5	\$3,500	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Windows								
Metal Louvers	100%			2036	**	10		
Roof								
Roll Roofing	100%			2029	\$25,700	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+	\$3,900	2038	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2033	\$63,500	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Transformer Vault C</i>								
<i>Explanation : One 5,000 Ampere Main Disconnect Switch Fed To Buildings A, B And Cafeteria</i>								
Transformers								
Liquid Filled	100%			2031	\$26,100	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Transformer Vault C Station</i>								
<i>Explanation : Two 13 Kilovolts Primary Voltage 277/480 Secondary Voltage</i>								
Switchgear / Switchboard								
Air Circuit Breaker	80%			2033	\$50,800	5		
Fused Disc Sw	20%			2033	\$12,700	5		
Raceway								
Busway	50%			2031	\$3,100	1		
Conduit	50%			2033	\$3,100	1		

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	2%			2032	\$200	5		
Molded Case Bkrs	98%			2032	\$9,600	5		
Wiring								
Thermoplastic	100%			2033	\$7,700	1		
Lighting								
Interior Lighting								
Fluorescent	100%			2028	\$24,300	10	\$1,300	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Exterior Lighting								
HID	20%			2028	\$1,300	10		
No Component	80%							

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Electrical		\$127,000
Total		\$127,000
Importance Code A		\$63,500
Importance Code B		\$63,500
Total		\$127,000

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$28,100			\$4,100
Interior Architecture	\$7,900			
Electrical				\$26,900
Mechanical	\$200			
Site Pavements	\$15,800			
Total	\$51,900			\$31,000
Importance Code A	\$28,100			\$4,100
Importance Code B	\$200			\$26,900
Importance Code C	\$23,700			
Total	\$51,900			\$31,000



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

DEPT. OF SMALL BUSINESS SERV. - 801
NEW YORK CITY TERMINAL MARKET TRANSFORMER VAULT D
Asset # : 2291

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	75%	Now	\$25,000	LIFE	**	5	\$3,000	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Corners</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal: Cage/Fence	25%	Now	\$3,100	2038	**	5	\$3,500	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Grade Level On South Elevation</i>								
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	\$7,900	LIFE	**	5	\$1,700	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Interior West Wall</i>								
Ceilings								
Exposed Struc: Concrete	100%			LIFE	**	5	\$300	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$15,800	2046	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2033	\$63,500	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 5,000 Ampere And One 3,000 Ampere Main Disconnect Switches Fed To Building D And Service Bridge</i>								
Transformers								
Liquid Filled	100%			2031	\$26,100	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Transformer Vault D Station</i>								
<i>Explanation : One 13 Kilovots Primary Voltage 277/480 Volts Secondary Voltage</i>								

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

DEPT. OF SMALL BUSINESS SERV. - 801
NEW YORK CITY TERMINAL MARKET TRANSFORMER VAULT D
Asset # : 2291

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2033	\$63,500	5		
Raceway								
Busway	50%			2031	\$3,100	1		
Conduit	50%			2033	\$3,100	1		
Panelboards								
Fused Disc Sw	2%			2032	\$200	5		
Molded Case Bkrs	98%			2032	\$9,600	5		
Wiring								
Thermoplastic	100%			2033	\$7,700	1		
Lighting								
Interior Lighting								
Fluorescent	100%			2028	\$24,300	10	\$1,300	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exterior Lighting								
HID	20%			2028	\$1,300	10		
No Component	80%							
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Fan Coil Unit/Heat	10%			2033	\$3,500	1	\$100	
No Component	90%							
Ventilation								
Exhaust Fans								
Roof	50%			2033	\$1,400	2		
Wall Unit	50%	Now	\$200	2033	\$300	2		
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Sidewall</i>								
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Mounted On Sidewall</i>								
<i>Explanation : One Unit</i>								
Plumbing								
Water Heater With Tanks								
Gas Fired	100%			2031	\$16,700	2		

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$138,200	\$228,300
Interior Architecture	\$581,700	\$66,200
Electrical	\$83,000	
Mechanical		\$668,600
Site Pavements	\$461,200	
Total	\$1,264,000	\$963,200
Importance Code A	\$138,200	\$228,300
Importance Code B	\$664,700	\$734,900
Importance Code C	\$461,200	
Total	\$1,264,000	\$963,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$86,700		\$4,300	
Interior Architecture	\$64,700		\$4,800	\$2,200
Electrical	\$15,200	\$10,100	\$11,600	\$12,500
Mechanical	\$32,800	\$6,000	\$11,000	\$6,000
Site Enclosure	\$46,400			
Site Pavements	\$7,000			\$200
Total	\$252,600	\$16,100	\$31,800	\$20,900
Importance Code A	\$89,700	\$3,100	\$7,400	\$3,100
Importance Code B	\$103,000	\$13,000	\$24,400	\$17,300
Importance Code C	\$59,900			\$500
Total	\$252,600	\$16,100	\$31,800	\$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
PIER 36 - BASKETBALL CITY
Asset # : 15593

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Fiberglass Panel	30%	2-4	\$11,700	2043	**	5	\$38,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Waterfront Facade</i>								
Glass: Special Gauge	1%			LIFE	**	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Front Facade</i>								
<i>Explanation : Material Is Channel Glass</i>								
Masonry: Brick	50%	4+	\$138,200	LIFE	**	5	\$34,400	
<i>Efflorescence, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Upper Sills Below Window And Various Locations</i>								
<i>Graffiti, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : North Facade And Waterfront Facade</i>								
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Front Of Building At Piers</i>								
Metal Panel	15%	4+	\$13,400	2054	**	5	\$19,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Rear Wall At Lintel</i>								
Metal Sect. OHD	4%			2047	**	5	\$8,600	
Windows								
Aluminum	90%	Now	\$13,800	2050	**	5	\$7,400	
<i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Mezzanine Floor Windows North Facade</i>								
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	\$47,800	2039	**	5	\$118,800	
<i>Blisters, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Over Basketball Courts</i>								
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.

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	5%			2033	\$81,400	3	\$7,100	
Cast in Place Concrete	8%			LIFE	**	5	\$33,000	
Ceramic Tile	4%			2043	**	5	\$3,800	
Sheet Vinyl/Rubber	7%	Now	\$21,100	2039	**	5	\$4,900	
<i>Seams Open/Split, Extent : Light, Area Affected : 5%</i>								
<i>Location : Lobby And 1st Floor Locker Area</i>								
Vinyl Tile	1%			2039	**	3	\$400	
Wood	75%	4+	\$205,800	2062	**	5	\$66,200	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basketball Area</i>								
<i>Loose Units, Extent : Light, Area Affected : 2%</i>								
<i>Location : Garage Door Entry</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Rear Seating Area Of Basketball Arena</i>								
Interior Walls								
Ceramic Tile	3%			2043	**	5	\$700	
Concrete Masonry Unit	5%			LIFE	**	5	\$900	
Glass: Single Pane	2%			LIFE	**	5	\$700	
Gypsum Board	90%	4+	\$5,700	LIFE	**	5	\$12,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Top Of Storage Closet At Basketball Court</i>								
Ceilings								
AcousTileSusp.Lay-In	5%			2047	**	5	\$4,700	
Exposed Struc: Steel	85%	4+	\$375,900	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Above Basketball Courts</i>								
Gypsum Board	10%			LIFE	**	5-10	\$32,400	
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	\$46,400	2054	**			
<i>Impact Damage, Extent : Severe, Area Affected : 5%</i>								
<i>Location : South Street At Parking Area</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	**			
On-Site Walkways								
Asphalt	8%			2043	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : North Walkway To Waterfront</i>								
Cast in Place Concrete	90%	4+	\$6,700	2047	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Waterfront Area And Building Front Area</i>								
Wood	2%	2-4	\$300	2029	\$13,700	1-3	\$600	
<i>Split/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Entry Walkway</i>								

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Estimates are rounded to the nearest hundred dollars.

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

** 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Site Pavements

Parking/Driveway

Asphalt	10%			2037		**		
Cast in Place Concrete	90%	4+	\$461,200	2047		**		

Cracking/Crumbling, Extent : Light, Area Affected : 5%

Location : Parking Lot

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2054		**	5	\$300
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Other Observation, Extent : Light, Area Affected : 100%

Location : Main Electrical Room

Explanation : 5 Main Service Switch And 5 Electrical Meters, Two Rated At 400 Amperes And Three At 200 Amperes

Transformers

Dry Type	100%			2047		**	5	\$200
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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	
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Panelboards

Fused Disc Sw	5%			2050		**	5	\$100
Molded Case Bkrs	95%			2050		**	5	\$1,600

Wiring

Thermoplastic	100%			2054		**	1	
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Motor Controllers

Locally Mounted	100%			2047		**	5	\$400
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Ground

Grounding Devices

Generic	100%			LIFE		**	5	\$1,800
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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.

*** 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	**	1	\$19,100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Main Electrical Room</i>							
	<i>Explanation : Two Automatic Transfer Switches, One For Fire Pump And Fire Alarm Panel And One For The Emergency Load Of The Building.</i>							
Generators								
Diesel	100%			2043	**	1	\$24,000	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Outdoor</i>							
	<i>Explanation : One Diesel Generator Rated At 75 Kilovolt Amperes, 60 Kilowatt</i>							
Batteries								
Lead/Acid	100%			2028	\$2,400	5	\$2,300	
Fuel Storage								
Main Tank	100%			2062	**	5		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Outdoor</i>							
	<i>Explanation : Tank Capacity 100 Gallons</i>							
Lighting								
Interior Lighting								
Fluorescent	1%	4+	\$500	2039	**			
	<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Offices</i>							
LED	99%	4+	\$83,000	2039	**			
	<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Basketball Field And At Higher Level Or The Pier 36</i>							
	<i>Explanation : LED Bulbs And LED Tube Not Working , Requires Replacement</i>							
Egress Lighting								
Emergency, Service	40%			2039	**	1		
Emergency, Battery	1%	0-2	\$100	2039	**			
	<i>Lens/Guard Missing, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : At The Wall Of The Middle Basketball Field</i>							
Emergency, Battery	9%			2039	**	10	\$1,300	
Exit, Service	50%			2039	**	1		
Exterior Lighting								
HID	12%	4+	\$1,700	2034	\$33,900			
	<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Outdoor, River Side</i>							
	<i>Explanation : Some Lighting Fixtures Are Rusted.</i>							
LED	8%			2039	**			
No Component	80%							
Alarm								
Security System								
Generic	100%			2039	**	1	\$23,200	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Interior And Exterior</i>							
	<i>Explanation : Cameras Security System</i>							

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Estimates are rounded to the nearest hundred dollars.

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

** 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Fire/Smoke Detection
Generic, Digital

100%

2042

* *

1-3

\$38,200

*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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Natural Gas

100%

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

\$336,600

Air Conditioning

Energy Source

Electricity

100%

2056

* *

1

Conversion Equipment

Interior Pkg Unit -
Cooling

1%

2035

* *

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

\$54,700

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	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Ventilation									
	Energy Recovery Ventilator								
	Generic	100%			2038	* *			
Plumbing									
	H/C Water Piping								
	Brass/Copper	70%			2054	* *	1		
	Galvanized Steel	30%			2032	\$231,900	1		
	Water Heater With Tanks								
	Gas Fired	100%	Now	\$5,000	2032	\$100,100	2		
			<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>						
			<i>Location : 1 Of Them Not In Service, Sprinkler Room</i>						
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
			<i>Location : Sprinkler Room</i>						
			<i>Explanation : Two 225 Gallon Units</i>						
	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	\$6,300	
	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 : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$591,500	\$808,500
Interior Architecture	\$160,000	\$304,400
Electrical		\$1,359,500
Mechanical		\$3,084,700
Site Pavements	\$57,100	
Total	\$808,700	\$5,557,100
Importance Code A	\$591,500	\$2,444,400
Importance Code B	\$160,000	\$3,112,700
Importance Code C	\$57,100	
Total	\$808,700	\$5,557,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$80,500	\$35,200		
Interior Architecture	\$56,400	\$400		
Electrical	\$3,200	\$2,700	\$3,900	\$2,200
Mechanical	\$2,800	\$11,700	\$33,900	\$10,600
Site Enclosure	\$1,500			
Total	\$144,300	\$50,000	\$37,800	\$12,800
Importance Code A	\$80,800	\$41,600	\$500	\$6,300
Importance Code B	\$30,000	\$8,000	\$37,200	\$6,500
Importance Code C	\$33,400	\$400		
Total	\$144,300	\$50,000	\$37,800	\$12,800



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

DEPT. OF SMALL BUSINESS SERV. - 801
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	\$41,200	LIFE	**	5	\$70,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Base Of Wall South Loading Area</i>								
Concrete Masonry Unit	20%	Now	\$196,700	LIFE	**	5	\$11,700	1
<i>Diagonal Cracks, Extent : Severe, Area Affected : 20%</i>								
<i>Location : West And South Facades</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : North And South Facades</i>								
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>								
<i>Location : North And South Facades</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : North And West Facades</i>								
Fiberglass Panel	20%			2041	**	5	\$70,500	
Masonry: Brick	10%	Now	\$75,600	LIFE	**	5	\$9,400	
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Facade</i>								
Metal, Corrugated	20%	4+	\$7,200	2042	**	1		
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>								
<i>Location : North And South Facade</i>								
<i>Deformed/Dented, Extent : Light, Area Affected : 5%</i>								
<i>Location : North And South Facade</i>								
Metal Coiling Doors	15%	Now	\$29,400	2037	**	5	\$22,000	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And South Facades</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North And South Facades</i>								
Windows								
Steel	100%	Now	\$184,600	2057	**	5	\$26,200	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Roof									
Metal, Corrugated	10%	4+	\$2,700	2037	**	1			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>									
<i>Location : Over South Facade Loading Dock</i>									
Spray-on Foam	80%	Now	\$65,600	2032	\$656,500	5	\$81,600		
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : North And South Facade</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Main Roof</i>									
Not Accessible	10%								
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>									
<i>Location : 2 Story Office Block</i>									
<i>Explanation : Roof Over 2 Story Office At South Facade Not Accessible</i>									
Soffits									
Exposed Struc: Steel	100%	4+	\$69,000	LIFE	**	5	\$33,700		
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>									
<i>Location : South Loading Dock Canopy</i>									
Interior									
Floors									
Cast in Place Concrete	90%	0-2	\$160,000	LIFE	**	5	\$210,700		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Throughout Warehouse Floor</i>									
<i>Ponding, Extent : Light, Area Affected : 5%</i>									
<i>Location : Warehouse Floor</i>									
<i>Recent Repair Evident, Extent : N/A, Area Affected : 10%</i>									
<i>Location : Interior Loading Of Warehouse</i>									
Mosaic Tile	3%	2-4	\$14,700	2045	**	5	\$4,000		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : 1st Floor Bathroom</i>									
Wood	7%			2060	**	5	\$14,000		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Interior Walls									
Ceramic Tile	2%			2041	**	5	\$900		
Concrete Masonry Unit	40%	2-4	\$31,900	LIFE	**	5	\$7,000		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : North, South And West Walls</i>									
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : South And West Walls</i>									
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>									
<i>Location : North And South Walls</i>									
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Office Walls</i>									
Gypsum Board	6%			LIFE	**	5	\$1,600		
Gypsum Board	16%			LIFE	**	5	\$4,200		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Upper Portion Of North Wall</i>									
<i>Explanation : Gypsum Board Not Painted</i>									
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	**				
<i>Impact Damage, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : South Loading Dock</i>									
Site Pavements									
On-Site Walkways									
Cast in Place Concrete	100%			2037	**				
Parking/Driveway									
Cast in Place Concrete	100%	Now	\$57,100	2037	**				
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Loading Dock And Driveway</i>									
<i>Ponding, Extent : Severe, Area Affected : 5%</i>									
<i>Location : South Loading Dock And Driveway</i>									
<i>Potholes, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Driveway And Parking Lot</i>									
Electrical									
Electrical		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									

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

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

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

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2042	**	5	\$300	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Electrical Service Area</i>						
		<i>Explanation : Main Service Disconnect Switch Rated At 1200 Amperes.</i>						
<hr/>								
Transformers								
Dry Type	100%			2037	**	5	\$300	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Electrical Service Area</i>						
		<i>Explanation : 75 Kilovolt Amperes</i>						
<hr/>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2042	**	5	\$2,100	
<hr/>								
Raceway								
Conduit	100%			2042	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	50%			2040	**	5	\$900	
Molded Case Bkrs	50%			2040	**	5	\$1,100	
<hr/>								
Wiring								
Thermoplastic	100%			2042	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2037	**	5	\$500	
<hr/>								
Ground								
Grounding Devices								
Not Accessible	100%							
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	90%			2032	\$1,072,500	10	\$59,000	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Storage Area</i>						
		<i>Explanation : T- 8 Lamps</i>						
<hr/>								
LED	10%			2040	**			
<hr/>								
Egress Lighting								
Emergency, Battery	50%			2032	\$58,600	10	\$8,600	
Exit, Service	50%			2032	\$15,100	1		
<hr/>								
Exterior Lighting								
HID	30%			2032	\$109,000	10	\$100	
No Component	70%							
<hr/>								
Alarm								
Security System								
No Component	70%							
Generic	30%			2040	**	1	\$8,900	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Storage Area And Outside Perimeter</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						

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

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

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2032

\$60,300

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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Natural Gas

100%

2052

* *

1

Conversion Equipment

Furnace

10%

2032

\$21,700

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

\$1,635,900

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

\$117,300

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

\$108,400

2

\$1,800

Wall Unit

20%

2032

\$6,000

2

\$400

Plumbing

H/C Water Piping

Brass/Copper

100%

2042

* *

1

Water Heater With Tanks

Electric

100%

2027

\$23,100

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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
No Component	20%							
Generic	80%			2032	\$257,300	1-5	\$28,800	
Sprinkler								
Generic	100%			2032	\$965,800	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 : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$700		\$5,600	
Interior Architecture				\$100
Electrical	\$100			
Mechanical				
Total	\$700		\$5,700	\$100
Importance Code A	\$700		\$5,600	
Importance Code B	\$100			\$100
Total	\$700		\$5,700	\$100



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

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL ELECTRICAL BUILDING 1
Asset # : 15172

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Exposed Struc: Steel	5%	4+	\$700	LIFE	**	5	\$500	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Base Of Exterior Walls</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : T-8 Lamps</i>								
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	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detector</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
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 : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$700		\$5,600	
Interior Architecture				
Electrical				
Mechanical				
Total	\$700		\$5,600	
Importance Code A	\$700		\$5,600	
Importance Code B				
Total	\$700		\$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.**

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Exposed Struc: Steel	5%	4+	\$700	LIFE	**	5	\$500	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Base Of Exterior Walls</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Base Of Exterior Walls</i>								
<i>Explanation : Concrete Broken And Cracked</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2058	**	3		
Transformers								
Dry Type	100%			2049	**	3		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3000 Kilovolt Amperes, Three 200 Volts Primary, 480/ 277 Volts Secondary</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2058	**	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 5000 Amperes.</i>								
Transformers								
Dry Type	100%			2049	**	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 15 Kilovolt Amperes, 480/277 Volts</i>								
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	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : T-8 Lamps</i>								
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	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Strobe Lights, Manual Pull Station, Smoke Detectors, Alarm Bells</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$700		\$5,600	
Interior Architecture				
Electrical				
Mechanical				
Site Pavements	\$32,900			
Total	\$33,600		\$5,600	
Importance Code A	\$700		\$5,600	
Importance Code B				
Importance Code C	\$32,900			
Total	\$33,600		\$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.

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL ELECTRICAL BUILDING 3

Asset # : 15174

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Exposed Struc: Steel	5%	4+	\$700	LIFE	**	5	\$500	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Base Of Exterior Wall</i>								
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	\$32,900	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Driveway And Parking Lot</i>								
<i>Potholes, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Driveway</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Service Equipment								
Oil Fuse Cutout	100%			2058	**	3		
Transformers								
Dry Type	100%			2049	**	3		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Thirteen 200 Volts Primary, 480/277 Volts Secondary, 1500 Kilovolt Amperes.</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2058	**	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 3,200 Amperes.</i>								
<hr/>								
Transformers								
Dry Type	100%			2049	**	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 15 Kilovolt Amperes, 480/277/120 Volts</i>								
<hr/>								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2058	**	5		
<hr/>								
Raceway								
Conduit	100%			2058	**	1		
<hr/>								
Panelboards								
Molded Case Bkrs	100%			2054	**	5		
<hr/>								
Wiring								
Thermoplastic	100%			2058	**	1		
<hr/>								
Ground								
Grounding Devices								
Not Accessible	100%							
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	100%			2040	**	10	\$400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : T-8 Lamps</i>								
<hr/>								
Egress Lighting								
Emergency, Battery	50%			2040	**	10		
Exit, Battery	50%			2040	**	10		
<hr/>								
Exterior Lighting								
LED	10%			2040	**			
No Component	90%							
<hr/>								
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2040	**	1-3	\$200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Strobe Lights, Smoke Detectors, Alarm Bells, Manual Pull Station, Alarm Bells</i>								

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

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 : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$800			
Electrical				
Mechanical	\$400		\$2,600	
Site Pavements	\$700			
Total	\$1,900		\$2,600	
Importance Code A	\$900		\$2,600	
Importance Code B	\$400			
Importance Code C	\$700			
Total	\$1,900		\$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
SOUTH BROOKLYN MARINE TERMINAL GATEHOUSE/GUARDHOUSE
Asset # : 2282

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Metal Panel	100%	4+	\$800	2052	**	5	\$1,200	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Bottom Of Guardhouse All Facades</i>								
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	**			
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Around Guardhouse</i>								
<i>Explanation : Vegetation Growth</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2032	\$4,300	1		
Panelboards								
Molded Case Bkrs	100%			2031	\$9,700	5		
Wiring								
Thermoplastic	100%			2032	\$8,800	1		
Lighting								
Interior Lighting								
Fluorescent	100%			2032	\$700	10	\$100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Inside The Guardhouse</i>								
<i>Explanation : T-12 Lamps</i>								

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

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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	\$2,500	2		
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
	Conversion Equipment								
	Window/Wall Unit	100%			2025	\$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 : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,072,400	
Interior Architecture	\$141,500	
Electrical		\$236,800
Total	\$1,213,900	\$236,800
Importance Code A	\$1,072,400	
Importance Code B	\$141,500	\$236,800
Total	\$1,213,900	\$236,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$12,400			
Interior Architecture	\$42,200			
Electrical	\$200	\$500	\$9,900	\$200
Mechanical	\$11,100	\$400	\$100	\$400
Site Pavements	\$14,100			
Total	\$80,000	\$900	\$9,900	\$600
Importance Code A	\$23,500	\$400	\$100	\$400
Importance Code B	\$200	\$500	\$9,900	\$200
Importance Code C	\$56,400			
Total	\$80,000	\$900	\$9,900	\$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
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	\$89,400	LIFE	**	5	\$19,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 15%</i>								
<i>Location : West Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Entire</i>								
<i>Explanation : No Access To 2nd, 3rd, 4th And Partial 1st Floor</i>								
Concrete Masonry Unit	10%	0-2	\$80,100	LIFE	**	5	\$2,400	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	60%	Now	\$369,100	LIFE	**	5	\$22,900	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : West Facade</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : East Facade, West Facade</i>								
Metal Panel	10%	0-2	\$12,400	2042	**	5	\$7,200	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Tower</i>								
Metal Coiling Doors	10%	Now	\$119,700	2037	**	5	\$6,000	
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 75%</i>								
<i>Location : West Facade</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
Windows								
Aluminum	20%	Now	\$86,600	2057	**	5	\$900	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Steel	80%	Now	\$327,600	2057	**	5	\$46,500	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Not Accessible	100%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Entire Building</i>								
<i>Explanation : No Access To 2nd, 3rd, 4th And Partial 1st Floor</i>								

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Not Accessible	100%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Entire Building</i>								
<i>Explanation : No Access To 2nd, 3rd, 4th And Partial 1st Floor</i>								
Interior								
Floors								
Cast in Place Concrete	25%	Now	\$75,200	LIFE	**	5	\$19,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Boiler Room And Partial 1st Floor</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Boiler Room And Partial 1st Floor</i>								
Not Accessible	75%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Entire Building</i>								
<i>Explanation : No Access To 2nd, 3rd, 4th And Partial 1st Floor</i>								
Interior Walls								
Concrete Masonry Unit	25%	0-2	\$42,200	LIFE	**	5	\$3,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Not Accessible	75%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Entire Building</i>								
<i>Explanation : No Access To 2nd, 3rd, 4th And Partial 1st Floor</i>								
Ceilings								
Exposed Struc: Concrete	25%	2-4	\$66,300	LIFE	**	5	\$1,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Partial 1st Floor</i>								
Not Accessible	75%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Entire Building</i>								
<i>Explanation : No Access To 2nd, 3rd, 4th And Partial 1st Floor</i>								
Site Pavements								
Parking/Driveway								
Asphalt	100%	0-2	\$14,100	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Around Building</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Not Accessible	100%							
Raceway								
Conduit	100%			2032	\$67,600	1		
Panelboards								
Molded Case Bkrs	100%			2031	\$78,000	5	\$700	
Wiring								
Thermoplastic	100%			2032	\$91,300	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	\$9,700	1	\$2,000	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Outside Perimeter</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2042	**	1		
		<i>Other Observation, Extent : N/A, Area Affected : 80%</i>						
		<i>Location : Partial First Floor, 2nd, 3rd, And 4th Floors</i>						
		<i>Explanation : Abandoned Building Except Partial 1st Floor:</i>						
Conversion Equipment								
Radiant Heater	17%			2042	**	2	\$1,900	
Radiant Heater	3%	Now	\$11,100	2042	**	2	\$300	
		<i>Broken, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : 1st Floor</i>						
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 System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning							
Conversion Equipment							
Window/Wall Unit	10%		2030	\$9,000	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 : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$17,747,000	\$2,115,000
Interior Architecture	\$5,009,200	\$1,013,300
Electrical	\$1,726,400	\$1,960,900
Mechanical	\$354,100	\$5,048,500
Site Enclosure	\$651,400	
Site Pavements	\$292,700	
Total	\$25,780,700	\$10,137,700
Importance Code A	\$17,747,000	\$2,559,200
Importance Code B	\$5,550,400	\$7,578,400
Importance Code C	\$2,483,400	
Total	\$25,780,700	\$10,137,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$11,900			
Interior Architecture	\$15,800			\$6,400
Electrical	\$19,600	\$28,300	\$19,600	\$24,800
Mechanical	\$61,800	\$8,700	\$42,900	\$7,500
Total	\$109,100	\$37,000	\$62,500	\$38,800
Importance Code A	\$13,500	\$400	\$1,600	\$4,600
Importance Code B	\$95,500	\$36,600	\$60,900	\$34,200
Importance Code C				
Total	\$109,100	\$37,000	\$62,500	\$38,800



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 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	\$1,405,100	LIFE	**	5	\$601,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Building 1 Throughout</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Building 2 Below Clerestory Windows</i>								
Concrete Masonry Unit	20%	Now	\$1,678,200	LIFE	**	5	\$100,200	1
<i>Diagonal Cracks, Extent : Severe, Area Affected : 25%</i>								
<i>Location : South Facade, West Entrance And Throughout</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 25%</i>								
<i>Location : North Facade, South Facade And Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 60%</i>								
<i>Location : North Facade, South Facade And Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade, South Facade And Throughout</i>								
Fiberglass Panel	20%	0-2	\$456,300	2036	**	5	\$300,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North And South Facades</i>								
Metal, Corrugated	20%			2043	**	1		
Metal/Glass Curt Wall	5%	Now	\$6,595,800	LIFE	**	5	\$75,100	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout All Facades</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout All Facades</i>								
<i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout All Facades</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout All Facades</i>								
Metal Sect. OHD	5%	Now	\$1,420,600	2053	**	5	\$62,600	
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : West Facade Building 1</i>								
Metal Coiling Doors	15%	Now	\$2,507,900	2038	**	5	\$187,800	
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : North Facade, South Facade</i>								
<i>Deformed/Dented, Extent : Severe, Area Affected : 50%</i>								
<i>Location : North Facade, South Facade</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade, South Facade</i>								
Windows								
Steel	100%	Now	\$3,683,100	2058	**	5	\$313,600	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : North Facade</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

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

** 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Concrete Masonry Unit	5%	Now	\$5,800	LIFE	**	5	\$1,100	
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Pre-Cast Concrete	4%	Now	\$6,100	LIFE	**	5	\$4,800	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : East Facade</i>							
	<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : East Facade</i>							
No Component	91%							
Roof								
Sloped Glazing	15%			LIFE	**	5	\$474,000	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Building 2 Roof</i>							
	<i>Explanation : Roof Not Accessible, Unable To Assess Condition. Location Building 2</i>							
Not Accessible	85%							
Interior								
Floors								
Cast in Place Concrete	90%	Now	\$1,924,100	LIFE	**	5	\$1,013,300	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
	<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Control Joints</i>							
Vinyl Tile	10%	Now	\$1,388,700	2043	**	3	\$19,300	
	<i>Adhesion Failure, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : 1st Floor And Mezzanine Level Offices</i>							
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : 1st Floor And Mezzanine Level Offices</i>							
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : 1st Floor And Mezzanine Level Offices</i>							
Interior Walls								
Concrete Masonry Unit	10%	Now	\$1,696,400	LIFE	**	5	\$37,000	
	<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Perimeter Walls Throughout</i>							
No Component	90%							

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL PIER BLDGS. #1 & #2

Asset # : 2416

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

Interior

Ceilings

AcousTileConcealSpLn 10% Now \$15,800 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 \$494,300 2043 * *

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

Location : Broken Fences Throughout Facility

Retaining Walls

Cast in Place Concrete 100% Now \$157,000 2053 * *

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

Location : Loading Docks Throughout Facilities

Site Pavements

On-Site Walkways

Cast in Place Concrete 100% Now \$127,900 2038 * *

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

Location : At All Main Door Exits

Parking/Driveway

Asphalt 100% Now \$164,800 2036 * *

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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Over 600 Volts

Service Equipment

Fused Disc Sw 100% 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Transformers								
Dry Type	100%			2050	**	3	\$1,900	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Outdoor Substation</i>						
		<i>Explanation : Walk-in Substation Enclosure</i>						
Feeders								
Cable	100%			2055	**	1		
Raceway								
Conduit	100%			2059	**	1		
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2053	**	5	\$9,200	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Building 2</i>						
		<i>Explanation : 800 Amperes</i>						
Transformers								
Dry Type	100%			2038	**	5	\$1,300	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Electrical Service Area</i>						
		<i>Explanation : One 30 Kilovolt-ampere, 480v Pri - 208/120v Sec For Each Building 1 And 2</i>						
Switchgear / Switchboard								
Molded Case Bkrs	100%			2059	**	5	\$9,200	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Outdoor Substation</i>						
		<i>Explanation : Walk-in Substation Enclosure</i>						
Raceway								
Conduit	95%			2033	\$683,100	1		
Conduit	5%			2053	**	1		
Panelboards								
Molded Case Bkrs	90%	Now	\$561,400	2058	**	5	\$4,100	
		<i>Enclosure Damaged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Building 1 And Building 2</i>						
Molded Case Bkrs	10%			2049	**	5	\$900	
Wiring								
Thermoplastic	80%			2033	\$879,500	1		
Thermoplastic	20%			2053	**	1		
Motor Controllers								
Locally Mounted	100%			2031	\$45,800	5	\$2,400	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	100%	Now	\$1,165,000	2043	**			
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Missing All Bulbs</i>						

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL PIER BLDGS. #1 & #2

Asset # : 2416

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

Lighting

Exterior Lighting

HID

25%

2033

\$398,200

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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Electricity

5%

2043

**

1

No Component

95%

Conversion Equipment

Radiant Heater

5%

2033

\$444,200

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

\$286,800

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

\$217,900

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%			2026	\$1,200	4		
		<i>Abandoned in Place, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Unoccupied Space - Toilet Room, 1 Unit - 30 Gallons</i>							
	No Component	95%							
Sanitary Piping									
	Cast Iron	5%			LIFE	* *	1		
		<i>Abandoned in Place, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Toilet Rooms</i>							
	No Component	95%							
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							
		<i>Abandoned in Place, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Toilet Rooms - Tenant Uses Portable Toilets</i>							
Fire Suppression									
Sprinkler									
	Generic	15%	Now	\$354,100	2043	* *	1-2	\$12,700	
		<i>Dry System, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Throughout</i>							
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : Tenant Area</i>							
		<i>Explanation : System Out Of Service, Portion Of The Building Used By Tenant For Storage And Material Handling</i>							
	Generic	85%			2033	\$4,012,900	1-2	\$83,200	
		<i>Dry System, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Unoccupied Building Area</i>							
		<i>Not in Service, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Unoccupied Building Area</i>							
Fire Pump									
	No Component	85%							
	Generic	15%	Now	\$48,900	2048	* *	1	\$8,800	
		<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : Sprinkler Pump Room - Reciprocating Engine Fire Pump Not Operational / Obsolete</i>							
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
		<i>Location : Sprinkler Pump Room</i>							
		<i>Explanation : Fire Pump Serves Both The Tenant And Unoccupied Areas Of The Building</i>							

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : SOUTH BROOKLYN MARINE TERMINAL SHED - BLDG N
Address : NEAR 39TH ST. PIERSHED
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0013.030 / 2503 **Yr Built/Renovated** : 1955 / 2012
Area Sq Ft : 113,246 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 20-Aug-2020 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 662 **Lot** : 1 **BIN** : 3378174

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,740,200	\$117,900
Interior Architecture	\$3,803,200	\$508,900
Electrical		\$886,800
Mechanical	\$105,600	\$1,657,700
Site Pavements	\$101,600	
Total	\$5,750,600	\$3,171,300
Importance Code A	\$1,740,200	\$175,400
Importance Code B	\$2,872,200	\$2,905,500
Importance Code C	\$1,138,300	\$90,300
Total	\$5,750,600	\$3,171,300

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$26,600			
Electrical	\$1,300	\$2,500	\$3,100	\$1,300
Mechanical	\$4,200	\$6,600	\$4,200	\$6,600
Site Enclosure	\$59,700			
Total	\$91,900	\$9,000	\$7,300	\$7,800
Importance Code A	\$26,600	\$200	\$200	\$200
Importance Code B	\$15,500	\$8,800	\$7,100	\$7,600
Importance Code C	\$49,700			
Total	\$91,900	\$9,000	\$7,300	\$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	\$390,600	LIFE	**	5	\$15,500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East And West Facade</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Facade, South Facade</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North And South Facade</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : North, South And West Facade</i>								
Metal, Corrugated	25%	Now	\$26,600	2042	**	1		
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 25%</i>								
<i>Location : North, South And West Facade</i>								
<i>Deformed/Dented, Extent : Severe, Area Affected : 25%</i>								
<i>Location : All Facades</i>								
Metal Coiling Doors	30%	Now	\$518,900	2037	**	5	\$25,900	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : North And South Facade</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : North And South Facade</i>								
Windows								
Steel	100%	Now	\$830,700	2057	**	5	\$117,900	1
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Boarded Up With Plexiglass</i>								
Parapets								
Not Accessible	100%							
Roof								
Not Accessible	100%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Perimeter Of Building</i>								
<i>Explanation : Rain Leader Disconnected</i>								
Interior								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	100%	Now	\$279,100	LIFE	**	5	\$367,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Below Roof Holes</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	75%	Now	\$1,036,700	LIFE	**	5	\$90,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : West Wall</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : North, South And West Walls</i>								
<i>Diagonal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	25%			LIFE	**			
<i>Painted Surfaces, Extent : Light, Area Affected : 100%</i>								
<i>Location : East Wall</i>								
Ceilings								
Exposed Struc: Steel	24%			LIFE	**			
Exposed Struc: Wood	74%	Now	\$2,487,500	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Center Of Building</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Fiber Board	2%			2032			\$51,200	
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	\$49,700	2042	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West End Of Building</i>								
<i>Impact Damage, Extent : Severe, Area Affected : 25%</i>								
<i>Location : West End Of Building</i>								
Retaining Walls								
Cast in Place Concrete	100%	2-4	\$10,100	2052	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : North Facade</i>								
Site Pavements								

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

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

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

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

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

Site Pavements

Parking/Driveway

Asphalt

100% Now \$101,600 2035 * *

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Throughout**Ponding, Extent : Moderate, Area Affected : 5%**Location : Throughout**Potholes, Extent : Moderate, Area Affected : 5%**Location : West End And North Facade*

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 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 \$317,500 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 \$202,700 5 \$2,400

Wiring

Thermoplastic

80% 2032 \$304,300 1

Thermoplastic

20% 2058 * * 1

Ground

Grounding Devices

Not Accessible

100%

Lighting

Interior Lighting

LED

100% 2040 * *

Exterior Lighting

HID

30% 2037 * * 10 \$100

No Component

70%

Alarm

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

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

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

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

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

Alarm

Security System

No Component

70%

Generic

30%

2032

\$62,300

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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Electricity

2%

2042

* *

1

No Component

98%

Conversion Equipment

Radiant Heater

2%

2032

\$57,600

2

\$1,100

No Component

98%

Plumbing

H/C Water Piping

Galvanized Steel

5%

2030

\$70,600

1

No Component

95%

Fire Suppression

Sprinkler

Generic

100%

2032

\$1,529,500

1-2

\$31,700

Fire Pump

Generic

100%

2028

\$105,600

1

\$21,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Sprinkler Room**Explanation : Engine Driven Fire Pump*

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : 23RD ST. MARINA PKG. GARAGE BUILDING FOUNDATION
Address : 23RD ST. MARINA
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGSPR30.001 / 2666 **Yr Built/Renovated** : 1960 /
Area Sq Ft : 42,000 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 27-Mar-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 991 **Lot** : 50 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Piers	\$174,100	\$58,700
Total	\$174,100	\$58,700
Importance Code A	\$174,100	\$58,700
Total	\$174,100	\$58,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Piers	\$28,200		\$1,700	
Total	\$28,200		\$1,700	
Importance Code A	\$19,600		\$1,700	
Importance Code C	\$8,700			
Total	\$28,200		\$1,700	



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

DEPT. OF SMALL BUSINESS SERV. - 801
23RD ST. MARINA PKG. GARAGE BUILDING FOUNDATION

Asset # : 2666

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Deck								
Concrete	73%			LIFE	**	5	\$57,100	
<i>Cracking, Extent : Light, Area Affected : 2%</i>								
<i>Location : Isolated Locations Up To 1/16 Inch Wide With Efflorescence</i>								
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Deck Surface</i>								
<i>Explanation : Delaminations</i>								
Concrete	2%	4+	\$60,300	LIFE	**	5	\$1,600	
<i>Spalling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Along Inshore Edge Of Pier</i>								
Not Accessible	25%							
Pile Caps								
Concrete	9%	4+	\$113,800	LIFE	**	5	\$300	
<i>Spalling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Around Top Edge Of Pile Caps</i>								
Steel	1%			2032	\$25,500	5	\$3,500	
<i>Corrosion, Extent : Light, Area Affected : 100%</i>								
<i>Location : Center Of Pier</i>								
Not Accessible	90%							
Piles and Bracing								
Concrete	28%			LIFE	**	5	\$37,200	
Concrete	2%	4+	\$19,600	LIFE	**	5	\$2,700	
<i>Cracking, Extent : Light, Area Affected : 5%</i>								
<i>Location : One Isolated Pile At Offshore End Of Pier</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : One Isolated Pile Near Center Of Pier</i>								
Not Accessible	70%							
Coping/Curb								
Concrete	10%	4+	\$8,700	LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Concrete Curb On Northwest Side Of Pier, Garage Exterior</i>								
<i>Explanation : Delaminations With Staining</i>								
Concrete	85%			LIFE	**			
No Component	5%							
Deck Elements								
Railing								
Concrete	15%			2032				
Fencing	10%			2032		3		
Guard Rail	70%			LIFE	**			
No Component	5%							

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 : 06-Jan-2021 **Landmark Status** : NONE
Areas Surveyed :
Block : 5778 **Lot** : 1 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Piers		\$150,600
Total		\$150,600
Importance Code B		\$150,600
Total		\$150,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Piers	\$42,800	\$6,200		
Total	\$42,800	\$6,200		
Importance Code A				
Importance Code B	\$42,800			
Importance Code C		\$6,200		
Total	\$42,800	\$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 System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Deck								
Not Accessible	100%							
Deck Surface								
Asphalt	40%			2041	**	5	\$6,400	
			<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Southern 200 Feet Of Asset</i>					
Concrete	60%			2041	**	5	\$6,000	
Pile Caps								
Concrete	5%			LIFE	**	5		
			<i>Spalling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : At West End Of Caps</i>					
Not Accessible	95%							
Piles and Bracing								
Concrete	5%			LIFE	**	5	\$2,300	
Not Accessible	95%							
Coping/Curb								
Concrete	20%			LIFE	**			
No Component	80%							
Fender								
Piles								
Timber	40%	Now	\$20,800	2047	**	4	\$5,200	
			<i>Broken, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : At North End Of Asset. Three Of Seven Fender Piles Broken With Impact Damage And Loose Connections</i>					
Timber	60%			2041	**	4	\$11,700	
Deck Elements								
Railing								
Steel	40%			2030			\$120,500	
			<i>Missing Coating, Extent : Light, Area Affected : 50%</i>					
			<i>Location : Southern And Northern Ends Of Railing</i>					
Steel	10%	4+	\$18,100	2032			\$30,100	
			<i>Corrosion, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : 89 To 114 Feet And 259 To 294 Feet From South</i>					
Fencing	20%			2030		3	\$8,000	
			<i>Corrosion, Extent : Light, Area Affected : 50%</i>					
			<i>Location : Full Length Of Fencing From 406 Feet To 520 Feet From South</i>					
No Component	30%							

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Piers		\$225,700
Total		\$225,700
Importance Code A		\$225,700
Total		\$225,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Piers	\$27,200			
Total	\$27,200			
Importance Code A	\$8,000			
Importance Code B	\$19,200			
Total	\$27,200			



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

DEPT. OF SMALL BUSINESS SERV. - 801
BERTHS 8, 8A, AND 8B
Asset # : 14872

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural	Deck							
	Concrete	100%			LIFE	**	5	\$65,200
			<i>Cracking, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Isolated Locations Across Deck</i>					
	Pile Caps							
	Not Accessible	100%						
	Piles and Bracing							
	Not Accessible	100%						
Fender	Wales and Chocks							
	Timber	100%			2041	**	4	\$51,700
			<i>Worn, Extent : Light, Area Affected : 10%</i>					
			<i>Location : In Tidal Zone</i>					
	Piles							
	Timber	25%			2041	**	4	\$6,000
			<i>Worn, Extent : Light, Area Affected : 10%</i>					
			<i>Location : In Tidal Zone</i>					
	Not Accessible	75%						
	Pile Cluster							
	Timber	25%			2033		4-10	
			<i>Worn, Extent : Light, Area Affected : 10%</i>					
			<i>Location : In Tidal Zone</i>					
	Not Accessible	75%						
Deck Elements	Coping/Curb							
	Concrete	3%			LIFE	**		
	Timber	97%			LIFE	**		
Mechanical/ Plumbing	Water Supply							
	Galvanized Steel	100%	4+	\$8,000	2030			\$160,500
			<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Full Length</i>					
			<i>Explanation : Coating Loss</i>					

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Piers	\$14,700			
Total	\$14,700			
Importance Code A				
Importance Code B	\$2,700			
Importance Code C	\$11,900			
Total	\$14,700			



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

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

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
Deck								
	Concrete	50%			LIFE	* *	5	\$32,500
	Not Accessible	50%						
<hr/>								
Deck Surface								
	Concrete	100%			2045	* *	5	\$23,900
				<i>Cracking, Extent : Light, Area Affected : 5%</i>				
				<i>Location : Isolated Locations On Deck Surface</i>				
<hr/>								
Pile Caps								
	Concrete	100%			LIFE	* *	5	\$2,300
<hr/>								
Piles and Bracing								
	Concrete	15%			LIFE	* *	5	\$16,600
	Not Accessible	85%						
<hr/>								
Fender								
Wales and Chocks								
	Timber	8%			2041	* *	4	\$6,100
				<i>Other Observation, Extent : N/A, Area Affected : 100%</i>				
				<i>Location : At North And South End Of Platform</i>				
				<i>Explanation : Location</i>				
	No Component	92%						
<hr/>								
Piles								
	Timber	6%			2041	* *	4	\$2,100
				<i>Other Observation, Extent : N/A, Area Affected : 100%</i>				
				<i>Location : At North And South End Of Platform</i>				
				<i>Explanation : Location</i>				
	No Component	92%						
	Not Accessible	2%						
<hr/>								
Deck Elements								
Railing								
	Steel	100%			2031			

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : EAST RIVER ESPLANADE PILE SUPPORTED PLATFORM
Address : FROM NORTH SIDE PIER 11 TO SOUTH SIDE PIER 15
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR002.020 / 2580 **Yr Built/Renovated** :
Area Sq Ft : 44,650 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 06-Mar-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 36 **Lot** : 25 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Piers		\$2,349,100
Total		\$2,349,100
Importance Code A		\$1,773,800
Importance Code B		\$575,300
Total		\$2,349,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Piers	\$12,900		\$37,200	
Total	\$12,900		\$37,200	
Importance Code A			\$37,200	
Importance Code B	\$2,900			
Importance Code C	\$10,000			
Total	\$12,900		\$37,200	



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

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

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
Deck								
	Concrete	10%			LIFE	**	5	\$8,300
	Steel	20%			2032	\$1,602,200	5	\$74,400
<i>Corrosion, Extent : Light, Area Affected : 5%</i>								
<i>Location : On Hardware</i>								
	Not Accessible	70%						
Deck Surface								
	Asphalt Pavers	65%			2040	**		
	Asphalt Pavers	5%	4+	\$10,000	2040	**		
<i>Settlement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 65, 300, And 566 Feet From South</i>								
	Topsoil	10%			2029	\$47,900	5	\$6,300
	No Component	20%						
Pile Caps								
	Concrete	30%			LIFE	**	5	\$900
	Timber	50%			LIFE	**	4	\$175,400
<i>Rotting/Splitting, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Ends Of Caps</i>								
	Not Accessible	20%						
Piles and Bracing								
	Concrete	10%			LIFE	**	5	\$14,100
	Concrete Encased	15%			LIFE	**	5	\$21,200
	Timber							
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Above Water</i>								
<i>Explanation : Section Loss</i>								
	Steel	25%			LIFE	**	5	\$171,600
<i>Corrosion, Extent : Light, Area Affected : 5%</i>								
<i>Location : Above Water</i>								
	Not Accessible	50%						
Deck Elements								
Railing								
	Steel	5%	Now	\$2,900	2029	\$28,800		
<i>Broken, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Broken Wire Strand 250 Feet To 293 Feet From South</i>								
	Steel	95%			2029	\$546,500		

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : EAST RIVER ESPLANADE PILE SUPPORTED PLATFORM
Address : BATTERY MARITIME BLDG NORTH TO NORTH SIDE OF OLD SLIP
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBS0057.000 / 14655 **Yr Built/Renovated** :
Area Sq Ft : 9,584 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 19-Mar-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2 **Lot** : 23 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
Deck								
	Concrete	40%			LIFE	**	5	\$7,100
	No Component	5%						
	Not Accessible	55%						
Deck Surface								
	Asphalt	95%			2040	**	5	\$10,000
	No Component	5%						
Pile Caps								
	Concrete	95%			LIFE	**	5	\$600
	No Component	5%						
Piles and Bracing								
	Concrete Encased Steel	5%			LIFE	**		
	Steel	25%			LIFE	**	5	\$36,800
					<i>Corrosion, Extent : Light, Area Affected : 10%</i>			
					<i>Location : Isolated In Top 2 Feet Of Piles</i>			
	No Component	5%						
	Not Accessible	65%						
Deck Elements								
Railing								
	Steel	95%			2029			
	No Component	5%						

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

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

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

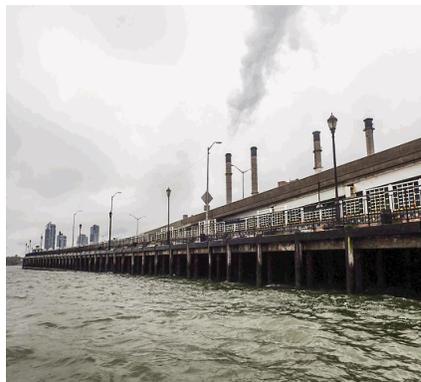
Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : EAST RIVER ESPLANADE PILE SUPPORTED PLATFORM
Address : EAST RIVER, 17TH ST TO 18TH ST IN FRONT OF ASSET 4083
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBS0058.000 / 14656 **Yr Built/Renovated** :
Area Sq Ft : 7,300 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 17-Mar-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 991 **Lot** : 29 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Piers	\$147,500	\$490,300
Total	\$147,500	\$490,300
Importance Code A	\$147,500	\$67,300
Importance Code B		\$422,900
Total	\$147,500	\$490,300

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Piers	\$50,100			\$25,300
Total	\$50,100			\$25,300
Importance Code A				
Importance Code B	\$8,500			\$25,300
Importance Code C	\$41,700			
Total	\$50,100			\$25,300



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 PILE SUPPORTED PLATFORM

Asset # : 14656

Piers System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Deck								
Concrete	35%			LIFE	**	5	\$4,800	
		<i>Cracking, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Underdeck</i>						
Not Accessible	65%							
Deck Surface								
Brick Pavers	100%			2040	**	5	\$83,300	
		<i>Other Observation, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Isolated Locations</i>						
		<i>Explanation : Loose Bricks</i>						
Pile Caps								
Concrete	100%			LIFE	**	5	\$500	
		<i>Cracking, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Isolated Locations</i>						
Piles and Bracing								
Steel	60%	4+	\$147,500	LIFE	**	5	\$67,300	
		<i>Corrosion, Extent : Moderate, Area Affected : 30%</i>						
		<i>Location : Splash Zone</i>						
Not Accessible	40%							
Fender								
Wales and Chocks								
Timber	100%			2040	**	4	\$39,600	
Piles								
Timber	60%			2040	**	4	\$11,000	
Not Accessible	40%							
Deck Elements								
Railing								
Steel	95%			2029			\$401,800	
Steel	5%	4+	\$8,500	2029			\$21,100	
		<i>Broken, Extent : Severe, Area Affected : 75%</i>						
		<i>Location : Temporary Repair 200 Feet From North</i>						
Electrical								
Lighting Fixture								
Incandescent	100%			2025				
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 14 Fixtures Total</i>						
		<i>Explanation : Count</i>						

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 : 03-Feb-2020 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed :
Block : 1850 **Lot** : 1995 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Piers	\$376,500	
Total	\$376,500	
Importance Code C	\$376,500	
Total	\$376,500	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Piers	\$46,800			\$700
Total	\$46,800			\$700
Importance Code A	\$39,100			
Importance Code B				\$700
Importance Code C	\$7,600			
Total	\$46,800			\$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
FULTON/PIER 1- DUMBO FERRY BROOKLYN BRIDGE PARK
Asset # : 4337

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
Deck								
	Concrete	5%			LIFE	**	5	\$1,400
	Not Accessible	95%						
Deck Surface								
	Concrete	1%			2040	**	5	\$100
				<i>Cracking, Extent : Light, Area Affected : 2%</i>				
				<i>Location : Isolated Locations At East End Of Pier</i>				
	Stone Pavers	2%			2040	**		
	Stone Pavers	1%	Now	\$7,600	2046	**		
				<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>				
				<i>Location : Loose And Displaced Pavers At East End Of Pier</i>				
	Timber	90%	4+	\$376,500	2046	**	5	\$27,200
				<i>Surface Wearing/Scaling, Extent : Moderate, Area Affected : 20%</i>				
				<i>Location : Pier Deck Planks</i>				
				<i>Other Observation, Extent : Light, Area Affected : 5%</i>				
				<i>Location : Pier Deck Planks</i>				
				<i>Explanation : Loose Connections</i>				
	No Component	6%						
Pile Caps								
	Concrete	15%			LIFE	**	5	\$200
				<i>Spalling, Extent : Light, Area Affected : 2%</i>				
				<i>Location : Isolated Locations On Edge Beams</i>				
	Not Accessible	85%						
Piles and Bracing								
	Concrete	30%			LIFE	**	5	\$14,200
				<i>Erosion, Extent : Light, Area Affected : 10%</i>				
				<i>Location : Tidal Zone</i>				
	Not Accessible	70%						
Fender								
Piles								
	Timber	15%			2040	**	4	\$1,500
				<i>Rotting/Splitting, Extent : Light, Area Affected : 30%</i>				
				<i>Location : Above Mean Low Water</i>				
				<i>Worn, Extent : Moderate, Area Affected : 20%</i>				
				<i>Location : Tidal Zone</i>				
	No Component	70%						
	Not Accessible	15%						
Deck Elements								
Railing								
	Steel	100%			2029			
Electrical								

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
FULTON/PIER 1- DUMBO FERRY BROOKLYN BRIDGE PARK

Asset # : 4337

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Electrical	Lighting Fixture							
	Incandescent	30%	4+	\$200	2025	\$11,600		
		<i>Other Observation, Extent : Light, Area Affected : 2%</i>						
		<i>Location : 3 Fixtures On North Side And 2 On West Side</i>						
		<i>Explanation : Loose Fixtures</i>						
	Incandescent	10%	4+	\$400	2025	\$3,900		
		<i>Other Observation, Extent : Light, Area Affected : 5%</i>						
		<i>Location : 2 Fixtures On South Side</i>						
		<i>Explanation : Missing Caps</i>						
	Incandescent	60%			2025	\$23,100		

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : GREENPOINT FERRY LANDING PIER
Address : 10 INDIA STREET EAST RIVER
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0067.000 / 15300 **Yr Built/Renovated** : 2011 /
Area Sq Ft : 14,170 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 17-Mar-2021 **Landmark Status** : NONE
Areas Surveyed :
Block : 2530 **Lot** : 8 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Piers	\$572,400	\$589,200
Total	\$572,400	\$589,200
Importance Code A	\$572,400	
Importance Code B		\$589,200
Total	\$572,400	\$589,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Piers	\$31,900	\$18,400	\$8,400	\$8,900
Total	\$31,900	\$18,400	\$8,400	\$8,900
Importance Code A	\$24,400	\$17,900	\$8,400	\$8,900
Importance Code B	\$4,700			
Importance Code C	\$2,700	\$500		
Total	\$31,900	\$18,400	\$8,400	\$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
GREENPOINT FERRY LANDING PIER
Asset # : 15300

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
Deck								
	Concrete	52%			LIFE	**	5	\$13,700
<i>Spalling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Isolated Locations Along Edges And At Corners</i>								
	Not Accessible	48%						
Deck Surface								
	Asphalt Pavers	82%			2041	**		
	Concrete	2%	4+	\$2,100	2047	**	5	\$100
<i>Settlement, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Slab At Pier Approach</i>								
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Utility Trench Cover, 160 Feet From East End</i>								
<i>Explanation : Displaced Element</i>								
	Concrete	10%			2041	**	5	\$1,000
	Topsoil	6%			2030		5	\$1,200
Pile Caps								
	Concrete	70%			LIFE	**	5	\$700
<i>Spalling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Isolated Locations Along Edges And At Corners</i>								
	Concrete	10%	4+	\$14,200	LIFE	**	5	\$100
<i>Missing Part, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Precast Pile Caps With Missing Grout At 30 Percent Of Pile Sockets</i>								
	Not Accessible	20%						
Piles and Bracing								
	Concrete Encased Steel	30%	4+	\$572,400	LIFE	**		
<i>Corrosion, Extent : Light, Area Affected : 10%</i>								
<i>Location : Exposed Steel H-piles</i>								
<i>Other Observation, Extent : Severe, Area Affected : 80%</i>								
<i>Location : 80 Percent Of Piles Have Split Fiberglass Jackets With Exposed And Eroding Encasements</i>								
<i>Explanation : Failed Encasements</i>								
	Not Accessible	70%						
Deck Elements								
Railing								
	Steel	98%			2030			\$577,400
	Steel	2%	0-2	\$4,700	2030			\$11,800
<i>Loose Connections, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Two Locations With Disconnected Top Rails, 61 And 457 Feet From East End</i>								
Electrical								
Conduit								
	PVC	4%			2028			\$8,900
	PVC	2%	0-2	\$1,800	2030			\$4,400
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Extending From Settled Utility Vault At Pier Approach</i>								
<i>Explanation : Pinched Lines</i>								
	Not Accessible	94%						

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
GREENPOINT FERRY LANDING PIER
Asset # : 15300

Piers	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Electrical								
Lighting Fixture								
Incandescent	32%	Now	\$8,400	2027	\$8,400			
	<i>Broken, Extent : N/A, Area Affected : 5%</i>							
	<i>Location : 4 Of 12 Fixtures Broken</i>							
Incandescent	68%			2026	\$17,900			

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : HARBOR CHARLIE CONCRETE WHARF, PIER
Address : FOOT OF 63RD ST.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR032.010 / 13544 **Yr Built/Renovated** :
Area Sq Ft : 15,000 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 05-Jan-2021 **Landmark Status** : NONE
Areas Surveyed :
Block : 5778 **Lot** : 1 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Piers	\$26,400			
Total	\$26,400			
Importance Code A				
Importance Code B	\$26,400			
Total	\$26,400			



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 CONCRETE WHARF, PIER**

Asset # : 13544

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural	Deck							
	Concrete	100%			LIFE	**	5	\$28,000
				<i>Cracking, Extent : Light, Area Affected : 5%</i>				
				<i>Location : Isolated Sections For The Entire Length</i>				
	Pile Caps							
	Concrete	100%			LIFE	**	5	\$1,000
				<i>Cracking, Extent : Light, Area Affected : 5%</i>				
				<i>Location : Isolated Sections</i>				
				<i>Other Observation, Extent : Light, Area Affected : 5%</i>				
				<i>Location : Isolated Sections</i>				
				<i>Explanation : Annulus Void Between Cap And Pile</i>				
	Piles and Bracing							
	Concrete	70%			LIFE	**	5	\$33,200
	Not Accessible	30%						
	Coping/Curb							
	Concrete	90%			LIFE	**		
				<i>Cracking, Extent : Light, Area Affected : 5%</i>				
				<i>Location : Isolated Locations On All Faces Of Curb</i>				
	No Component	10%						
Fender	Wales and Chocks							
	Timber	10%			2041	**	4	\$2,500
	No Component	90%						
	Piles							
	Timber	20%			2041	**	4	\$2,300
	Timber	10%	Now	\$24,800	2047	**	4	\$800
				<i>Loose Connections, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : One Fender Pile Disconnected From Wharf Face</i>				
				<i>Other Observation, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Two Piles Connected To Wharf Face</i>				
				<i>Explanation : Impact Damage</i>				
	No Component	40%						
	Not Accessible	30%						
Electrical	Lighting Fixture							
	Sodium	100%			2026			

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Piers	\$1,045,300	\$275,200
Total	\$1,045,300	\$275,200
Importance Code A	\$1,045,300	
Importance Code B		\$275,200
Total	\$1,045,300	\$275,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Piers	\$28,000		\$28,800	
Total	\$28,000		\$28,800	
Importance Code A	\$500		\$28,500	
Importance Code B	\$27,500			
Importance Code C			\$300	
Total	\$28,000		\$28,800	



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

DEPT. OF SMALL BUSINESS SERV. - 801
HIGH LEVEL DECK (WHARF)
Asset # : 13847

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Deck								
Concrete	10%	4+	\$90,300	LIFE	**	5	\$1,200	
<i>Spalling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Offshore Surface Entire Length And Undermining Railing Bases Throughout Length</i>								
Concrete	50%			LIFE	**	5	\$5,900	
<i>Cracking, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout With Efflorescence</i>								
Concrete	10%	2-4	\$90,300	LIFE	**	5	\$1,200	
<i>Spalling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Open And Closed Spalls On Deck Soffit</i>								
Not Accessible	30%							
Deck Surface								
Asphalt Pavers	88%			2036	**			
<i>Cracking, Extent : Light, Area Affected : 10%</i>								
<i>Location : Intermittent Longitudinal Cracking Throughout</i>								
<i>Settlement, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Offshore 3 Feet For Full Length Of Asset</i>								
Concrete	12%			2042	**	5	\$500	
<i>Cracking, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Both North And South Segments</i>								
Pile Caps								
Timber	25%	4+	\$133,000	LIFE	**	4	\$12,400	
<i>Rotting/Splitting, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outboard Ends Of Pile Caps And Along Line Cap</i>								
Timber	30%	Now	\$159,700	LIFE	**	4	\$14,800	
<i>Rotting/Splitting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Line Cap</i>								
Timber	45%			LIFE	**	4	\$22,300	
Piles and Bracing								
Timber	25%	4+	\$286,000	LIFE	**	4-5	\$7,100	
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Abandoned Hardware Holes In Piles And In Tidal Zone</i>								
Timber	25%	2-4	\$286,000	LIFE	**	4-5	\$7,100	
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Bracing Elements</i>								
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Isolated At Abandoned Hardware Holes And In Tidal Zone</i>								
Not Accessible	50%							
Deck Elements								

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
HIGH LEVEL DECK (WHARF)
Asset # : 13847

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Deck Elements								
Railing								
Steel	100%	4+	\$27,500	2031	\$275,200			
<i>Missing Coating, Extent : Light, Area Affected : 20%</i>								
<i>Location : For Full Length Of Asset And Primarily On Offshore Face</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Additional Chain-link Fence Installed Inshore Of Original Railing For Full Length Of Asset</i>								
<i>Explanation : Recent Repair Evident</i>								
Electrical								
Lighting Fixture								
Incandescent	16%	Now	\$500	2027	\$4,600			
<i>Broken, Extent : Light, Area Affected : 10%</i>								
<i>Location : Lights Are Out On 2 Of 13 Light Poles By 96th Street</i>								
Incandescent	84%			2027	\$24,000			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 11 Of 13 Light Poles</i>								
<i>Explanation : Light Poles</i>								

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : HIGH-LEVEL DECK (WHARF) INFRONT OF ASSET 13854
Address : NO. SIDE OF CON ED FACILITY AT FOOT OF W 201 ST HARLEM RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR061.000 / 13803 **Yr Built/Renovated** :
Area Sq Ft : 1,790 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 24-Nov-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2184 **Lot** : 997 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Piers	\$442,300	
Total	\$442,300	
Importance Code A	\$231,200	
Importance Code B	\$211,100	
Total	\$442,300	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Piers	\$77,000			
Total	\$77,000			
Importance Code A	\$27,200			
Importance Code B	\$49,700			
Total	\$77,000			



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 (WHARF) INFRONT OF ASSET 13854

Asset # : 13803

Piers		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Structural Deck									
Timber	90%	4+	\$159,300	LIFE	**	5	\$6,800		
<i>Aging, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Deck Planks</i>									
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Isolated Deck Planks And At Ends Of Stringers</i>									
Timber	10%	Now	\$17,700	LIFE	**	5	\$800		
<i>Broken, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : North End Of Deck</i>									
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>									
<i>Location : Center Of Deck</i>									
<i>Explanation : Fire Damage</i>									
Pile Caps									
Timber	20%	4+	\$18,200	LIFE	**	4	\$2,800		
<i>Rotting/Splitting, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Primarily At Southern End Of Wharf</i>									
Timber	10%	Now	\$9,100	LIFE	**	4	\$1,400		
<i>Rotting/Splitting, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Severe Rot At Ends Of Timber Pile Caps</i>									
Not Accessible	70%								
Piles and Bracing									
Timber	30%	4+	\$32,500	LIFE	**	4-5	\$2,400		
<i>Rotting/Splitting, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Partial Bearing And Rot In Tidal Zone On Timber Piles</i>									
Timber	20%	Now	\$21,700	LIFE	**	4-5	\$1,600		
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>									
<i>Location : At Tops Of Timber Piles</i>									
<i>Explanation : Non-bearing</i>									
Not Accessible	50%								
Fender									
Wales and Chocks									
Timber	100%	Now	\$81,700	2047	**	4	\$8,800		
<i>Missing Part, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Entire Fender System</i>									
Piles									
Timber	100%	Now	\$129,400	2047	**	4	\$4,100		
<i>Broken, Extent : Severe, Area Affected : 50%</i>									
<i>Location : Entire Fender System</i>									
Deck Elements									
Coping/Curb									
Timber	100%	Now	\$49,700	LIFE	**				
<i>Broken, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Entire Curb</i>									

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : HIGH-LEVEL DECK AND TIM DOLPHINS HARLEM RIVER DRIVE
Address : W 157 TO W 160 ST HARLEM RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGSP052.000 / 13821 **Yr Built/Renovated** :
Area Sq Ft : 27,750 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 11-Dec-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2105 **Lot** : 51 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Piers	\$216,300	\$2,539,600
Total	\$216,300	\$2,539,600
Importance Code A	\$69,600	\$361,400
Importance Code B	\$65,400	\$653,500
Importance Code C	\$81,300	\$1,524,700
Total	\$216,300	\$2,539,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Piers	\$53,700	\$15,300	\$400	\$5,700
Total	\$53,700	\$15,300	\$400	\$5,700
Importance Code A	\$23,900			\$5,700
Importance Code B	\$6,900		\$400	
Importance Code C	\$22,900	\$15,300		
Total	\$53,700	\$15,300	\$400	\$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
HIGH-LEVEL DECK AND TIM DOLPHINS HARLEM RIVER DRIVE
Asset # : 13821

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural Deck								
	Concrete	2%	4+	\$23,900	LIFE	**	5	\$1,000
		<i>Spalling, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : At 75 Feet And 560 Feet From South And 20 Feet From North End</i>						
	Concrete	38%			LIFE	**	5	\$19,600
		<i>Discolor & Bleeding, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Efflorescence At Deck Joints Between Deck Planks</i>						
	Not Accessible	60%						
Deck Surface								
	Asphalt	100%			2041	**	5	\$30,600
		<i>Cracking, Extent : Light, Area Affected : 2%</i>						
		<i>Location : Above Pile Caps</i>						
		<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Entire Length</i>						
Pile Caps								
	Concrete	70%			LIFE	**	5	\$1,300
		<i>Cracking, Extent : Light, Area Affected : 30%</i>						
		<i>Location : Isolated Corrosion Cracks With Discoloration And Bleeding Across Entire Length</i>						
		<i>Spalling, Extent : Light, Area Affected : 5%</i>						
		<i>Location : At Edges</i>						
	Concrete	25%	4+	\$69,600	LIFE	**	5	\$500
		<i>Cracking, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Horizontal Cracking With Delamination And Rust Staining, Along Bottom Of Pile Caps At Isolated Caps</i>						
		<i>Spalling, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : At Offshore Ends</i>						
	Steel	5%			2033	\$84,100	5	\$11,400
		<i>Corrosion, Extent : Light, Area Affected : 5%</i>						
		<i>Location : On Beam Flanges Between Bent 15 To Bent 17</i>						
Piles and Bracing								
	Steel	65%			LIFE	**	5	\$277,300
		<i>Recent Repair Evident, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Full Height Of Exposed Piles Are Wrapped.</i>						
	Not Accessible	35%						
Fender								
	Buffer							
	Rubber	10%			2035	**	4-5	\$2,900
		<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Isolated At Hardware Of Tire Fender System</i>						
		<i>Explanation : Corrosion Of Attachment Hardware</i>						
	No Component	90%						

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
HIGH-LEVEL DECK AND TIM DOLPHINS HARLEM RIVER DRIVE
Asset # : 13821

Piers System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fender								
Wales and Chocks Composite	15%			2045		**		
	<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Suspended At Northern End</i>							
No Component	85%							
Pile Cluster								
Timber	60%			2033	\$1,219,400	4-10	\$374,000	
	<i>Other Observation, Extent : Moderate, Area Affected : 33%</i>							
	<i>Location : In Tidal Zone</i>							
	<i>Explanation : Corrosion Of Cable Wrapping</i>							
Timber	20%	4+	\$81,300	2037		**	4	\$15,300
	<i>Loose Wrapping, Extent : Moderate, Area Affected : 33%</i>							
	<i>Location : Several Bottom Cable Wraps In Tidal Zone</i>							
	<i>Rotting/Splitting, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Isolated At Timber Located Above Mean Low Water</i>							
No Component	20%							
Deck Elements								
Railing Steel	100%	4+	\$65,400	2030	\$653,500			
	<i>Corrosion, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Entire Length</i>							
	<i>Missing Coating, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Entire Length</i>							
Coping/Curb								
Concrete	5%	4+	\$5,800	LIFE		**		
	<i>Spalling, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : At Roadside Of Parapet With Exposed Reinforcement, 440 Feet From North And Isolated Other Locations</i>							
Concrete	95%			LIFE		**		
	<i>Cracking, Extent : Light, Area Affected : 10%</i>							
	<i>Location : At Roadside And Riverside For Entire Length</i>							

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : HUNTS POINT LANDING PARK PIER
Address : 2 FARRAGUT STREET EAST RIVER
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DBS0060.010 / 15258 **Yr Built/Renovated** : 2013 /
Area Sq Ft : 1,440 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 22-Feb-2021 **Landmark Status** : NONE
Areas Surveyed :
Block : 2781 **Lot** : 500 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
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Piers

Total

Importance Code A

Total



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

DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT LANDING PARK PIER
Asset # : 15258

Piers System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Structural Deck Composite	100%			2052		**	
		<i>Other Observation, Extent : Light, Area Affected : 5%</i>					
		<i>Location : Isolated Loose Sections</i>					
		<i>Explanation : Loose Elements</i>					
Pile Caps Concrete	100%			LIFE	**	5	\$100
Piles and Bracing Steel	85%			LIFE	**	5	\$18,800
		<i>Corrosion, Extent : Light, Area Affected : 10%</i>					
		<i>Location : Top 2 Feet Of Piles</i>					
Not Accessible	15%						
Deck Elements Railing Steel	100%			2030			
		<i>Corrosion, Extent : Light, Area Affected : 5%</i>					
		<i>Location : Isolated Areas, Primarily Posts At Inshore End</i>					

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Piers	\$251,600	\$168,100
Total	\$251,600	\$168,100
Importance Code A	\$251,600	\$168,100
Total	\$251,600	\$168,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Piers	\$83,100		\$10,900	\$18,800
Total	\$83,100		\$10,900	\$18,800
Importance Code A	\$42,700			\$18,800
Importance Code B	\$40,400		\$10,900	
Total	\$83,100		\$10,900	\$18,800



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

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

Piers		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Structural									
Deck									
Concrete	35%			LIFE	**	5	\$171,600		
<i>Cracking, Extent : Light, Area Affected : 25%</i>									
<i>Location : Isolated Locations In Deck Surface</i>									
Steel	13%			2035	**	5	\$142,600		
Steel	2%	Now	\$94,400	2035	**	5	\$11,000		
<i>Broken, Extent : Light, Area Affected : 100%</i>									
<i>Location : Missing And Dislodged Steel Grates Mostly On Northeast End Of Pier</i>									
Not Accessible	50%								
Piles and Bracing									
Concrete	10%			LIFE	**	5	\$83,300		
Not Accessible	90%								
Fender									
Buffer									
Rubber	10%	Now	\$29,900	2043	**	4-5	\$4,900		
<i>Broken, Extent : Severe, Area Affected : 40%</i>									
<i>Location : Two Fenders With Severe Impact Damage</i>									
<i>Missing Part, Extent : Severe, Area Affected : 60%</i>									
<i>Location : Three Missing Fenders</i>									
Rubber	40%			2037	**	4-5	\$34,900		
No Component	50%								
Facing									
Concrete	90%			LIFE	**	10			
<i>Other Observation, Extent : Light, Area Affected : 25%</i>									
<i>Location : In Tidal Zone Of Vertical Concrete Aprons Around Pier</i>									
<i>Explanation : Spalling</i>									
Not Accessible	10%								
Deck Elements									
Coping/Curb									
Concrete	98%			LIFE	**				
<i>Spalling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Isolated Locations</i>									
Concrete	2%	Now	\$6,100	LIFE	**				
<i>Mechanical Damage, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Various Locations On North Side Of Pier</i>									
<i>Spalling, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Northwest Corner Of Pier</i>									
Electrical									
Lighting Fixture									
Incandescent	95%			2028			\$18,800		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : 4 High Mast Lights, 3 Parking Lot Lights, And 2 Navigation Lights</i>									
<i>Explanation : Light Count</i>									
Incandescent	5%	Now	\$1,000	2029			\$1,000		
<i>Broken, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Navigational Light On Southeast Corner Of Pier</i>									

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

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

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

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

Print Date : 22-Aug-2023 **DEPT. OF SMALL BUSINESS SERV. - FY 2024**

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 2025 - 2028	FY 2029 - 2034
Piers	\$134,800	\$770,600
Total	\$134,800	\$770,600
Importance Code A		\$139,400
Importance Code B	\$134,800	\$545,100
Importance Code C		\$86,100
Total	\$134,800	\$770,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Piers	\$45,600	\$26,300	\$1,700	\$10,400
Total	\$45,600	\$26,300	\$1,700	\$10,400
Importance Code A				
Importance Code B	\$12,200	\$23,100		\$10,400
Importance Code C	\$33,500	\$3,300	\$1,700	
Total	\$45,600	\$26,300	\$1,700	\$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
PIER 15, EAST RIVER ESPLANADE
Asset # : 15423

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
Deck								
	Concrete	20%			LIFE	**	5	\$14,500
	Steel	2%			2034	\$139,400	5	\$6,500
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : North Side Of Pier 10 Feet Wide 220 Feet Long</i>								
<i>Explanation : Steel Grate</i>								
	Not Accessible	78%						
Deck Surface								
	Concrete	1%			2042	**	5	\$300
	Panel/Paver: Concrete	78%			2053	**		
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Isolated Locations Throughout</i>								
<i>Explanation : Settlement Of Paver</i>								
	Timber	2%			2042	**	5	\$3,100
	Topsoil	6%			2031	\$25,000	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
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Supporting Pier</i>								
<i>Explanation : 155 Piles</i>								
	Not Accessible	60%						
Fender								
Wales and Chocks								
	Timber	1%	Now	\$12,200	2048	**	4	\$500
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 15 Feet At The Southeast Corner Of Pier</i>								
	Timber	85%			2042	**	4	\$66,700
	No Component	14%						
Piles								
	Timber	86%			2036	**	4	\$20,800
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Tidal Zone</i>								
<i>Explanation : Abrasion</i>								
	Timber	7%	Now	\$134,800	2048	**	4	\$1,700
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 6 Piles Southeast Corner Of Pier</i>								
	Timber	7%			2042	**	4	\$2,500
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Southwest End Of Pier</i>								
<i>Explanation : 7 Piles</i>								

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
PIER 15, EAST RIVER ESPLANADE
Asset # : 15423

Piers System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fender								
Pile Cluster								
Timber	14%	Now	\$33,500	2038	**	4	\$1,300	
	<i>Broken, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : 1of 4 Pile Clusters In The Southeast Corner Of Pier</i>							
Timber	36%			2034	\$86,100	4-10	\$26,400	
	<i>Other Observation, Extent : Light, Area Affected : 50%</i>							
	<i>Location : Tidal Zone</i>							
	<i>Explanation : Abrasion</i>							
Not Accessible	50%							
Deck Elements								
Railing								
Steel	86%			2031	\$545,100			
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 : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : PIER 16, EAST RIVER
Address : PIER 16 EAST RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGSP003.010 / 1769 **Yr Built/Renovated** : 1902 /
Area Sq Ft : 40,713 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 07-Jan-2021 **Landmark Status** : NONE
Areas Surveyed :
Block : 73 **Lot** : 8 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Piers	\$796,600	\$569,600
Total	\$796,600	\$569,600
Importance Code A	\$98,600	
Importance Code B	\$138,000	\$499,800
Importance Code C	\$560,000	\$69,800
Total	\$796,600	\$569,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Piers	\$85,100	\$23,200	\$7,400	
Total	\$85,100	\$23,200	\$7,400	
Importance Code A	\$25,100		\$3,400	
Importance Code B	\$60,000		\$4,000	
Importance Code C		\$23,200		
Total	\$85,100	\$23,200	\$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
PIER 16, EAST RIVER
Asset # : 1769

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
Deck								
	Concrete	20%			LIFE	**	5	\$15,200
	Not Accessible	80%						
Deck Surface								
	Brick Pavers	10%			2041	**	5	\$46,500
				<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 5%</i>				
				<i>Location : Isolated At Inshore Concrete Brick Pavers</i>				
	Timber	75%	2-4	\$388,600	2041	**	5	\$61,500
				<i>Surface Wearing/Scaling, Extent : Moderate, Area Affected : 70%</i>				
				<i>Location : Entire Timber Deck Surface</i>				
	Timber	10%	0-2	\$51,800	2041	**	5	\$8,200
				<i>Excess Deflections, Extent : Severe, Area Affected : 5%</i>				
				<i>Location : Several Areas With Disconnected And Warped Planks</i>				
				<i>Surface Wearing/Scaling, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Areas Throughout Pier Surface</i>				
	Not Accessible	5%						
				<i>Other Observation, Extent : Light, Area Affected : 0%</i>				
				<i>Location :</i>				
				<i>Explanation : Under Cafe And Under Museum</i>				
Firewalls								
	Concrete	8%			LIFE	**	5	\$400
	Concrete	2%	Now	\$4,600	LIFE	**	5	\$100
				<i>Spalling, Extent : Severe, Area Affected : 5%</i>				
				<i>Location : Primarily At Fourth Firewall From Offshore End</i>				
	No Component	90%						
Pile Caps								
	Timber	20%			LIFE	**	4	\$64,000
				<i>Rotting/Splitting, Extent : Light, Area Affected : 5%</i>				
				<i>Location : Pile Cap Ends</i>				
	Not Accessible	80%						
Piles and Bracing								
	Concrete Encased	18%			LIFE	**	5	\$23,200
	Timber							
	Concrete Encased	2%	4+	\$98,600	LIFE	**	5	\$2,600
	Timber							
				<i>Exposed Reinforcement, Extent : Severe, Area Affected : 10%</i>				
				<i>Location : Isolated Piles With Eroded Encasements</i>				
	Not Accessible	80%						
Fender								
Facing								
	Timber	10%			2045	**	3	\$4,200
				<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>				
				<i>Location : Offshore End Of Pier And At Floating Dock On North Side</i>				
	No Component	90%						

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

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

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

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

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fender								
Wales and Chocks								
Timber	45%			2041	**	4	\$38,800	
<i>Rotting/Splitting, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Timber	20%	Now	\$53,400	2047	**	4	\$11,500	
<i>Rotting/Splitting, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Isolated Sections</i>								
No Component	15%							
Not Accessible	20%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Inaccessible Due To Berthed Ships</i>								
<i>Explanation : Other</i>								
Piles								
Timber	10%	Now	\$84,600	2047	**	4	\$2,700	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Isolated Piles</i>								
Timber	20%			2035	**	4	\$5,300	
<i>Worn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Tidal Zone</i>								
No Component	15%							
Not Accessible	55%							
Pile Cluster								
Timber	100%	Now	\$119,500	2037	**	4	\$4,500	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Two Clusters At East End Of Pier</i>								
Deck Elements								
Railing								
Steel	40%	4+	\$47,000	2032	\$235,200			
<i>Displaced Elements, Extent : Light, Area Affected : 15%</i>								
<i>Location : Isolated Impact Damage</i>								
<i>Loose Connections, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Bolted Connections With Deteriorated Timber Deck</i>								
Steel	45%			2030	\$264,600			
<i>Missing Coating, Extent : Light, Area Affected : 20%</i>								
<i>Location : Entire Railing</i>								
No Component	15%							
Electrical								
Lighting Fixture								
Sodium	85%			2025	\$19,200			
Sodium	15%	Now	\$1,400	2027	\$3,400			
<i>Broken, Extent : N/A, Area Affected : 100%</i>								
<i>Location : One Of Seven Lights</i>								

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

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

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

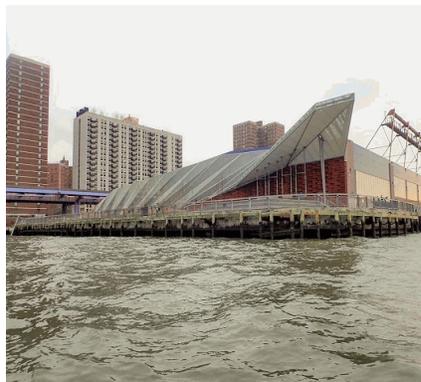
Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : PIER 35
Address : EAST RIVER, PIER 35 EAST OF RUTGERS SLIP
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGSP005.031 / 1770 **Yr Built/Renovated** :
Area Sq Ft : 27,677 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 05-Jan-2021 **Landmark Status** : NONE
Areas Surveyed :
Block : 241 **Lot** : 13 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Piers	\$75,800	\$74,200
Total	\$75,800	\$74,200
Importance Code B	\$75,800	
Importance Code C		\$74,200
Total	\$75,800	\$74,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Piers	\$30,800	\$4,900		
Total	\$30,800	\$4,900		
Importance Code A				
Importance Code B	\$30,800			
Importance Code C		\$4,900		
Total	\$30,800	\$4,900		



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

DEPT. OF SMALL BUSINESS SERV. - 801

PIER 35

Asset # : 1770

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Deck								
Not Accessible	100%							
Deck Surface								
Asphalt Pavers	60%			2045	**			
Topsoil	25%			2031	\$74,200	5	\$9,800	
Not Accessible	15%							
Pile Caps								
Concrete	10%			LIFE	**	5	\$200	
		<i>Spalling, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Along Bottom Of Edge Beam</i>						
Not Accessible	90%							
Piles and Bracing								
Steel	10%			LIFE	**	5	\$42,600	
		<i>Corrosion, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Above Mean Low Water</i>						
Not Accessible	90%							
Fender								
Wales and Chocks								
Timber	75%	Now	\$75,800	2047	**	4	\$16,300	
		<i>Missing Part, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : Low Water Wale</i>						
Timber	25%			2041	**	4	\$8,200	
Piles								
Timber	70%	0-2	\$28,000	2041	**	4	\$7,000	
		<i>Worn, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Tidal Zone</i>						
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Entire Fender System</i>						
		<i>Explanation : Corroded Retention Chains</i>						
Not Accessible	30%							

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : PIER 36
Address : EAST RIVER BET CLINTON AND MONTGOMERY STS.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGSP005.032 / 1771 **Yr Built/Renovated** :
Area Sq Ft : 342,515 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 20-Mar-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 241 **Lot** : 13 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Piers	\$25,673,800	\$2,550,900
Total	\$25,673,800	\$2,550,900
Importance Code A	\$25,103,900	\$1,919,600
Importance Code B	\$313,700	\$631,300
Importance Code C	\$256,200	
Total	\$25,673,800	\$2,550,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Piers	\$134,000			\$21,800
Total	\$134,000			\$21,800
Importance Code A				
Importance Code B	\$35,200			\$21,800
Importance Code C	\$98,700			
Total	\$134,000			\$21,800



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

DEPT. OF SMALL BUSINESS SERV. - 801

PIER 36

Asset # : 1771

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
Deck								
	Concrete	43%			LIFE	**	5	\$274,400
	Concrete	2%	4+	\$491,500	LIFE	**	5	\$12,800
<i>Spalling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Isolated Locations</i>								
	Not Accessible	55%						
Deck Surface								
	Asphalt	15%			2040	**	5	\$56,700
<i>Cracking, Extent : Light, Area Affected : 2%</i>								
<i>Location : Parking Area</i>								
	Asphalt	5%	4+	\$47,000	2046	**	5	\$9,400
<i>Settlement, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : West Side Of Pier At Department Of Sanitation Parking Area</i>								
	Concrete	20%			2040	**	5	\$46,900
<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offshore Apron And East End Of Parking Area</i>								
	Concrete	10%	Now	\$256,200	2046	**	5	\$11,700
<i>Spalling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Primarily Within A 35 Foot Wide Area Along The North Side Of The Building</i>								
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Isolated Locations In Parking Area Adjacent To Spalls</i>								
<i>Explanation : Exposed Reinforcement</i>								
	Not Accessible	50%						
Firewalls								
	Concrete	80%			LIFE	**	5	\$30,700
<i>Erosion, Extent : Light, Area Affected : 100%</i>								
<i>Location : West End Of Pier</i>								
	Not Accessible	20%						
Pile Caps								
	Concrete	65%	4+	\$6,704,400	LIFE	**	5	\$15,000
<i>Cracking, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bottom Of Pile Caps</i>								
<i>Spalling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Bottom Of Pile Caps</i>								
	Concrete	35%	2-4	\$3,610,000	LIFE	**	5	\$8,100
<i>Cracking, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Primarily At North End</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Primarily At North End</i>								

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801

PIER 36

Asset # : 1771

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Piles and Bracing								
Concrete Encased Steel	4%			LIFE	**			
Steel	8%	4+	\$3,689,800	LIFE	**	5	\$421,300	
<i>Corrosion, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Splash Zone</i>								
Steel	23%	2-4	\$10,608,200	LIFE	**	5	\$1,211,100	
<i>Corrosion, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Tidal Zone</i>								
Not Accessible	65%							
Fender								
Buffer								
Rubber	70%			2040	**	4-5	\$25,000	
Rubber	3%	Now	\$4,200	2046	**	4-5	\$700	
<i>Missing Part, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Isolated Locations</i>								
No Component	27%							
Wales and Chocks								
Timber	40%			2040	**	4	\$29,600	
Timber	10%	Now	\$68,700	2046	**	4	\$7,400	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Two Sections 500 And 800 Feet From East End</i>								
Timber	23%	0-2	\$158,000	2046	**	4	\$17,000	
<i>Loose Connections, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Multiple Sections Totaling 420 Feet</i>								
No Component	27%							
Piles								
Timber	20%			2040	**	4	\$6,800	
<i>Worn, Extent : Light, Area Affected : 5%</i>								
<i>Location : Tidal Zone</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Typical Condition</i>								
<i>Explanation : Corrosion Of Chain</i>								
Timber	8%	Now	\$87,000	2046	**	4	\$2,700	
<i>Broken, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Chain Connections At East End Of Pier</i>								
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 System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Deck Elements								
Railing								
Steel	78%			2029	\$615,500			
Steel	2%	4+	\$15,800	2031	\$15,800			
<i>Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Isolated Areas Along Offshore Edge</i>								
Fencing	10%	Now	\$6,300	2036	**	3	\$100	
<i>Broken, Extent : Severe, Area Affected : 75%</i>								
<i>Location : 150 Feet Of Damaged Fencing Running North-south, Approximately 375 Feet From East End Of Building</i>								
Fencing	10%			2032	\$10,500	3	\$100	
Coping/Curb								
Concrete	75%			LIFE	**			
<i>Cracking, Extent : Light, Area Affected : 2%</i>								
<i>Location : Isolated Locations</i>								
No Component	25%							

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : PIER 4 BROOKLYN ARMY TERMINAL
Address : SOUTH SIDE OF FOOT OF 58TH ST.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR052.000 / 13647 **Yr Built/Renovated** : 1997 /
Area Sq Ft : 195,000 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 06-Jan-2021 **Landmark Status** : NONE
Areas Surveyed :
Block : 5778 **Lot** : 1 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Piers	\$1,142,600	\$1,817,000
Total	\$1,142,600	\$1,817,000
Importance Code A	\$123,600	\$62,300
Importance Code B	\$773,700	\$1,599,000
Importance Code C	\$245,400	\$155,700
Total	\$1,142,600	\$1,817,000

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Piers	\$48,300	\$1,100		
Total	\$48,300	\$1,100		
Importance Code A	\$39,100			
Importance Code B	\$7,500			
Importance Code C	\$1,700	\$1,100		
Total	\$48,300	\$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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Deck								
Not Accessible	100%							
Deck Surface								
Asphalt	1%			2041	**	5	\$2,200	
			<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : At Base Of Pier</i>					
Concrete	99%			2041	**	5	\$132,100	
			<i>Cracking, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Along Centerline Of Pier</i>					
Pile Caps								
Concrete	2%	4+	\$39,100	LIFE	**	5	\$300	
			<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 2%</i>					
			<i>Location : Along North And South Pier Fascia</i>					
			<i>Spalling, Extent : Moderate, Area Affected : 2%</i>					
			<i>Location : Along North And South Pier Fascia</i>					
Not Accessible	98%							
Piles and Bracing								
Not Accessible	100%							
			<i>Other Observation, Extent : Light, Area Affected : 0%</i>					
			<i>Location :</i>					
			<i>Explanation : Below Water Surface</i>					
Fender								
Wales and Chocks								
Timber	10%			2041	**	4	\$22,500	
Timber	10%	Now	\$139,200	2047	**	4	\$15,000	
			<i>Missing Part, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Broken Or Missing Wales And Chocks At The Base Of The Pier On The North And South Side</i>					
Timber	5%	2-4	\$69,600	2047	**	4	\$7,500	
			<i>Rotting/Splitting, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : At The Base Of The Pier On The North Side</i>					
No Component	75%							
Piles								
Timber	15%	4+	\$330,700	2047	**	4	\$10,400	
			<i>Rotting/Splitting, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
			<i>Worn, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : North And South Side Of Pier In The Tidal Zone</i>					
Timber	5%	2-4	\$110,200	2047	**	4	\$3,500	
			<i>Worn, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : 205 To 320 Feet And 2,380 To 2,420 Feet From Northwest Corner Of Pier</i>					
No Component	65%							
Not Accessible	15%							
			<i>Other Observation, Extent : Light, Area Affected : 0%</i>					
			<i>Location :</i>					
			<i>Explanation : Below Water Surface</i>					

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
PIER 4 BROOKLYN ARMY TERMINAL
Asset # : 13647

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fender								
Pile Cluster								
Timber	50%	Now	\$179,300	2037	**	4	\$6,700	
<i>Not Plumb, Extent : Severe, Area Affected : 100%</i>								
<i>Location : On South Side Of Pier: 3 Of 6 Timber Fender Clusters</i>								
Timber	25%			2033	\$89,700	4-10	\$27,500	
Not Accessible	25%							
Deck Elements								
Railing								
Steel	95%	4+	\$76,000	2030	\$1,519,100			
<i>Missing Coating, Extent : Light, Area Affected : 25%</i>								
<i>Location : Full Length Of Asset</i>								
Steel	5%	4+	\$48,000	2030	\$80,000			
<i>Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 389 Feet, 882 Feet, 2,042 Feet, And 2,511 Feet From Northeast Corner Of Pier</i>								
<i>Loose Connections, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 2,119 Feet And 2,572 To 2,584 Feet From Northeast Corner Of Pier</i>								
Protective Structure								
Donut Fender								
Steel/Rubber	50%	4+	\$62,300	2030	\$62,300			
<i>Corrosion, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : In Tidal Zone And Splash Zone</i>								
<i>Loose Connections, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Loose Fender Element On Both Offshore Mono Piles</i>								
Not Accessible	50%							
Electrical								
Lighting Fixture								
Sodium	100%			2025	\$61,300			
<i>Other Observation, Extent : Light, Area Affected : 25%</i>								
<i>Location : At Tops Of All 19 Lights With Most Severe Conditions At The Offshore End Of The Pier</i>								
<i>Explanation : Corrosion</i>								

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : PIER 42
Address : EAST RIVER @CLINTON ST AND SOUTH ST VIADUCT
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBS0006.010 / 1772 **Yr Built/Renovated** : 1961 /
Area Sq Ft : 120,262 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 20-Mar-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 241 **Lot** : 18 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Piers	\$2,013,000	\$92,400
Total	\$2,013,000	\$92,400
Importance Code A	\$771,600	\$92,400
Importance Code B	\$1,241,400	
Total	\$2,013,000	\$92,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Piers	\$400			\$200
Total	\$400			\$200
Importance Code A				
Importance Code B	\$400			\$200
Total	\$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

PIER 42

Asset # : 1772

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Deck								
Concrete	5%	4+	\$86,300	LIFE	**	5	\$11,200	
<i>Corrosion of Reinforcement, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Along Bottom Corner Of Edge Beam</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Along Bottom Corner Of Edge Beam</i>								
<i>Spalling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Along Bottom Corner Of Edge Beam</i>								
Not Accessible	95%							
Pile Caps								
Concrete	80%			LIFE	**	5	\$6,500	
Concrete	20%	4+	\$482,900	LIFE	**	5	\$1,600	
<i>Other Observation, Extent : Severe, Area Affected : 15%</i>								
<i>Location : At Bottoms Of Longitudinal Pile Caps And At East Ends Of Transverse Pile Caps</i>								
<i>Explanation : Delamination</i>								
Piles and Bracing								
Concrete Encased Steel	30%			LIFE	**			
Steel	5%	4+	\$202,400	LIFE	**	5	\$92,400	
<i>Corrosion, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Above Mean Low Water</i>								
Not Accessible	65%							
Fender Buffer								
Rubber	5%			2040	**	4-5	\$1,200	
Rubber	55%	Now	\$51,600	2046	**	4-5	\$8,500	
<i>Missing Part, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Offshore Face Of Pier</i>								
No Component	40%							
Wales and Chocks								
Timber	100%	Now	\$460,400	2046	**	4	\$49,500	
<i>Missing Part, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Entire Timber Fender System Missing</i>								
Piles								
Timber	100%	Now	\$729,400	2046	**	4	\$22,900	
<i>Missing Pile, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Entire Timber Fender System Missing</i>								

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : PIER 79 LINCOLN TUNNEL VENT
Address : 39TH ST AND HUDSON RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR039.000 / 13485 **Yr Built/Renovated** :
Area Sq Ft : 48,060 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 26-Jun-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 665 **Lot** : 14 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Piers	\$217,100	
Total	\$217,100	
Importance Code A	\$217,100	
Total	\$217,100	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Piers	\$36,600			
Total	\$36,600			
Importance Code A	\$30,100			
Importance Code C	\$6,600			
Total	\$36,600			



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 79 LINCOLN TUNNEL VENT
Asset # : 13485

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
Deck								
	Concrete	10%			LIFE	**	5	\$9,000
	Not Accessible	90%						
Deck Surface								
	Concrete	40%			2040	**	5	\$13,200
	Not Accessible	60%						
Pile Caps								
	Concrete	15%			LIFE	**	5	\$500
				<i>Cracking, Extent : Light, Area Affected : 15%</i>				
				<i>Location : Primarily At Southwest Corner Of Pier</i>				
				<i>Erosion, Extent : Light, Area Affected : 10%</i>				
				<i>Location : Isolated Along Bottom Edge, West Face Of Pier</i>				
	Concrete	5%	Now	\$72,400	LIFE	**	5	\$200
				<i>Spalling, Extent : Severe, Area Affected : 20%</i>				
				<i>Location : Bottom Of Pile Caps</i>				
	Concrete	10%	4+	\$144,700	LIFE	**	5	\$300
				<i>Spalling, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : Delaminating Bottom Face Of Pile Caps</i>				
	Not Accessible	70%						
Piles and Bracing								
	Concrete Encased Steel	15%			LIFE	**		
	Steel	5%			LIFE	**	5	\$36,900
				<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>				
				<i>Location : South Side Of Pier, Splash Zone</i>				
				<i>Explanation : H- Pile, Corrosion</i>				
	Not Accessible	80%						
Deck Elements								
Railing								
	Steel	60%			2029			
	No Component	40%						
Electrical								
Lighting Fixture								
	Incandescent	54%	Now	\$1,500	2025	\$15,400		
				<i>Broken, Extent : Light, Area Affected : 10%</i>				
				<i>Location : 13 Fixtures: 3 Broken On North Side, 4 Broken On South Side</i>				
	Incandescent	46%			2025	\$13,100		

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Piers	\$70,600	\$1,778,900
Total	\$70,600	\$1,778,900
Importance Code A		\$1,040,000
Importance Code B	\$70,600	\$738,900
Total	\$70,600	\$1,778,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Piers	\$30,600	\$1,500	\$23,300	
Total	\$30,600	\$1,500	\$23,300	
Importance Code A			\$20,700	
Importance Code B	\$30,600	\$1,500	\$2,600	
Total	\$30,600	\$1,500	\$23,300	



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

DEPT. OF SMALL BUSINESS SERV. - 801
PIER 88 PASSENGER SHIP TERM.
Asset # : 13486

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
Deck								
	Concrete	60%			LIFE	**	5	\$277,300
				<i>Cracking, Extent : Light, Area Affected : 25%</i>				
				<i>Location : Hairline Map Cracking And Scaling On Top Of Exposed Deck</i>				
	Steel	2%			2037	**	5	\$41,300
	Not Accessible	38%						
Pile Caps								
	Concrete	40%			LIFE	**	5	\$6,700
				<i>Spalling, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : South Side Inshore Pile Cap</i>				
	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			\$668,300
				<i>Other Observation, Extent : Light, Area Affected : 10%</i>				
				<i>Location : Fender Chain Connections</i>				
				<i>Explanation : Pneumatic Fender Chain Corrosion</i>				
Wales and Chocks								
	Rubber	5%	4+	\$16,100	2042	**		
				<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>				
				<i>Location : Two Broken Units On Northwest Corner</i>				
				<i>Explanation : Broken</i>				
	No Component	95%						
Piles								
	Steel	15%			2042	**	3-5	\$149,100
				<i>Corrosion, Extent : Light, Area Affected : 10%</i>				
				<i>Location : Fender Support Racks</i>				
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Adjacent To Floating Fenders</i>				
				<i>Explanation : Fender Support Racks</i>				
	Timber	5%			2042	**	4	\$4,400
	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		**		
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
<i>Explanation : Wear, Aging</i>									
	Timber	5%	Now	\$14,500	LIFE		**		
<i>Broken, Extent : Severe, Area Affected : 100%</i>									
<i>Location : South Side Of Pier Near Southwest Corner, 20 Feet Long</i>									
	No Component	10%							

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Piers	\$3,069,000	\$238,200
Total	\$3,069,000	\$238,200
Importance Code A	\$1,469,900	\$238,200
Importance Code B	\$1,365,300	
Importance Code C	\$233,900	
Total	\$3,069,000	\$238,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Piers		\$41,700		\$29,300
Total		\$41,700		\$29,300
Importance Code A				
Importance Code B		\$41,700		\$29,300
Importance Code C				
Total		\$41,700		\$29,300



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

DEPT. OF SMALL BUSINESS SERV. - 801
PIER 90 PASSENGER SHIP TERM.
Asset # : 13487

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Deck								
Concrete	30%			LIFE	**	5	\$73,400	
			<i>Cracking, Extent : Light, Area Affected : 30%</i>					
			<i>Location : Along Pier Perimeter</i>					
			<i>Surface Wearing/Scaling, Extent : Moderate, Area Affected : 80%</i>					
			<i>Location : Along Pier Perimeter</i>					
Not Accessible	70%							
Deck Surface								
Asphalt	65%	4+	\$233,900	2042	**	5	\$47,100	
			<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Isolated Gouges Throughout</i>					
Not Accessible	35%							
Pile Caps								
Timber	25%	4+	\$277,400	LIFE	**	4	\$257,800	
			<i>Rotting/Splitting, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Periodic Throughout</i>					
No Component	30%							
Not Accessible	45%							
Piles and Bracing								
Steel	5%			LIFE	**	5	\$100,900	
Timber	15%	4+	\$1,192,400	LIFE	**	4-5	\$88,200	
			<i>Rotting/Splitting, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Above Waterline And At Fasteners</i>					
Not Accessible	80%							
Fender								
Facing								
Timber	25%	4+	\$158,300	2042	**	3	\$21,900	
			<i>Other Observation, Extent : Severe, Area Affected : 60%</i>					
			<i>Location : Along Concrete Bulkhead</i>					
			<i>Explanation : Impact Damage, Missing Components, Deterioration</i>					
Timber	75%	0-2	\$791,500	2048	**	3	\$65,800	
			<i>Broken, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Along Concrete Bulkhead</i>					
Wales and Chocks								
Timber	20%	0-2	\$281,600	2042	**	4	\$24,200	
			<i>Displaced Elements, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Isolated Along Pier Perimeter</i>					
			<i>Rotting/Splitting, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Typical Along Pier Perimeter</i>					
Timber	55%			2042	**	4	\$100,000	
			<i>Worn, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
No Component	25%							

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
PIER 90 PASSENGER SHIP TERM.
Asset # : 13487

Piers System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fender								
Piles								
Timber	15%	Now	\$133,900	2042	**	4	\$8,400	
<i>Broken, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Offshore Face And Isolated North And South Faces</i>								
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Top Of Piles And Periodic Throughout</i>								
<i>Worn, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Periodic Throughout</i>								
Timber	30%			2042	**	4	\$25,200	
No Component	25%							
Not Accessible	30%							
Deck Elements								
Railing								
Steel	5%			2031				
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Offshore Face</i>								
<i>Explanation : Steel Bullrail</i>								
No Component	95%							

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Piers	\$3,854,300	\$147,000
Total	\$3,854,300	\$147,000
Importance Code A	\$2,120,700	\$147,000
Importance Code B	\$1,733,600	
Total	\$3,854,300	\$147,000

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Piers				\$4,400
Total				\$4,400
Importance Code A				\$4,400
Importance Code B				
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Deck								
Concrete	50%	2-4	\$1,334,500	LIFE	**	5	\$86,600	
<i>Cracking, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Around Perimeter Apron</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Around Perimeter Apron</i>								
<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 80%</i>								
<i>Location : Throughout Interior Top Of Deck</i>								
Not Accessible	50%							
Pile Caps								
Timber	50%	2-4	\$786,200	LIFE	**	4	\$365,400	
<i>Excess Deflections, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Northwest Deck And Caps Sagging</i>								
<i>Rotting/Splitting, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Beneath Pile Cluster Supports</i>								
Not Accessible	50%							
Piles and Bracing								
Timber	20%			LIFE	**	4-5	\$83,300	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 10%</i>								
<i>Location : Numerous Epoxy Jackets Installed</i>								
<i>Rotting/Splitting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Above Waterline And At Fasteners</i>								
Not Accessible	80%							
Fender								
Facing								
Timber	20%	2-4	\$158,700	2048	**	3	\$13,200	
<i>Broken, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Along Inshore South Side At Bulkhead</i>								
No Component	80%							
Wales and Chocks								
Timber	60%	0-2	\$635,400	2042	**	4	\$54,700	
<i>Broken, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Typical Throughout The Southern And Western Faces</i>								
<i>Worn, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Typical Throughout The Southern And Western Faces</i>								
No Component	40%							
Piles								
Timber	40%	4+	\$268,400	2042	**	4	\$16,800	
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Typical Throughout</i>								
Timber	20%	Now	\$671,100	2048	**	4	\$8,400	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Offshore And South Faces</i>								
No Component	40%							

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Piers	\$1,077,200	\$297,600
Total	\$1,077,200	\$297,600
Importance Code A		\$297,600
Importance Code B	\$1,077,200	
Total	\$1,077,200	\$297,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Piers	\$18,100			\$2,200
Total	\$18,100			\$2,200
Importance Code A	\$8,700			
Importance Code B	\$9,400			\$2,200
Total	\$18,100			\$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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural	Deck							
	Concrete	50%			LIFE	**	5	\$113,800
			<i>Spalling, Extent : Light, Area Affected : 2%</i>					
			<i>Location : Bollard Foundations</i>					
	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
			<i>Cracking, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Bottom And Edges Of Concrete Encasements</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : All Piles</i>					
			<i>Explanation : Concrete Extensions And Encasements On Timber Piles</i>					
	Not Accessible	75%						
Fender	Facing							
	Timber	10%	Now	\$80,300	2047	**	3	\$6,700
			<i>Broken, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : At West End</i>					
			<i>Missing Part, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : At West End</i>					
	No Component	90%						
	Wales and Chocks							
	Timber	90%	Now	\$385,800	2047	**	4	\$83,000
			<i>Broken, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Across Entire Fender System</i>					
			<i>Missing Part, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Isolated Locations Across Entire Fender System</i>					
			<i>Rotting/Splitting, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Across Entire Fender System</i>					
	No Component	10%						
	Piles							
	Timber	90%	Now	\$611,100	2047	**	4	\$38,400
			<i>Broken, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Across Entire Fender System</i>					
			<i>Missing Part, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Isolated Locations Across Entire Fender System</i>					
	No Component	10%						
Deck Elements	Railing							
	Fencing	85%			2033		3	
			<i>Broken, Extent : Moderate, Area Affected : 2%</i>					
			<i>Location : Isolated Areas Of Broken Chain Link Mesh</i>					
	No Component	15%						

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
PIER 94 PIERS 92/94 LLC
Asset # : 13489

System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Deck Elements								
Coping/Curb Concrete	5%			LIFE		**		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Northwest Corner Of Pier</i>								
<i>Explanation : Masonry Spill Protection Wall Around Fuel Tank</i>								
Timber	12%			LIFE		**		
Timber	3%	Now	\$9,400	LIFE		**		
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Southwest Corner Of Pier</i>								
No Component	80%							
Electrical								
Conduit Steel	100%			2030				
<i>Broken, Extent : N/A, Area Affected : 2%</i>								
<i>Location : Connection Broken At 23 Feet And 141 Feet From Northeastern Corner Of Pier</i>								
Lighting Fixture								
LED	75%			2030	\$65,300			
LED	25%	Now	\$8,700	2032	\$21,800			
<i>Broken, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 2 On The South Side Of Pier And 3 On The North Side Of Pier</i>								

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : PIER C CITYWIDE FERRY SERVICE HOMEPORT
Address : EASTWAY AND FRONT AVENUE BROOKLYN NAVY YARD
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR045.190 / 15251 **Yr Built/Renovated** : 2017 /
Area Sq Ft : 48,400 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 12-Feb-2021 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Piers		\$229,600
Total		\$229,600
Importance Code A		\$229,600
Total		\$229,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Piers	\$33,400			
Total	\$33,400			
Importance Code A				
Importance Code B	\$19,000			
Importance Code C	\$14,400			
Total	\$33,400			



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

DEPT. OF SMALL BUSINESS SERV. - 801
PIER C CITYWIDE FERRY SERVICE HOMEPORT

Asset # : 15251

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
Deck								
	Not Accessible	100%						
Deck Surface								
	Concrete	78%			2045	**	5	\$25,800
	Concrete	2%	4+	\$1,400	2045	**	5	\$300
		<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Offshore Half Of Pier</i>						
		<i>Explanation : Clogged Deck Drains</i>						
	Not Accessible	20%						
Pile Caps								
	Concrete	20%			LIFE	**	5	\$700
	Not Accessible	80%						
Piles and Bracing								
	Steel	20%			LIFE	**	5	\$148,800
		<i>Missing Coating, Extent : Light, Area Affected : 2%</i>						
		<i>Location : Isolated Locations</i>						
	Not Accessible	80%						
Fender								
Wales and Chocks								
	Timber	40%			2045	**	4	\$53,200
	No Component	60%						
Piles								
	Composite	50%			2058	**		
	Not Accessible	50%						
Deck Elements								
Railing								
	Concrete	10%			2036	**		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : 160 Feet Of Wall At Utility Bank, Northwest Side Of Pier</i>						
		<i>Explanation : Other</i>						
	Steel	6%	4+	\$1,300	2031			\$3,300
		<i>Loose Connections, Extent : Light, Area Affected : 2%</i>						
		<i>Location : Loose Handrail Next To Building At Pier Entrance</i>						
	No Component	84%						
Coping/Curb								
	Concrete	14%			LIFE	**		
	Timber	70%			LIFE	**		
	No Component	16%						
Electrical								
Conduit								
	PVC	100%			2029			
Lighting Fixture								
	LED	100%			2031			
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : 24 Light Poles. 9 North Side, 15 South Side</i>						
		<i>Explanation : Other</i>						

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801
PIER C CITYWIDE FERRY SERVICE HOMEPORT**

Asset # : 15251

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

Electrical/ Mechanical

Power Supply/ Bollards

Plastic

100%

2031

\$80,700

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

Location : 33 Power Supply Bollards. 9 North Side, 24 South Side

Explanation : Other

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : PILE SUPPORTED PLATFORM UNDER NICKS LOBSTER BLDG
Address : 2777 FLATBUSH AVE MILL BASIN
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR026.65A / 14148 **Yr Built/Renovated** :
Area Sq Ft : 4,000 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 12-Jun-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 8591 **Lot** : 980 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Piers	\$362,700	
Total	\$362,700	
Importance Code A	\$362,700	
Total	\$362,700	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Piers	\$3,800			\$3,600
Total	\$3,800			\$3,600
Importance Code A				
Importance Code B	\$1,600			\$3,600
Importance Code C	\$2,200			
Total	\$3,800			\$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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Deck								
Concrete	25%			LIFE	**	5	\$1,900	
<i>Cracking, Extent : Light, Area Affected : 25%</i>								
<i>Location : Deck Soffit</i>								
<i>Discolor & Bleeding, Extent : Light, Area Affected : 25%</i>								
<i>Location : Deck Soffit Efflorescence</i>								
Not Accessible	75%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Approximately Half Of The Deck Soffit Is Covered With Shotcrete</i>								
<i>Explanation : Shotcrete</i>								
Deck Surface								
Asphalt	20%	4+	\$2,200	2046	**	5	\$400	
<i>Cracking, Extent : Light, Area Affected : 10%</i>								
<i>Location : North End</i>								
<i>Surface Wearing/Scaling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : North End</i>								
No Component	45%							
Not Accessible	35%							
Pile Caps								
Concrete	75%	4+	\$90,300	LIFE	**	5	\$200	
<i>Erosion, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corner Erosion</i>								
<i>Spalling, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Widespread</i>								
Concrete	25%	Now	\$30,100	LIFE	**	5	\$100	
<i>Spalling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Bottom Of Three Full Bents And Isolated Areas</i>								
<i>Other Observation, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Bottom Of Three Full Bents And Isolated Areas</i>								
<i>Explanation : Failed Repairs</i>								
Piles and Bracing								
Concrete	55%	4+	\$205,000	LIFE	**	5	\$7,000	
<i>Other Observation, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Widespread</i>								
<i>Explanation : Failed Repairs</i>								
Concrete	10%	Now	\$37,300	LIFE	**	5	\$1,300	
<i>Spalling, Extent : Severe, Area Affected : 75%</i>								
<i>Location : 4 Piles</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 4 Piles</i>								
<i>Explanation : Failed Repairs</i>								
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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fender								
Wales and Chocks								
	Timber	83%			2040	**	4	\$7,200
	Timber	2%	Now	\$1,600	2046	**	4	\$200
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 10 Foot Long Section Of Bottom Wale At South End</i>								
	No Component	15%						
Deck Elements								
Railing								
	Fencing	65%			2032	\$100	3	
	No Component	35%						

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

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

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

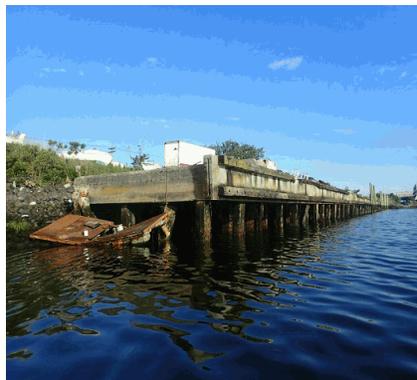
Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : PILE SUPPORTED WHARF BET. NICKS LOBSTER, KINGS PLAZA
Address : FLATBUSH AVE MILL BASIN
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR026.62A / 14147 **Yr Built/Renovated** :
Area Sq Ft : 18,480 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 09-Jun-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 8591 **Lot** : 980 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Piers	\$1,002,400	\$778,800
Total	\$1,002,400	\$778,800
Importance Code A	\$929,800	\$52,700
Importance Code B	\$72,600	\$726,100
Total	\$1,002,400	\$778,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Piers	\$26,500	\$15,600		
Total	\$26,500	\$15,600		
Importance Code A	\$26,500			
Importance Code B		\$15,600		
Total	\$26,500	\$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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Deck								
Concrete	90%			LIFE	**	5	\$31,000	
<i>Cracking, Extent : Light, Area Affected : 10%</i>								
<i>Location : Deck Surface</i>								
<i>Spalling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Deck Surface</i>								
Concrete	2%	4+	\$26,500	LIFE	**	5	\$700	
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Offshore Face Of Pier</i>								
Not Accessible	8%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Topsoil From Inshore Embankment Spilling Over</i>								
<i>Explanation : Not Accessible</i>								
Pile Caps								
Concrete	100%			LIFE	**	5	\$1,200	
<i>Erosion, Extent : Light, Area Affected : 5%</i>								
<i>Location : Along Bottom Corners</i>								
Piles and Bracing								
Concrete	72%	2-4	\$619,900	LIFE	**	5	\$42,100	
<i>Spalling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Exposed Concrete Above Encasements And Within Failed Fiberglass Jackets</i>								
<i>Other Observation, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Widespread</i>								
<i>Explanation : Failed Repairs</i>								
Concrete	18%	Now	\$309,900	LIFE	**	5	\$10,500	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Isolated Piles With Opened And Missing Fiberglass Jackets</i>								
<i>Other Observation, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Widespread</i>								
<i>Explanation : Failed Repairs</i>								
Not Accessible	10%							
Fender								
Wales and Chocks								
Timber	80%			2034	\$726,100	4	\$46,900	
Timber	20%	Now	\$72,600	2046	**	4	\$7,800	
<i>Rotting/Splitting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Isolated Locations Totaling 265 Feet</i>								
Deck Elements								
Coping/Curb								
Concrete	100%			LIFE	**			

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : PLATFORM AT PIERS 15, 16 PLATFORM
Address : PIERS 15, 16 EAST RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGSP003.020 / 2858 **Yr Built/Renovated** :
Area Sq Ft : 5,400 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 07-Jan-2021 **Landmark Status** : NONE
Areas Surveyed :
Block : 73 **Lot** : 2 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Piers		\$136,100
Total		\$136,100
Importance Code B		\$136,100
Total		\$136,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Piers	\$43,800			
Total	\$43,800			
Importance Code A				
Importance Code B	\$43,800			
Total	\$43,800			



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

DEPT. OF SMALL BUSINESS SERV. - 801
PLATFORM AT PIERS 15, 16 PLATFORM
Asset # : 2858

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Not Accessible	100%							
Deck Surface								
Asphalt Pavers	100%			2045	**			
Pile Caps								
Timber	15%			LIFE	**	4	\$6,400	
Not Accessible	85%							
Piles and Bracing								
Concrete Encased	10%			LIFE	**	5	\$1,700	
Timber								
		<i>Spalling, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Five Concrete Encasements With Spalls, Cracks And Exposed Reinforcement</i>						
Not Accessible	90%							
Fender								
Wales and Chocks								
Timber	5%	Now	\$2,300	2047	**	4	\$500	
		<i>Broken, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Near Middle Of Wharf</i>						
Timber	95%			2041	**	4	\$13,900	
		<i>Worn, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Typical Across Entire Fender System</i>						
Piles								
Timber	25%	Now	\$35,900	2047	**	4	\$1,100	
		<i>Broken, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Tidal Zone Or At Top Connection</i>						
Timber	40%			2041	**	4	\$2,700	
		<i>Worn, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Tidal Zone</i>						
Not Accessible	35%							
Deck Elements								
Railing								
Steel	100%			2030	\$136,100			

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : SOUNDVIEW FERRY PIER
Address : CLASON POINT PARK EAST RIVER
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DBS0061.000 / 15282 **Yr Built/Renovated** : 2018 /
Area Sq Ft : 4,000 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 10-Mar-2021 **Landmark Status** : NONE
Areas Surveyed :
Block : 3435 **Lot** : 75 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Piers		\$225,700
Total		\$225,700
Importance Code B		\$225,700
Total		\$225,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Piers	\$2,300			
Total	\$2,300			
Importance Code A				
Importance Code B	\$1,000			
Importance Code C	\$1,400			
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
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	\$3,000	
	Not Accessible	60%							
Deck Surface									
	Concrete	100%			2045	**	5	\$2,700	
Pile Caps									
	Concrete	80%			LIFE	**	5	\$200	
	Not Accessible	20%							
Piles and Bracing									
	Concrete Encased Steel	65%			LIFE	**			
	Not Accessible	35%							
Deck Elements									
Railing									
	Steel	95%			2031	\$225,700			
	Fencing	5%	Now	\$1,000	2037	**	3		
<i>Loose Connections, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Disconnected Security Fencing At Gangway Gate</i>									
Electrical									
Conduit									
	PVC	100%			2029				
Lighting Fixture									
	LED	100%			2031				
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : 4 Fixtures</i>									
<i>Explanation : Other</i>									

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Piers	\$95,400	\$639,300
Total	\$95,400	\$639,300
Importance Code A	\$95,400	\$178,800
Importance Code B		\$460,500
Total	\$95,400	\$639,300

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Piers	\$3,600		\$3,600	
Total	\$3,600		\$3,600	
Importance Code A				
Importance Code B			\$3,600	
Importance Code C	\$3,600			
Total	\$3,600		\$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
SOUTH BROOKLYN MARINE TERMINAL 30 ST RECYCLING WHARF AND PIER
Asset # : 14797

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Deck								
Concrete	65%			LIFE	**	5	\$20,100	
<i>Cracking, Extent : Light, Area Affected : 10%</i>								
<i>Location : Isolated Throughout</i>								
Concrete	20%	4+	\$95,400	LIFE	**	5	\$6,200	
<i>Cracking, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Between 375 Feet And 750 Feet From The Eastern End Of The Asset</i>								
Not Accessible	15%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Along Edge Of Wharf</i>								
<i>Explanation : Beneath Concrete Block</i>								
Pile Caps								
Concrete	20%			LIFE	**	5	\$200	
No Component	80%							
Piles and Bracing								
Steel	70%			LIFE	**	5	\$178,800	
<i>Corrosion, Extent : Light, Area Affected : 20%</i>								
<i>Location : Splash Zone</i>								
<i>Missing Coating, Extent : Light, Area Affected : 20%</i>								
<i>Location : Splash Zone</i>								
Not Accessible	30%							
Coping/Curb								
Concrete	75%			LIFE	**			
Concrete	10%	4+	\$3,600	LIFE	**			
<i>Cracking, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 3 Feet Long Spall At Inshore End Of Finger Pier And Intermittent Spalling Along Length Of Curb Beneath Shed</i>								
No Component	15%							
Fender								
Facing								
Composite	85%			2031	\$460,500			
<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
No Component	15%							
Piles								
Steel	1%			2042	**	3-5	\$7,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Two At Each End Of The Offshore Shed Pier And One At The End Of The Finger Pier</i>								
<i>Explanation : Donut Fender Piles</i>								
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				
	<i>Corrosion, Extent : Light, Area Affected : 2%</i>							
	<i>Location : Isolated Locations</i>							
<hr/>								
No Component	88%							
Protective Structure								
Donut Fender								
Steel/Rubber	85%			2031				
	<i>Worn, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : One At The Offshore End Of The Finger Pier And Two On Each End Of The Offshore Shed Pier</i>							
	<i>Explanation : Five Donut Fenders</i>							
<hr/>								
No Component	15%							
Electrical								
Lighting Fixture								
LED	100%			2031	\$30,500			
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Seven Light Fixtures Along The Finger Pier</i>							
	<i>Explanation : Light Fixtures Along Finger Pier</i>							
<hr/>								

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : TIMBER RELIEVING PLATFORM IN FRONT OF ASSET 1743
Address : FROM DOVER STREET TO SOUTH OF WAGNER PLACE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGSP025.050 / 14067 **Yr Built/Renovated** :
Area Sq Ft : 4,000 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 06-Mar-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 73 **Lot** : 29 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Piers	\$72,700	
Total	\$72,700	
Importance Code A	\$72,700	
Total	\$72,700	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Piers	\$23,900			
Total	\$23,900			
Importance Code A				
Importance Code C	\$23,900			
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
TIMBER RELIEVING PLATFORM IN FRONT OF ASSET 1743
Asset # : 14067

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Deck								
Timber	100%			LIFE	**	5	\$16,800	
<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Surface Of Walkway</i>								
<hr/>								
Pile Caps								
Timber	100%			LIFE	**	4	\$31,400	
<hr/>								
Piles and Bracing								
Timber	30%			LIFE	**	4-5	\$5,400	
Timber	30%	4+	\$72,700	LIFE	**	4-5	\$5,400	
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Bracing Elements</i>								
<hr/>								
No Component	40%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : On Box Culvert At North End</i>								
<i>Explanation : Concrete Slab</i>								
<hr/>								
Fender								
Pile Cluster								
Timber	10%	4+	\$23,900	2036	**	4	\$900	
<i>Rotting/Splitting, Extent : Severe, Area Affected : 15%</i>								
<i>Location : In Tidal Zone</i>								
<hr/>								
No Component	85%							
Not Accessible	5%							
<hr/>								
Deck Elements								
Railing								
Steel	100%			2029				
<i>Corrosion, Extent : Light, Area Affected : 5%</i>								
<i>Location : On Handrail</i>								
<hr/>								

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : U.N. SCHOOL PILE SUPPORTED PLATFORM
Address : 24-50 FDR DRIVE EAST RIVER, EAST 25TH ST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR025.066 / 4145 **Yr Built/Renovated** :
Area Sq Ft : 26,000 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 27-Mar-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 991 **Lot** : 59 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Piers		\$63,200
Total		\$63,200
Importance Code B		\$63,200
Total		\$63,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Piers	\$40,200	\$2,400		\$26,800
Total	\$40,200	\$2,400		\$26,800
Importance Code A	\$28,500	\$2,300		
Importance Code B	\$800	\$100		\$26,800
Importance Code C	\$10,900			
Total	\$40,200	\$2,400		\$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
U.N. SCHOOL PILE SUPPORTED PLATFORM
Asset # : 4145

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
Deck								
	Concrete	40%			LIFE	**	5	\$19,400
	Not Accessible	60%						
Deck Surface								
	Asphalt	66%			2040	**	5	\$18,900
				<i>Cracking, Extent : Light, Area Affected : 2%</i>				
				<i>Location : Isolated Locations</i>				
	Asphalt	2%	Now	\$1,400	2046	**	5	\$300
				<i>Settlement, Extent : Severe, Area Affected : 80%</i>				
				<i>Location : North End At Compost Club Greenhouse</i>				
				<i>Other Observation, Extent : Severe, Area Affected : 10%</i>				
				<i>Location : 375 Feet From West End At Gate</i>				
				<i>Explanation : Sinkhole</i>				
	Not Accessible	32%						
Firewalls								
	Concrete	70%			LIFE	**	5	\$2,000
	Not Accessible	30%						
Pile Caps								
	Concrete	100%			LIFE	**	5	\$1,700
				<i>Cracking, Extent : Light, Area Affected : 30%</i>				
				<i>Location : Map Cracking At Southeast Corner Of Pier</i>				
				<i>Other Observation, Extent : Light, Area Affected : 5%</i>				
				<i>Location : Mostly On East Side</i>				
				<i>Explanation : Efflorescence</i>				
Piles and Bracing								
	Concrete Encased	5%			LIFE	**	5	\$4,100
	Timber							
	Timber	40%			LIFE	**	4-5	\$46,600
				<i>Marine Borer Infestation, Extent : Light, Area Affected : 10%</i>				
				<i>Location : Isolated Piles</i>				
				<i>Worn, Extent : Light, Area Affected : 10%</i>				
				<i>Location : Within Tidal Zone</i>				
	Not Accessible	55%						
Fender								
Wales and Chocks								
	Timber	100%			2040	**	4	\$45,300
Piles								
	Timber	40%			2040	**	4	\$8,400
				<i>Worn, Extent : Light, Area Affected : 5%</i>				
				<i>Location :</i>				
	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 System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Deck Elements								
Railing								
Fencing	98%			2032	\$63,200	3	\$300	
Fencing	2%	4+	\$800	2036	**	3		
	<i>Corrosion, Extent : Moderate, Area Affected : 75%</i>							
	<i>Location : Gate 375 Feet From West End</i>							
Coping/Curb								
Concrete	100%			LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Offshore Edge Of Pier</i>							
	<i>Explanation : Concrete Parapet Wall</i>							
Electrical								
Lighting Fixture								
Incandescent	92%			2025	\$26,200			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 13 Fixtures Total</i>							
	<i>Explanation : Disconnected From Conduit For Solar Power</i>							
Incandescent	8%	Now	\$2,300	2026	\$2,300			
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : 1 Of 13 Fixtures Missing, 282 Feet From West End</i>							
	<i>Explanation : Missing Fixture</i>							

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Piers	\$71,200	\$71,200
Total	\$71,200	\$71,200
Importance Code A	\$71,200	\$71,200
Total	\$71,200	\$71,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Piers	\$64,700			
Total	\$64,700			
Importance Code A	\$24,600			
Importance Code C	\$40,100			
Total	\$64,700			



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
WHARF AT STATEN ISLAND BALLPARK AT ST. GEORGE
Asset # : 13924

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
Deck								
	Concrete	55%			LIFE	**	5	\$46,100
	Not Accessible	45%						
Deck Surface								
	Panel/Paver: Concrete	30%			2054	**		
	Timber	70%	4+	\$40,100	2043	**	5	\$31,700
<i>Rotting/Splitting, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Isolated Locations Throughout</i>								
Pile Caps								
	Concrete	100%			LIFE	**	5	\$3,000
<i>Cracking, Extent : Light, Area Affected : 10%</i>								
<i>Location : On All Pile Cap Faces.</i>								
Piles and Bracing								
	Concrete	100%			LIFE	**	5	\$142,500
<i>Cracking, Extent : Light, Area Affected : 10%</i>								
<i>Location : On Exposed Portions Of Piles</i>								
<i>Spalling, Extent : Light, Area Affected : 10%</i>								
<i>Location : On Exposed Portions Of Piles</i>								
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 : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : WILLIAMSBURG YACHT CLUB PIER
Address : 119-08 29TH AVENUE COLLEGE POINT
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DBSR037.020 / 13493 **Yr Built/Renovated** :
Area Sq Ft : 1,302 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 30-Jun-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 4346 **Lot** : 200 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Piers	\$37,400		\$100	
Total	\$37,400		\$100	
Importance Code A	\$7,200		\$100	
Importance Code B	\$30,100			
Total	\$37,400		\$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
WILLIAMSBURG YACHT CLUB PIER
Asset # : 13493

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
Deck								
	Steel	1%			2032	\$2,300	5	\$100
<i>Corrosion, Extent : Light, Area Affected : 20%</i>								
<i>Location : At Access And Stairs At Northeast Corner Of Pier Deck</i>								
	Timber	99%			LIFE	**	5	\$5,400
Pile Caps								
	Timber	5%	0-2	\$3,300	LIFE	**	4	\$500
<i>Rotting/Splitting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Two Pile Caps At The Southeast</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Northern Side Of Notched Beam Connected To South Side Of Building</i>								
<i>Explanation : Crushing</i>								
	Timber	95%			LIFE	**	4	\$9,700
Piles and Bracing								
	Concrete	35%			LIFE	**	5	\$1,400
	Timber	5%	4+	\$3,900	LIFE	**	4-5	\$300
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Two 12 Inch By 12 Inch Posts At Southeast</i>								
	Timber	55%			LIFE	**	4-5	\$3,200
	Not Accessible	5%						
Deck Elements								
Railing								
	Timber	50%			2025	\$30,100		
	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.

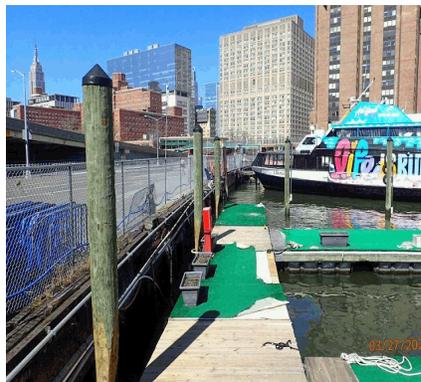
Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$57,300	
Total	\$57,300	
Importance Code B	\$57,300	
Total	\$57,300	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$78,700			\$800
Total	\$78,700			\$800
Importance Code B	\$47,100			\$800
Importance Code C	\$31,600			
Total	\$78,700			\$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
23RD ST. MARINA DOCK BULKHEAD
Asset # : 2583

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Relieving Platform Top Concrete/Stone	100%			LIFE		**		
<i>Cracking, Extent : Light, Area Affected : 5%</i>								
<i>Location : Offshore Face</i>								
<i>Spalling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Offshore Edge</i>								
Coping/Curb Timber	55%	Now	\$20,500	LIFE		**	5	\$100
<i>Missing Part, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Isolated Segments</i>								
<i>Rotting/Splitting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Isolated Segments</i>								
Timber	30%	2-4	\$11,200	LIFE		**	5	
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Isolated Locations Along Offshore Edge Of Bulkhead</i>								
No Component	15%							
Piles and Bracing Not Accessible	100%							
Lowlevel Pile Caps Not Accessible	100%							
Backfill								
Fill Not Accessible	100%							
Surface								
Asphalt	100%			2040		**	5	\$3,500
<i>Cracking, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Intermittent Transverse Cracks</i>								
Fender								
Piles								
Timber	50%	Now	\$30,300	2046		**	4	\$3,600
<i>Missing Pile, Extent : Severe, Area Affected : 65%</i>								
<i>Location : Intermittent Piles</i>								
<i>Rotting/Splitting, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Above Mean Low Water</i>								
Timber	25%	4+	\$15,100	2046		**	4	\$1,800
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Above Mean Low Water</i>								
Not Accessible	25%							

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
23RD ST. MARINA DOCK BULKHEAD
Asset # : 2583

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fender								
Wales and Chocks								
Timber	25%	4+	\$19,100	2046	**	4	\$4,100	
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Top Wale</i>								
Timber	50%	Now	\$38,200	2046	**	4	\$8,200	
<i>Missing Part, Extent : Severe, Area Affected : 100%</i>								
<i>Location : At Center And North End</i>								
<i>Rotting/Splitting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Isolated Segments</i>								
Timber	10%			2040	**	4	\$1,600	
No Component	15%							
Deck Elements								
Railing								
Fencing	100%			2032	\$23,400	3	\$100	
Electrical								
Lighting Fixture								
Incandescent	100%			2025				
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Fixtures Total</i>								
<i>Explanation : Count</i>								

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : 23RD ST. MARINA PKG. GARAGE BULKHEAD
Address : 23RD ST. MARINA
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGSPR30.011 / 2584 **Yr Built/Renovated** :
Linear Ft : 107 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 17-Mar-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 991 **Lot** : 50 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads		\$106,800
Total		\$106,800
Importance Code B		\$106,800
Total		\$106,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$3,300	\$600		
Total	\$3,300	\$600		
Importance Code A	\$2,700			
Importance Code B	\$600	\$600		
Total	\$3,300	\$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
23RD ST. MARINA PKG. GARAGE BULKHEAD**

Asset # : 2584

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Relieving Platform Top Concrete/Stone	100%			LIFE	**			
<i>Cracking, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Piles and Bracing Not Accessible	100%							
Lowlevel Pile Caps Timber	5%	Now	\$2,700	LIFE	**			
<i>Rotting/Splitting, Extent : Severe, Area Affected : 75%</i>								
<i>Location : At Ends Of Transverse Pile Caps</i>								
Timber Not Accessible	5%			LIFE	**			
	90%							
Backfill								
Fill Not Accessible	100%							
Surface								
Asphalt	57%			2040	**	5	\$700	
<i>Cracking, Extent : Light, Area Affected : 10%</i>								
<i>Location : Random</i>								
Asphalt Pavers	18%			2040	**	5	\$200	
<i>Settlement, Extent : Light, Area Affected : 5%</i>								
<i>Location : Northern Half Of Pavers</i>								
Concrete	25%			2040	**	5	\$300	
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At South End, 20 Feet From South End, And Northern 20 Feet</i>								
Fender								
Piles Timber	50%			2034	\$106,800	4	\$1,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Fender Piles Are Below The Parking Garage Pier And Are Abandoned</i>								
<i>Explanation : Abandoned</i>								
Not Accessible	50%							

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : 65TH STREET RAIL YARD TRANSFER BRIDGE BULKHEAD
Address : FOOT OF 66TH ST NEXT TO BAT
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR038.010 / 13484 **Yr Built/Renovated** : 1999 / 2012
Linear Ft : 164 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 05-Feb-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 5804 **Lot** : 2 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$119,800	
Total	\$119,800	
Importance Code A	\$119,800	
Total	\$119,800	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$10,200			
Total	\$10,200			
Importance Code A				
Importance Code B	\$6,100			
Importance Code C	\$4,000			
Total	\$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
65TH STREET RAIL YARD TRANSFER BRIDGE BULKHEAD
Asset # : 13484

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
	Coping/Curb							
	Timber	45%			LIFE	**	5	
		<i>Rotting/Splitting, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : At The Ends And Top Surfaces Of The Curb</i>						
	Timber	20%	Now	\$4,000	LIFE	**	5	
		<i>Rotting/Splitting, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : At Ends And Top Surfaces Of Curb</i>						
	No Component	35%						
Gravity Wall								
	Concrete	40%			LIFE	**	5	\$300
		<i>Spalling, Extent : Light, Area Affected : 2%</i>						
		<i>Location : At South Bridge</i>						
	No Component	40%						
	Not Accessible	20%						
Sheet Piles								
	Steel	25%			LIFE	**		
		<i>Corrosion, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Full Height</i>						
	Steel	15%	Now	\$119,800	LIFE	**		
		<i>Corrosion, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Between South Bridge And DEP Property</i>						
	No Component	60%						
Pile Caps								
	Concrete	35%			LIFE	**	5	\$200
		<i>Erosion, Extent : Light, Area Affected : 50%</i>						
		<i>Location : In Tidal Zone</i>						
	No Component	65%						
Backfill								
Fill								
	Topsoil	2%	Now	\$700	2071	**		
		<i>Sinkhole, Extent : Severe, Area Affected : 75%</i>						
		<i>Location : Two Sinkholes Adjacent To Utility Building At North End</i>						
	Not Accessible	98%						

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
65TH STREET RAIL YARD TRANSFER BRIDGE BULKHEAD
Asset # : 13484

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Backfill								
Surface								
Asphalt	30%			2040	**	5	\$600	
<i>Cracking, Extent : Light, Area Affected : 10%</i>								
<i>Location : North Ramp Entrance</i>								
<i>Settlement, Extent : Light, Area Affected : 30%</i>								
<i>Location : North Ramp Entrance</i>								
Gravel	28%			2040	**	2-5	\$100	
Gravel	2%	Now	\$300	2046	**	2-5		
<i>Sinkhole, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Two Sinkholes Adjacent To Utility Building At North End</i>								
Gravel	20%	4+	\$3,300	2046	**	2-5	\$100	
<i>Settlement, Extent : Light, Area Affected : 50%</i>								
<i>Location : Between Ramps And Adjacent To North Utility Building Has Settled Up To 3 Inches</i>								
Topsoil	20%			2029	\$3,200	5	\$200	
Deck Elements								
Railing								
Fencing	18%	4+	\$1,400	2036	**	3		
<i>Corrosion, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Southern 25 Feet Of Asset</i>								
Fencing	80%			2032	\$10,100	3	\$100	
Fencing	2%	0-2	\$200	2036	**	3		
<i>Other Observation, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Base Of Fence Post Of Foundation At South Ramp</i>								
<i>Explanation : Undermining</i>								

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$200			\$2,100
Total	\$200			\$2,100
Importance Code A	\$200			
Importance Code B				\$2,100
Total	\$200			\$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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
	Gravity Wall Concrete	12%			LIFE	**	5-10	\$400
			<i>Cracking, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Exposed Wall West Of Battery Maritime Building</i>					
	Not Accessible	88%						
Backfill								
	Fill							
	Not Accessible	100%						
Surface								
	Asphalt Pavers	88%			2043	**	5	\$3,700
			<i>Settlement, Extent : Light, Area Affected : 40%</i>					
			<i>Location : Isolated Locations Throughout</i>					
	Concrete	12%			2043	**	5	\$500
Deck Elements								
	Railing							
	Steel	12%			2032			\$25,400
	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 : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : BERTH 14A BULKHEAD
Address : FOOT OF PIER G TO PIER J BROOKLYN NAVY YARD
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR045.040 / 13525 **Yr Built/Renovated** :
Linear Ft : 450 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 05-Nov-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$318,300	
Total	\$318,300	
Importance Code A	\$318,300	
Total	\$318,300	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$10,100	\$2,300		
Total	\$10,100	\$2,300		
Importance Code A				
Importance Code B	\$7,900	\$2,300		
Importance Code C	\$2,200			
Total	\$10,100	\$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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Coping/Curb Timber	4%	Now	\$2,200	LIFE	**	5		
<i>Displaced Elements, Extent : Severe, Area Affected : 60%</i>								
<i>Location : 10 Foot Long Section, 370 Feet From South End</i>								
<i>Loose Connections, Extent : Severe, Area Affected : 40%</i>								
<i>Location : 6 Foot Long Section, 271 Feet From South End</i>								
Timber	96%			LIFE	**	5	\$200	
Sheet Piles								
Steel	35%	2-4	\$230,200	LIFE	**			
<i>Displaced Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Sheet Piles Displaced Along Northern 288 Feet</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Northern 288 Feet</i>								
<i>Explanation : Top Of Sheets Not Embedded In Concrete Cap</i>								
Steel	35%			LIFE	**			
Not Accessible	30%							
Pile Caps								
Concrete	35%			LIFE	**	5	\$500	
Concrete	65%	2-4	\$88,100	LIFE	**	5	\$900	
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Widespread Delams And Spalls Along Northern 288 Feet</i>								
Backfill								
Fill								
Topsoil	2%	Now	\$1,900	2072	**			
<i>Sinkhole, Extent : Severe, Area Affected : 100%</i>								
<i>Location : At Corner 157 Feet From South End</i>								
Not Accessible	98%							
Surface								
Asphalt	2%	Now	\$1,000	2047	**	5	\$100	
<i>Sinkhole, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 157 Feet From South End</i>								
Asphalt	10%	4+	\$4,900	2047	**	5	\$300	
<i>Settlement, Extent : Light, Area Affected : 50%</i>								
<i>Location : From 157 To 210 Feet From South End</i>								
Asphalt	88%			2041	**	5	\$4,500	
Deck Elements								
Railing								
Fencing	40%			2033	\$13,900	3	\$100	
No Component	60%							

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

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

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

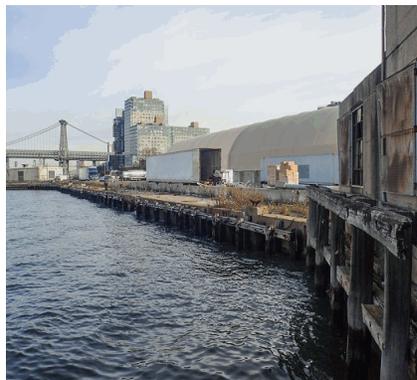
Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : BERTH 18 BULKHEAD
Address : KAY AVE. BROOKLYN NAVY YARD
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR045.022 / 13540 **Yr Built/Renovated** :
Linear Ft : 436 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 19-Nov-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$463,200	
Total	\$463,200	
Importance Code B	\$463,200	
Total	\$463,200	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$9,000			
Total	\$9,000			
Importance Code A	\$8,700			
Importance Code B	\$200			
Total	\$9,000			



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

DEPT. OF SMALL BUSINESS SERV. - 801
BERTH 18 BULKHEAD
Asset # : 13540

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Pile Supported Wall Concrete	100%			2035	**	5	\$17,400	
<i>Erosion, Extent : Light, Area Affected : 20%</i>								
<i>Location : Tidal Zone</i>								
<i>Spalling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Isolated Areas Primarily Along Edge Of Deck</i>								
Piles and Bracing Not Accessible	100%							
Pile Caps Not Accessible	100%							
Backfill								
Fill Not Accessible	100%							
Surface								
Asphalt Blocks	10%			2035	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : From 45 Feet To 90 Feet North Of Southern Limit Of Asset</i>								
<i>Explanation : Surface Wearing</i>								
Concrete	80%	4+	\$156,200	2047	**	5	\$2,000	
<i>Erosion, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Widespread Erosion And Scaling Affecting Entire Concrete Surface</i>								
Not Accessible	10%							
Fender								
Piles								
Timber	100%	Now	\$87,100	2047	**	4	\$10,400	1
<i>Rotting/Splitting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Entire Fender System</i>								
Wales and Chocks								
Timber	100%	Now	\$219,900	2047	**	4	\$23,700	
<i>Rotting/Splitting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Entire Fender System</i>								

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : BERTH 1A BULKHEAD
Address : FRONT AVE. WEST OF PIER C BROOKLYN NAVY YARD
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR045.170 / 13538 **Yr Built/Renovated** :
Linear Ft : 136 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 19-Nov-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$27,400	\$400		
Total	\$27,400	\$400		
Importance Code B	\$27,400	\$400		
Importance Code C				
Total	\$27,400	\$400		



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

DEPT. OF SMALL BUSINESS SERV. - 801
BERTH 1A BULKHEAD
Asset # : 13538

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural	Coping/Curb Timber	100%			LIFE	**	5	\$100
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Full Length</i>								
	Sheet Piles Not Accessible	100%						
Backfill	Fill Not Accessible	100%						
	Surface Concrete	55%			2041	**	5	\$900
	Concrete	45%	4+	\$27,400	2047	**	5	\$300
<i>Settlement, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Eastern 60 Feet With Up To 3 Inches Max Settlement</i>								

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : BERTH 20A AND 20B BULKHEAD
Address : KAY AVE. BROOKLYN NAVY YARD
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR045.021 / 13539 **Yr Built/Renovated** :
Linear Ft : 875 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 19-Nov-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$118,600	\$256,100
Total	\$118,600	\$256,100
Importance Code A		\$196,000
Importance Code B	\$118,600	\$60,200
Total	\$118,600	\$256,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$18,800	\$17,200		
Total	\$18,800	\$17,200		
Importance Code A	\$3,900	\$15,700		
Importance Code B	\$1,400	\$1,500		
Importance Code C	\$13,400			
Total	\$18,800	\$17,200		



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

DEPT. OF SMALL BUSINESS SERV. - 801
BERTH 20A AND 20B BULKHEAD
Asset # : 13539

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
	Coping/Curb Timber	25%	Now	\$13,400	LIFE	**	5	\$100
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Western 196 Feet Of Asset</i>						
		<i>Explanation : Missing</i>						
	No Component	75%						
	Pile Supported Wall Concrete	90%			2041	**	5	\$31,400
		<i>Spalling, Extent : Moderate, Area Affected : 3%</i>						
		<i>Location : At 380 Feet, 675 Feet At Cleat And 710 Feet From South</i>						
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Erosion In Tidal Zone And Cracking With Efflorescence</i>						
		<i>Explanation : Erosion And Cracking</i>						
	Not Accessible	10%						
	Piles and Bracing Not Accessible	100%						
	Pile Caps Not Accessible	100%						
Backfill								
	Fill Not Accessible	100%						
	Surface Asphalt	30%			2041	**	5	\$3,000
		<i>Cracking, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Western 160 Feet Of Asset</i>						
	Topsoil	70%			2030	\$60,200	5	\$2,900
		<i>Sinkhole, Extent : Moderate, Area Affected : 2%</i>						
		<i>Location : 20 Feet From South</i>						
Fender								
	Piles Timber	30%	Now	\$52,400	2047	**	4	\$6,300
		<i>Broken, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Eastern 90 Feet Of Asset At Transfer Dock And At Western 170 Feet Of Asset</i>						
	No Component	70%						
	Wales and Chocks Timber	30%	Now	\$66,200	2047	**	4	\$14,200
		<i>Broken, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Eastern 90 Feet Of Asset At Transfer Dock And At Western 170 Feet Of Asset</i>						
	No Component	70%						
Electrical								
	Conduit Steel	90%	4+	\$3,900	2030	\$196,000		
		<i>Broken, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Broken Conduit Clips And Corrosion Along Length And Missing Cover Plates At Junction Boxes</i>						
	No Component	10%						

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

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

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

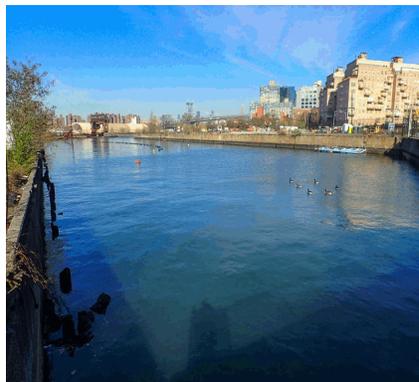
**DEPT. OF SMALL BUSINESS SERV. - 801
 BERTH 20A AND 20B BULKHEAD
 Asset # : 13539**

Print Date : 22-Aug-2023 **DEPT. OF SMALL BUSINESS SERV. - FY 2024**

Asset Name : BERTH 20C BARGE BASIN BULKHEAD
 Address : EAST OF JAY AVE. BROOKLYN NAVY YARD
 Borough : BROOKLYN Agency's Number : N/A
 Program / Asset # : DBSR045.010 / 13522 Yr Built/Renovated :
 Linear Ft : 2,160 Project Type : ECONOMIC DEVELOPMENT
 Date of Survey : 20-Nov-2020 Landmark Status : NONE
 Areas Surveyed :
 Block : 2023 Lot : 1 BIN :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$3,708,800	\$438,000
Total	\$3,708,800	\$438,000
Importance Code A	\$3,047,000	
Importance Code B	\$593,600	\$438,000
Importance Code C	\$68,200	
Total	\$3,708,800	\$438,000

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$21,700	\$9,000		
Total	\$21,700	\$9,000		
Importance Code A	\$500			
Importance Code B	\$8,000	\$9,000		
Importance Code C	\$13,300			
Total	\$21,700	\$9,000		



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

DEPT. OF SMALL BUSINESS SERV. - 801
BERTH 20C BARGE BASIN BULKHEAD
Asset # : 13522

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Coping/Curb								
Concrete	25%	Now	\$56,800	LIFE	**	5	\$500	
<i>Broken, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout Barge Basin</i>								
Concrete	35%			LIFE	**	5	\$700	
Concrete	5%	4+	\$11,400	LIFE	**	5	\$100	
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Along Entire Asset</i>								
Timber	5%	Now	\$13,300	LIFE	**	5	\$100	
<i>Missing Part, Extent : Severe, Area Affected : 30%</i>								
<i>Location : North Side Of Barge Basin</i>								
No Component	30%							
Pile Supported Wall								
Concrete	98%	4+	\$3,047,000	2035	**	5	\$42,300	
<i>Erosion, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Along Bottom Edge Of Wall With Exposed Reinforcement</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Spalled And Eroded Areas</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Isolated At Top Of Wall And Across Asset</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Scaling In Tidal Zone And Efflorescence In Splash Zone</i>								
<i>Explanation : Scaling And Efflorescence</i>								
No Component	2%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : 40 Feet Length Along North Wall Of Basin, Starting 1994 Feet From Southwest</i>								
<i>Explanation : At Outfall</i>								
Piles and Bracing								
Not Accessible	100%							
Backfill								
Fill								
Topsoil	1%	Now	\$4,700	2072	**			
<i>Sinkhole, Extent : Severe, Area Affected : 100%</i>								
<i>Location : At Northern End Of North Basin Wall</i>								
Not Accessible	99%							
Surface								
Asphalt	59%			2041	**	5	\$14,500	
<i>Surface Wearing/Scaling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Entire Asphalt Surface</i>								
Asphalt	1%	Now	\$2,400	2047	**	5	\$100	
<i>Sinkhole, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Northern End Of North Barge Basin Wall</i>								
Asphalt Blocks	5%			2041	**	5	\$1,200	
Concrete	9%			2041	**	5	\$2,200	
Topsoil	20%			2030		5	\$2,000	
Not Accessible	6%							

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
BERTH 20C BARGE BASIN BULKHEAD
Asset # : 13522

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fender								
Piles								
Timber	25%	Now	\$107,800	2047	**	4	\$12,900	
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : South Wall Of Barge Basin</i>								
No Component	60%							
Not Accessible	15%							
Wales and Chocks								
Timber	40%	Now	\$435,700	2047	**	4	\$46,900	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : South Wall Of Barge Basin</i>								
No Component	60%							
Deck Elements								
Railing								
Steel	25%			2030	\$312,900			
Steel	10%	Now	\$50,100	2032	\$125,100			
<i>Buckling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Sections 450 To 474 Feet And 588 To 792 Feet From North End Of Asset</i>								
No Component	65%							
Electrical								
Conduit								
Steel	5%	Now	\$500	2032	\$1,500			
<i>Broken, Extent : Light, Area Affected : 100%</i>								
<i>Location : Section 922 To 1033 Feet From North End Of Asset</i>								
No Component	95%							

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

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

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

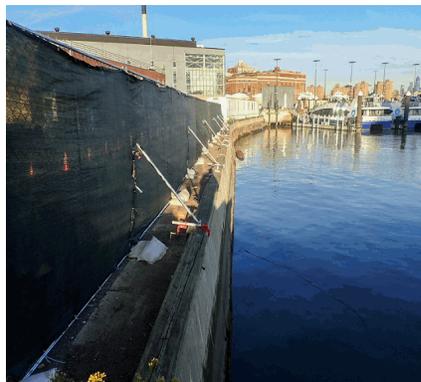
Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : BERTH 3A BULKHEAD
Address : FRONT AVE. BETWEEN PIERS C AND D BROOKLYN NAVY YARD
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR045.150 / 13536 **Yr Built/Renovated** :
Linear Ft : 314 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 20-Nov-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$77,300	
Total	\$77,300	
Importance Code B	\$77,300	
Total	\$77,300	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$10,700			
Total	\$10,700			
Importance Code A				
Importance Code B	\$6,900			
Importance Code C	\$3,900			
Total	\$10,700			



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

DEPT. OF SMALL BUSINESS SERV. - 801
BERTH 3A BULKHEAD
Asset # : 13536

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Coping/Curb Timber	10%	0-2	\$3,900	LIFE	**	5		
	<i>Broken, Extent : Moderate, Area Affected : 75%</i>							
	<i>Location : Several Lengths Broken Or Detached</i>							
Timber	80%			LIFE	**	5	\$100	
No Component	10%							
Gravity Wall								
Concrete	45%			LIFE	**	5	\$600	
	<i>Exposed Reinforcement, Extent : Light, Area Affected : 2%</i>							
	<i>Location : Partial Demolition Of Wall At North End Of Asset Due To Construction Of New Pier</i>							
Not Accessible	55%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	20%	4+	\$6,900	2047	**	5	\$400	
	<i>Cracking, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Entire Asphalt Surface</i>							
	<i>Erosion, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : 148 To 178 Feet From Southeast End</i>							
	<i>Settlement, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Along Rail Tracks</i>							
Concrete	55%	4+	\$77,300	2047	**	5	\$1,000	
	<i>Cracking, Extent : Moderate, Area Affected : 75%</i>							
	<i>Location : Various Locations Along Deck Surface</i>							
	<i>Settlement, Extent : Light, Area Affected : 75%</i>							
	<i>Location : Near Wall</i>							
Not Accessible	25%							

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : BERTH 6 BULKHEAD
Address : BETWEEN DRY DOCKS 1 AND 4 BROOKLYN NAVY YARD
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR045.130 / 13534 **Yr Built/Renovated** :
Linear Ft : 395 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 27-Oct-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$252,700	
Total	\$252,700	
Importance Code A	\$128,900	
Importance Code B	\$123,800	
Total	\$252,700	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$83,000			\$400
Total	\$83,000			\$400
Importance Code A				
Importance Code B	\$74,200			\$400
Importance Code C	\$8,800			
Total	\$83,000			\$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
BERTH 6 BULKHEAD
Asset # : 13534

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Coping/Curb Steel	70%	Now	\$8,800	LIFE		**		
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : One Impact Damage At 75 Feet From The Southern End And One Impact Damage At 160 Feet From The Southern End</i>								
<i>Explanation : Impact Damage</i>								
No Component	30%							
Pile Supported Wall								
Conc w/Stone Face	10%	4+	\$128,900	LIFE		**	5	\$3,200
<i>Erosion, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Tidal Zone Of 120 Feet Long Section Adjacent To Dry Dock 1</i>								
No Component	70%							
Not Accessible	20%							
Sheet Piles								
Steel	30%			LIFE		**		
<i>Corrosion, Extent : Light, Area Affected : 5%</i>								
<i>Location : Isolated In Tidal Zone</i>								
<i>Missing Coating, Extent : Light, Area Affected : 1%</i>								
<i>Location : At Knuckles</i>								
No Component	30%							
Not Accessible	40%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Concrete	70%	Now	\$123,800	2047		**	5	\$1,600
<i>Cracking, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Entire Concrete Surface</i>								
<i>Settlement, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Entire Area Has Significant Settlement With Maximum Settlement Of 26 Inches Occuring At 61 Feet From Southern End.</i>								
Not Accessible	30%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Adjacent To Dry Dock 1</i>								
<i>Explanation : Building</i>								
Fender								
Piles								
Timber	15%	Now	\$11,800	2047		**	4	\$1,400
<i>Missing Part, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Adjacent To Dry Dock 1</i>								
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+	\$32,500	2047	**	3-5	\$2,200	
<i>Corrosion, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Steel Fender Rack</i>								
Timber	15%	Now	\$29,900	2047	**	4	\$3,200	
<i>Missing Part, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Adjacent To Dry Dock 1</i>								
No Component	70%							

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

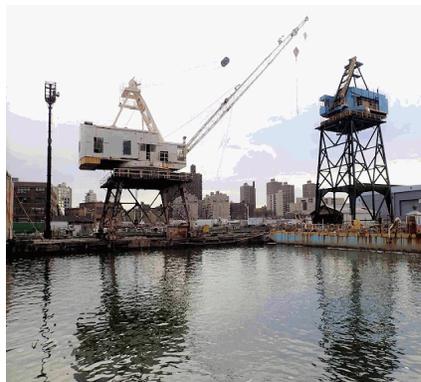
Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : BERTHS 10 AND 10A PIER
Address : EAST SIDE OF DRY DOCK 6 BROOKLYN NAVY YARD
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR045.070 / 13528 **Yr Built/Renovated** :
Linear Ft : 518 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 17-Nov-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$415,600	
Total	\$415,600	
Importance Code B	\$364,700	
Importance Code C	\$50,900	
Total	\$415,600	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$105,500	\$9,900		
Total	\$105,500	\$9,900		
Importance Code A	\$37,300	\$9,300		
Importance Code B	\$57,300	\$600		
Importance Code C	\$10,900			
Total	\$105,500	\$9,900		



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

DEPT. OF SMALL BUSINESS SERV. - 801
BERTHS 10 AND 10A PIER
Asset # : 13528

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Coping/Curb Concrete	20%	0-2	\$10,900	LIFE	**	5	\$100	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Utility Trench At The North Side Of Berth 10a</i>								
Timber	80%	Now	\$50,900	LIFE	**	5	\$200	
<i>Missing Part, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Along Entire Edge Of The Berth</i>								
<hr/>								
Pile Supported Wall Concrete	90%			2041	**	5	\$18,600	
<i>Cracking, Extent : Light, Area Affected : 10%</i>								
<i>Location : Isolated Locations Along Concrete Wall</i>								
<i>Spalling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Isolated Locations Along Concrete Wall</i>								
Concrete	10%	4+	\$37,300	2041	**	5	\$1,000	
<i>Erosion, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Along The Offshore End Of The Berth</i>								
<i>Spalling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : At Mooring Hardware And Along The Offshore End Of The Berth</i>								
<hr/>								
Piles and Bracing Not Accessible	100%							
Pile Caps Not Accessible	100%							
<hr/>								
Backfill								
Fill								
Gravel	20%	Now	\$11,800	2047	**	5	\$100	
<i>Sinkhole, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Numerous Sinkholes Across Berth. Specifically From East At 120 Feet To 180 Feet, 225 Feet, 364 Feet, 406 Feet, 435 Feet, 450 Feet To 518 Feet.</i>								
Not Accessible	80%							
<hr/>								
Surface								
Asphalt	60%	0-2	\$34,100	2047	**	5	\$1,800	
<i>Cracking, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Cracking Observed Across Majority Of Asphalt Surface</i>								
<i>Settlement, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Large Settlement Of The Asphalt Surface Across Berth</i>								
Asphalt	20%	Now	\$11,400	2047	**	5	\$600	
<i>Sinkhole, Extent : Severe, Area Affected : 100%</i>								
<i>Location : See List Of Locations In Fill Section</i>								
Concrete	20%			2041	**	5	\$1,200	
<i>Cracking, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Isolated Cracking Over Entire Concrete Surface</i>								
<hr/>								
Fender								

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

DEPT. OF SMALL BUSINESS SERV. - 801
BERTHS 10 AND 10A PIER
Asset # : 13528

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fender Piles Timber	100%	Now	\$103,500	2047	**	4	\$12,400	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Fenders Missing Or Broken Along Entire Berth</i>								
<i>Explanation : Missing/ Broken</i>								
Wales and Chocks Timber	100%	Now	\$261,200	2047	**	4	\$28,100	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Wales And Chocks Missing Or Broken Along Entire Berth</i>								
<i>Explanation : Missing/ Broken</i>								

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : BERTHS 11 AND 12 BULKHEAD AND BOATSHED
Address : NW SIDE OF HAMMERHEAD AVE. BROOKLYN NAVY YARD
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR045.060 / 13527 **Yr Built/Renovated** :
Linear Ft : 990 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 27-Oct-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$254,100	
Total	\$254,100	
Importance Code A	\$254,100	
Total	\$254,100	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$97,800	\$57,700		
Total	\$97,800	\$57,700		
Importance Code A	\$29,500	\$50,300		
Importance Code B	\$68,300	\$7,400		
Importance Code C				
Total	\$97,800	\$57,700		



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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Relieving Platform Top Timber	10%	Now	\$111,600	LIFE	**	4-5	\$3,200	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Deck Soffit At Bottom Of Relieving Platform At Top Of Boatshed And Sinkholes 120 Feet, 235 Feet, And 575 Feet West Of Boatshed</i>								
Not Accessible	90%							
Coping/Curb								
Concrete	35%			LIFE	**	5	\$300	
<i>Cracking, Extent : Light, Area Affected : 5%</i>								
<i>Location : Isolated Locations</i>								
Timber	40%			LIFE	**	5	\$200	
No Component	25%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : At Boatshed And At Travel Lift West</i>								
Pile Supported Wall								
Concrete	75%			2041	**	5	\$29,600	
Concrete	5%	2-4	\$35,600	2041	**	5	\$1,000	
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Erosion At Kickback, 788 Feet From East</i>								
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : From 540 To 783 Feet From East End, Primarily Along Joint At Top Of Wall.</i>								
<i>Explanation : Mortar Loss</i>								
Concrete	15%	4+	\$106,900	2041	**	5	\$3,000	
<i>Erosion, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : In Tidal Zone From 605 Feet To 775 Feet From East</i>								
Not Accessible	5%							
Pile Caps								
Concrete	15%	4+	\$22,400	LIFE	**	5	\$400	
<i>Erosion, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Concrete Encased Timber Pile Caps With Exposed Timber At Eastern 150 Feet.</i>								
Not Accessible	85%							
Backfill								
Fill								
Gravel	10%	Now	\$11,300	2047	**	5	\$100	
<i>Sinkhole, Extent : Severe, Area Affected : 100%</i>								
<i>Location : At Boatshed And 120 Feet, 235 Feet And 575 Feet West Of Boatshed.</i>								
Not Accessible	90%							
Surface								
Asphalt	70%			2041	**	5	\$7,900	
Asphalt	10%	Now	\$10,900	2047	**	5	\$600	
<i>Sinkhole, Extent : Severe, Area Affected : 100%</i>								
<i>Location : At Boatshed And 120 Feet, 235 Feet And 575 Feet West Of Boatshed.</i>								
Concrete	20%			2041	**	5	\$2,300	
Fender								

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
BERTHS 11 AND 12 BULKHEAD AND BOATSHED

Asset # : 13527

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fender								
Buffer								
Rubber	25%			2041	**	4-5	\$7,400	
<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Floating Steel Fender 400 Feet And 433 Feet And 860 Feet From East</i>								
Rubber	5%	0-2	\$3,400	2041	**	4-5	\$800	
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : In Tidal Zone Where Chain Contacts Floating Fender</i>								
<i>Explanation : Severely Corroded Retention Chain</i>								
No Component	70%							
Piles								
Timber	50%			2041	**	4	\$17,800	
Timber	10%	Now	\$19,800	2047	**	4	\$2,400	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Failed Along 85 Foot Face West Of Boatshed, And Four Failed Fender Piles At West End.</i>								
No Component	40%							
Wales and Chocks								
Timber	60%			2041	**	4	\$48,300	
No Component	40%							
Electrical								
Lighting Fixture								
Sodium	100%	4+	\$7,100	2026			\$35,500	
<i>Broken, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Missing Hand Hole Cover Plate At Fixture 525 Feet From East.</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Coating Loss On 11 Light Poles.</i>								
<i>Explanation : Coating Loss On Light Pole.</i>								

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

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

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

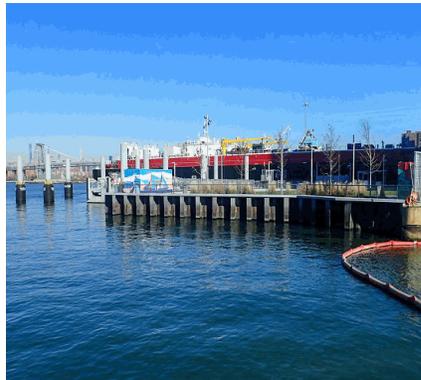
Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : BERTHS 7 AND 7A BULKHEAD
Address : BETWEEN DRY DOCKS 2 AND 3 BROOKLYN NAVY YARD
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR045.110 / 13532 **Yr Built/Renovated** :
Linear Ft : 383 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 20-Nov-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$56,000	\$217,500
Total	\$56,000	\$217,500
Importance Code A	\$56,000	
Importance Code B		\$217,500
Total	\$56,000	\$217,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$3,100			
Total	\$3,100			
Importance Code B	\$2,200			
Importance Code C	\$900			
Total	\$3,100			



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

DEPT. OF SMALL BUSINESS SERV. - 801
BERTHS 7 AND 7A BULKHEAD
Asset # : 13532

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
	Coping/Curb Steel	85%			LIFE		**	
		<i>Other Observation, Extent : Light, Area Affected : 2%</i>						
		<i>Location : 276 Feet From Western End At Northeast Corner</i>						
		<i>Explanation : Impact Damage</i>						
	Timber	13%			LIFE		**	5
	Timber	2%	Now	\$900	LIFE		**	5
		<i>Displaced Elements, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : 363 Feet From Western End</i>						
Sheet Piles								
	Steel	15%			LIFE		**	
		<i>Corrosion, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Isolated Locations In Tidal Zone</i>						
	Steel	10%	4+	\$56,000	LIFE		**	
		<i>Corrosion, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Above Mean Low Water</i>						
	Not Accessible	75%						
Backfill								
	Fill							
	Not Accessible	100%						
Surface								
	Concrete	100%			2045		**	5
		<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Entire Surface</i>						
Deck Elements								
	Railing							
	Steel	98%			2031	\$217,500		
		<i>Recent Repair Evident, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Entire Railing</i>						
	No Component	2%						
Electrical								
	Lighting Fixture							
	LED	100%			2031			
		<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : 3 Fixtures</i>						

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

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

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

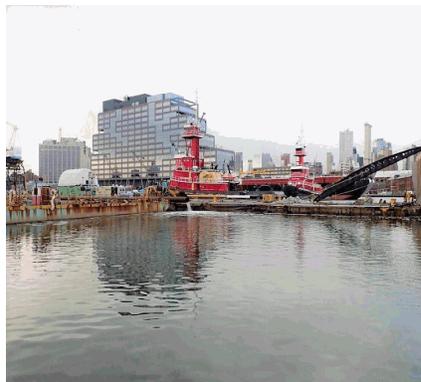
Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : BERTHS 9 AND 9A PERIMETER WALL PILE SUPPORTED WALL AROUND PIER
Address : BETWEEN DRY DOCKS 5 AND 6 BROOKLYN NAVY YARD
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR045.080 / 13529 **Yr Built/Renovated** :
Linear Ft : 475 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 17-Nov-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$710,400	
Total	\$710,400	
Importance Code A	\$376,100	
Importance Code B	\$334,400	
Total	\$710,400	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$92,100			
Total	\$92,100			
Importance Code A	\$8,100			
Importance Code B	\$64,000			
Importance Code C	\$20,000			
Total	\$92,100			



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
BERTHS 9 AND 9A PERIMETER WALL PILE SUPPORTED WALL AROUND PIER
Asset # : 13529

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Coping/Curb								
Concrete	10%			LIFE	**	5		
Concrete	40%	Now	\$20,000	LIFE	**	5	\$200	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Along Southern Side Of Berth</i>								
<hr/>								
No Component	50%							
<hr/>								
Pile Supported Wall								
Concrete	85%			2035	**	5	\$16,100	
<i>Cracking, Extent : Light, Area Affected : 10%</i>								
<i>Location : Along Entire Wall</i>								
<i>Spalling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Along Entire Wall</i>								
<hr/>								
Concrete	5%	4+	\$34,200	2041	**	5	\$500	
<i>Erosion, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : In Tidal Zone</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 300 Feet From Dry Dock 6</i>								
<hr/>								
Concrete	10%	Now	\$341,900	2041	**	5	\$900	
<i>Displaced Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Wall Displaced Max 12 Inches Outboard At 185 Feet From Dry Dock 6</i>								
<i>Excess Deflection, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 185 Feet To 235 Feet From Dry Dock 6</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 185 Feet From Dry Dock 6</i>								
<hr/>								
Piles and Bracing								
Not Accessible	100%							
<hr/>								
Pile Caps								
Not Accessible	100%							
<hr/>								
Backfill								
Fill								
Gravel	30%	Now	\$16,300	2047	**	5	\$100	
<i>Sinkhole, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 0 To 35 Feet, 74 To 87 Feet, 95 To 125 Feet, 185 To 270 Feet, 300 To 340 Feet, 350 To 405 Feet, 408 To 435 Feet And 450 To 475 Feet From Dry Dock 6</i>								
<hr/>								
Not Accessible	70%							
<hr/>								

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
BERTHS 9 AND 9A PERIMETER WALL PILE SUPPORTED WALL AROUND PIER
Asset # : 13529

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Backfill								
Surface								
Asphalt	70%	Now	\$36,500	2047	**	5	\$1,900	
<i>Settlement, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Across Entire Surface</i>								
<i>Sinkhole, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Sinkhole Locations Listed In Fill Observation.</i>								
Concrete	25%			2035	**	5	\$1,400	
<i>Erosion, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Surface Erosion Isolated Along Surface</i>								
Concrete	5%	Now	\$10,600	2047	**	5	\$100	
<i>Settlement, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 185 Feet To 205 Feet From Dry Dock 6</i>								
Fender								
Piles								
Timber	100%	Now	\$94,900	2047	**	4	\$11,400	1
<i>Missing Part, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Entire Asset</i>								
Wales and Chocks								
Timber	100%	Now	\$239,500	2047	**	4	\$25,800	
<i>Missing Part, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Entire Asset</i>								

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : **BROOKLYN WHOLESALE MEAT MARKET REVETMENT**
Address : **1ST AVE BET. 54TH AND 57TH STS**
Borough : **BROOKLYN** **Agency's Number** : **N/A**
Program / Asset # : **DBS0026.030 / 1739** **Yr Built/Renovated** :
Linear Ft : **1,307** **Project Type** : **ECONOMIC DEVELOPMENT**
Date of Survey : **18-Feb-2020** **Landmark Status** : **NONE**
Areas Surveyed :
Block : **819** **Lot** : **1** **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$99,100	\$50,500
Total	\$99,100	\$50,500
Importance Code B		\$50,500
Importance Code C	\$99,100	
Total	\$99,100	\$50,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$62,300	\$100		
Total	\$62,300	\$100		
Importance Code B	\$41,700	\$100		
Importance Code C	\$20,600			
Total	\$62,300	\$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
BROOKLYN WHOLESALE MEAT MARKET REVETMENT
Asset # : 1739

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Coping/Curb Concrete	75%			LIFE	**	5	\$900	
<i>Cracking, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Isolated Along Curb Length</i>								
<i>Discolor & Bleeding, Extent : Light, Area Affected : 10%</i>								
<i>Location : Isolated Rust Staining Along Curb Length</i>								
<i>Spalling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Isolated Along Curb Length</i>								
Concrete	15%	Now	\$20,600	LIFE	**	5	\$200	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Vehicle Damage At North End Of Asset</i>								
No Component	10%							
Revetment								
Stone	90%			LIFE	**	5	\$7,000	
Stone	10%	Now	\$99,100	LIFE	**	5	\$800	
<i>Missing Part, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : At The Southern End Of The Asset And Mid Asset Length</i>								
Backfill Fill								
Topsoil	10%	Now	\$28,100	2071	**			
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Mid Point Of Asset Beneath Parking Lot</i>								
<i>Explanation : Undermining</i>								
Not Accessible	90%							
Surface								
Asphalt	100%			2040	**	5	\$14,900	
<i>Cracking, Extent : Light, Area Affected : 50%</i>								
<i>Location : At North End Of Asset</i>								
Deck Elements								
Railing								
Fencing	50%			2032	\$50,500	3	\$300	
Fencing	10%	4+	\$6,100	2036	**	3	\$100	
<i>Corrosion, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : North End Of Asset</i>								
<i>Loose Connections, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Fabric Not Connected To Fence Posts At North End Of Asset</i>								
<i>Missing Part, Extent : Severe, Area Affected : 100%</i>								
<i>Location : North End Of Asset.</i>								
No Component	40%							

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : BULKHEAD
Address : PECK SLIP TO ROBERT WAGNER PLACE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGSP025.044 / 1743 **Yr Built/Renovated** :
Linear Ft : 957 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 28-Feb-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 73 **Lot** : 17 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads		\$443,600
Total		\$443,600
Importance Code B		\$443,600
Total		\$443,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$118,900			
Total	\$118,900			
Importance Code A				
Importance Code B	\$118,900			
Importance Code C				
Total	\$118,900			



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

DEPT. OF SMALL BUSINESS SERV. - 801
BULKHEAD
Asset # : 1743

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Coping/Curb Concrete	100%			LIFE	**	5	\$900	
<i>Cracking, Extent : Light, Area Affected : 5%</i>								
<i>Location : Isolated Locations Along Entire Length</i>								
Gravity Wall Concrete Not Accessible	95%			LIFE	**	5	\$3,700	
	5%							
Revetment Stone No Component	55%			LIFE	**	5	\$3,200	
	45%							
Backfill								
Fill Not Accessible	100%							
Surface								
Asphalt	2%			2040	**	5	\$200	
Asphalt Pavers	90%			2040	**	5	\$9,800	
Asphalt Pavers	6%	Now	\$20,600	2040	**	5	\$300	
<i>Settlement, Extent : Light, Area Affected : 60%</i>								
<i>Location : Northern 100 Feet</i>								
Topsoil	2%	Now	\$1,100	2031		5	\$1,900	
<i>Sinkhole, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Fenced Off Planters At Expansion Joints At 360 Feet And 480 Feet From South Corner</i>								
Fender								
Piles								
Timber	25%	0-2	\$47,800	2046	**	4	\$5,700	
<i>Rotting/Splitting, Extent : Severe, Area Affected : 15%</i>								
<i>Location : In Tidal Zone</i>								
<i>Worn, Extent : Severe, Area Affected : 15%</i>								
<i>Location : 17 Each 6-pile Clusters In Front Of Bulkhead.</i>								
No Component	70%							
Not Accessible	5%							
Deck Elements								
Railing								
Steel	30%	4+	\$16,600	2029			\$166,300	
<i>Missing Coating, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North End</i>								
Steel	50%	0-2	\$27,700	2029			\$277,200	
<i>Corrosion, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Southern 500 Feet</i>								
No Component	20%							

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : BULKHEAD
Address : ROBERT F. WAGNER PLACE TO MARKET SLIP
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGSP025.045 / 1744 **Yr Built/Renovated** :
Linear Ft : 1,410 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 28-Feb-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 240 **Lot** : 6 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$2,071,300	\$367,600
Total	\$2,071,300	\$367,600
Importance Code A	\$1,957,400	
Importance Code B	\$114,000	\$367,600
Total	\$2,071,300	\$367,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$51,700			
Total	\$51,700			
Importance Code A				
Importance Code B	\$50,200			
Importance Code C	\$1,500			
Total	\$51,700			



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 # : 1744

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
	Coping/Curb							
	Concrete	44%			LIFE	**	5	\$600
		<i>Cracking, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Intermittent Along Entire Asset</i>						
	Concrete	1%	Now	\$1,500	LIFE	**	5	
		<i>Spalling, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : South End</i>						
	Under Construction	55%						
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : Northern 765 Feet Of Asset</i>						
		<i>Explanation : Construction</i>						
	Gravity Wall							
	Concrete	25%	4+	\$414,900	LIFE	**	5	\$1,400
		<i>Cracking, Extent : Moderate, Area Affected : 2%</i>						
		<i>Location : Tidal Zone</i>						
		<i>Erosion, Extent : Moderate, Area Affected : 2%</i>						
		<i>Location : Tidal Zone</i>						
	No Component	35%						
	Under Construction	40%						
	Pile Supported Wall							
	Concrete	6%	4+	\$121,800	2040	**	5	\$1,700
		<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Offshore Face</i>						
		<i>Explanation : Erosion And Cracking</i>						
	Concrete	14%	0-2	\$1,420,700	2046	**	5	\$3,900
		<i>Erosion, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : Offshore Face</i>						
		<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Evident By Paver Displacement</i>						
		<i>Explanation : Possible Settlement</i>						
	No Component	65%						
	Under Construction	15%						
	Piles and Bracing							
	No Component	65%						
	Not Accessible	35%						
	Pile Caps							
	No Component	65%						
	Not Accessible	35%						
	Backfill							
	Fill							
	Not Accessible	100%						

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
BULKHEAD
Asset # : 1744

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Backfill								
Surface								
Asphalt Pavers	30%	4+	\$114,000	2040	**	5	\$2,400	
<i>Settlement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Southern 200 Feet And From 303 To 493 Feet From South End</i>								
Asphalt Pavers	15%			2040	**	5	\$2,400	
Under Construction	55%							
Deck Elements								
Railing								
Steel	15%			2029			\$122,500	
Steel	30%	2-4	\$49,000	2029			\$245,100	
<i>Corrosion, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Fro 60 Feet To 280 Feet From South End And Isolated Locations</i>								
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 : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : BULKHEAD
Address : EAST RIVER, 54TH ST TO 59TH ST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR025.052 / 1749 **Yr Built/Renovated** :
Linear Ft : 1,245 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 20-Mar-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 1371 **Lot** : 38 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$83,900	\$533,100
Total	\$83,900	\$533,100
Importance Code A	\$83,900	
Importance Code B		\$533,100
Total	\$83,900	\$533,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$115,800			
Total	\$115,800			
Importance Code A	\$93,600			
Importance Code B	\$22,200			
Total	\$115,800			



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

Asset # : 1749

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top Concrete/Stone	3%	Now	\$83,900	LIFE		**		
			<i>Cracking, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Isolated Locations Above The Waterline</i>					
			<i>Missing Part, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Isolated Locations Above The Waterline</i>					
Concrete/Stone	2%			LIFE		**		
No Component	95%							
Gravity Wall								
Conc w/Stone Face	30%			LIFE		**	5	\$33,700
			<i>Cracking, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Isolated Locations Above Waterline</i>					
			<i>Erosion, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Isolated Locations Above Waterline</i>					
Conc w/Stone Face	5%	Now	\$48,100	LIFE		**	5	\$5,600
			<i>Missing Part, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Missing Stone Facing At 400 Feet From North And Other Isolated Locations</i>					
No Component	35%							
Not Accessible	30%							
Piles and Bracing								
No Component	95%							
Not Accessible	5%							
Sheet Piles								
Steel	15%	4+	\$45,500	LIFE		**		
			<i>Corrosion, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : In Splash Zone</i>					
No Component	70%							
Not Accessible	15%							
Lowlevel Pile Caps								
No Component	95%							
Not Accessible	5%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Not Accessible	100%							
Deck Elements								
Railing								
Fencing	20%			2032	\$19,200		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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Deck Elements								
Parapet								
	Concrete	25%	4+	\$22,200	2032	\$222,100		
		<i>Cracking, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Isolated Locations At Offshore Face</i>						
		<i>Spalling, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Isolated Locations At Offshore Face</i>						
	Concrete	35%			2032	\$311,000		
	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.

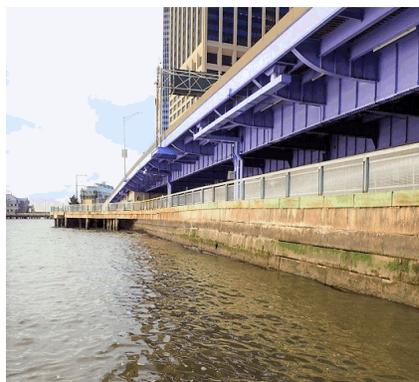
Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : BULKHEAD
Address : SS WALL ST TO SS HELIPIRT PIER EAST RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBS0025.041 / 1765 **Yr Built/Renovated** :
Linear Ft : 1,275 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 08-Jan-2021 **Landmark Status** : NONE
Areas Surveyed :
Block : 36 **Lot** : 12 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads		\$477,800
Total		\$477,800
Importance Code B		\$477,800
Total		\$477,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$28,100	\$7,300		
Total	\$28,100	\$7,300		
Importance Code A	\$25,400			
Importance Code B	\$2,700	\$7,300		
Total	\$28,100	\$7,300		



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

DEPT. OF SMALL BUSINESS SERV. - 801
BULKHEAD
Asset # : 1765

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Structural								
	Gravity Wall							
	Concrete	60%			LIFE	**	5	\$3,100
	Stone	16%			LIFE	**	5	\$17,300
		<i>Other Observation, Extent : Light, Area Affected : 15%</i>						
		<i>Location : Isolated Over Entire Wall, Primarily Within The Tidal Zone</i>						
		<i>Explanation : Grout Loss</i>						
	Stone	4%	4+	\$25,400	LIFE	**	5	\$4,300
		<i>Missing Block Seal, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Isolated Areas</i>						
	Not Accessible	20%						
Backfill								
	Fill							
	Not Accessible	100%						
	Surface							
	Asphalt Pavers	95%			2041	**	5	\$13,800
	Concrete	5%			2041	**	5	\$700
		<i>Cracking, Extent : Light, Area Affected : 5%</i>						
		<i>Location : At Base Of Pier 11</i>						
Fender								
	Buffer							
	Timber	40%			2030	\$182,400	5	\$5,400
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Immediately Below Top Of Bulkhead, Covering Railing Hardware</i>						
		<i>Explanation : Timber Buffer</i>						
	No Component	60%						
Deck Elements								
	Railing							
	Steel	40%			2030	\$295,500		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Southern 700 Feet Belongs To Pile Supported Platform Asset</i>						
		<i>Explanation : Southern Railing Portion</i>						
	No Component	60%						

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : BULKHEAD
Address : EAST RIVER E. 41ST TO E. 42ND STS.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBS0025.169 / 4092 **Yr Built/Renovated** :
Linear Ft : 297 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 21-Jan-2021 **Landmark Status** : NONE
Areas Surveyed :
Block : 1353 **Lot** : 50 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$278,600	\$212,000
Total	\$278,600	\$212,000
Importance Code A	\$278,600	
Importance Code B		\$212,000
Total	\$278,600	\$212,000

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$43,400	\$1,700		
Total	\$43,400	\$1,700		
Importance Code A	\$43,400			
Importance Code B		\$1,700		
Total	\$43,400	\$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

BULKHEAD

Asset #: 4092

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Pile Supported Wall								
Conc w/Stone Face	40%	Now	\$193,800	LIFE	**	5	\$9,500	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Bottom Half Of Wall For 100 Feet Total</i>								
<i>Explanation : Missing Granite Fascia Panels</i>								
Conc w/Stone Face	35%	4+	\$84,800	LIFE	**	5	\$8,300	
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At The East End Of The Walls And Ceiling Of The Outfall Structure</i>								
Not Accessible	25%							
Piles and Bracing								
Not Accessible	100%							
Sheet Piles								
Steel	10%	4+	\$43,400	LIFE	**			
<i>Corrosion, Extent : Severe, Area Affected : 25%</i>								
<i>Location : In The Tidal Zone</i>								
Not Accessible	90%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	100%			2041	**	5	\$3,400	
<i>Cracking, Extent : Light, Area Affected : 10%</i>								
<i>Location : Minor Cracking Of Asphalt Surface On Fdr Drive</i>								
Deck Elements								
Parapet								
Concrete	100%			2033	\$212,000			
<i>Discolor & Bleeding, Extent : Light, Area Affected : 75%</i>								
<i>Location : Efflorescence At Cracking</i>								

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : BULKHEAD ALONG SOUTH STREET
Address : SS OF PIER 15 NORTH TO PECK SLIP EAST RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGSP025.043 / 1742 **Yr Built/Renovated** :
Linear Ft : 1,050 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 06-Mar-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 36 **Lot** : 30 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
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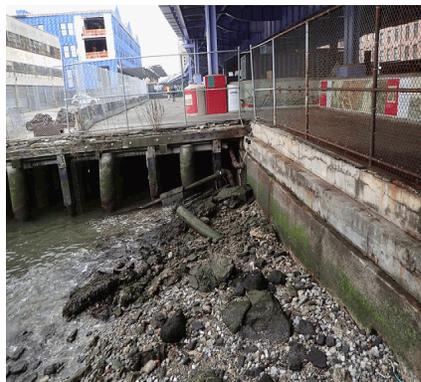
Bulkheads

Total

Importance Code A

Importance Code B

Total



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

DEPT. OF SMALL BUSINESS SERV. - 801
BULKHEAD ALONG SOUTH STREET
Asset # : 1742

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Gravity Wall								
Conc w/Stone Face	5%			LIFE	**	5	\$4,700	
		<i>Displaced Elements, Extent : Severe, Area Affected : 2% Location : Two Missing Stones 75 Feet North Of Pier 15</i>						
Concrete	5%			LIFE	**	5	\$200	
		<i>Cracking, Extent : Light, Area Affected : 5% Location : At Pier 15</i>						
Not Accessible	90%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	45%			2044	**	5	\$5,400	
Under Construction	55%							
Deck Elements								
Railing								
No Component	45%							
Under Construction	55%							

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : BULKHEAD BATTERY PARK
Address : SOUTH OF PIER A TO MERCHANT MARINERS MEMORIAL
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBS0025.030 / 168 **Yr Built/Renovated** :
Linear Ft : 119 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 19-Mar-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 3 **Lot** : 1 **BIN** :

CAPITAL		FY 2025 - 2028	FY 2029 - 2034
Bulkheads			\$68,900
Total			\$68,900
Importance Code B			\$68,900
Total			\$68,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$43,100			
Total	\$43,100			
Importance Code A	\$38,800			
Importance Code B	\$500			
Importance Code C	\$3,800			
Total	\$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
BULKHEAD BATTERY PARK
Asset # : 168

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Coping/Curb Concrete	30%	4+	\$3,800	LIFE	**	5		
<i>Cracking, Extent : Light, Area Affected : 5%</i>								
<i>Location : North Of Pile Supported Walkway</i>								
<i>Discolor & Bleeding, Extent : Light, Area Affected : 15%</i>								
<i>Location : North Of Pile Supported Walkway</i>								
Concrete	70%			LIFE	**	5	\$100	
Pile Supported Wall								
Conc w/Stone Face	80%			LIFE	**	5	\$7,600	
Conc w/Stone Face	20%	4+	\$38,800	LIFE	**	5	\$1,900	
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Tidal Zone</i>								
<i>Explanation : Grout Loss</i>								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Not Accessible	100%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	50%			2040	**	5	\$700	
Concrete	20%			2040	**	5	\$300	
<i>Cracking, Extent : Light, Area Affected : 2%</i>								
<i>Location : Adjacent To Pile Supported Walkway</i>								
<i>Spalling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Adjacent To Pile Supported Walkway</i>								
Stone	30%			2040	**	10		
Fender								
Wales and Chocks								
Composite	100%			2044	**			
Deck Elements								
Railing								
Steel	100%			2029			\$68,900	

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : BULKHEAD E. 63 TO E. 71 ST. E.R.
Address : E. RIVER, 63RD TO 71ST ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR025.054 / 1750 **Yr Built/Renovated** :
Linear Ft : 2,150 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 18-Mar-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 1482 **Lot** : 60 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$563,200	\$1,354,900
Total	\$563,200	\$1,354,900
Importance Code A	\$563,200	\$109,300
Importance Code B		\$1,245,600
Total	\$563,200	\$1,354,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$68,000			
Total	\$68,000			
Importance Code A	\$46,700			
Importance Code B	\$21,300			
Total	\$68,000			



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

DEPT. OF SMALL BUSINESS SERV. - 801
BULKHEAD E. 63 TO E. 71 ST. E.R.
Asset # : 1750

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Relieving Platform Top Concrete/Stone	5%	Now	\$241,400	LIFE		**		
<i>Erosion, Extent : Severe, Area Affected : 25%</i>								
<i>Location : At South End</i>								
<i>Missing Part, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Missing Facing Stones At South End</i>								
Concrete/Stone	5%			LIFE		**		
<i>Cracking, Extent : Light, Area Affected : 25%</i>								
<i>Location : At South End</i>								
<i>Erosion, Extent : Light, Area Affected : 25%</i>								
<i>Location : At South End</i>								
No Component	85%							
Not Accessible	5%							
Gravity Wall								
Conc w/Stone Face	5%	4+	\$249,400	LIFE		**	5	\$9,700
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Broken Stone Facing At South End And Isolated At Some Outfalls</i>								
Stone	60%			LIFE		**	5	\$109,300
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Full Length Of Asset</i>								
<i>Explanation : Grout Loss</i>								
No Component	15%							
Not Accessible	20%							
Piles and Bracing								
No Component	85%							
Not Accessible	15%							
Lowlevel Pile Caps								
Timber	2%	Now	\$21,400	LIFE		**		
<i>Rotting/Splitting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : South End</i>								
No Component	85%							
Not Accessible	13%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Blocks	5%	4+	\$9,700	2040		**	5	\$600
<i>Settlement, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : At Planters North Of 68th Street</i>								
Asphalt Blocks	95%			2040		**	5	\$23,300
Deck Elements								
Railing								
Steel	100%			2029	\$1,245,600			
<i>Missing Coating, Extent : Light, Area Affected : 15%</i>								
<i>Location : Full Length</i>								
Electrical								

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801
 BULKHEAD E. 63 TO E. 71 ST. E.R.
 Asset # : 1750**

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

Electrical

Lighting Fixture

Incandescent	65%			2025	\$47,100
Incandescent	35%	Now	\$25,300	2026	\$25,300

Broken, Extent : Light, Area Affected : 100%

Location : 11 Of 33 Lights

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : BULKHEAD E. 78TH TO E. 81ST ST.
Address : E. RIVER, 78TH TO 81ST ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR025.057 / 2879 **Yr Built/Renovated** :
Linear Ft : 853 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 18-Mar-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 1490 **Lot** : 60 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$164,900	\$768,800
Total	\$164,900	\$768,800
Importance Code A	\$164,900	\$61,500
Importance Code B		\$707,300
Total	\$164,900	\$768,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$78,800	\$2,400		
Total	\$78,800	\$2,400		
Importance Code A	\$24,100	\$2,400		
Importance Code B	\$54,700			
Total	\$78,800	\$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
BULKHEAD E. 78TH TO E. 81ST ST.
Asset # : 2879

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Gravity Wall								
Conc w/Stone Face	5%	4+	\$99,000	LIFE	**	5	\$3,800	
<i>Cracking, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Along Top Face Of Wall</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Along Top Face Of Wall</i>								
Conc w/Stone Face	5%	Now	\$66,000	LIFE	**	5	\$3,800	
<i>Missing Part, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Stone Face Around Outfall At 79th Street And At South End Of Pedestrian Ramp</i>								
Conc w/Stone Face	70%			LIFE	**	5	\$53,800	
<i>Cracking, Extent : Light, Area Affected : 20%</i>								
<i>Location : Isolated Locations</i>								
Not Accessible	20%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	85%			2040	**	5	\$8,300	
<i>Settlement, Extent : Light, Area Affected : 5%</i>								
<i>Location : Isolated Locations</i>								
Not Accessible	15%							
Deck Elements								
Railing								
Steel	55%			2029	\$271,800			
<i>Missing Coating, Extent : Light, Area Affected : 15%</i>								
<i>Location : Isolated Locations</i>								
Steel	45%	4+	\$44,500	2029	\$222,400			
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At North And South Ends Of The Asset</i>								
<i>Explanation : Coating Loss</i>								
Parapet								
Concrete	20%	4+	\$6,100	2032	\$121,800			
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : From 79th To 81st Street</i>								
Concrete	15%			2032	\$91,300			
No Component	65%							
Electrical								
Lighting Fixture								
Incandescent	90%			2025	\$21,700			
Incandescent	10%	Now	\$2,400	2026	\$2,400			
<i>Broken, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Of 11 Lights</i>								

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : BULKHEAD E. 81ST TO E. 84TH ST.
Address : E. RIVER, 81ST TO 84TH ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR025.058 / 2878 **Yr Built/Renovated** :
Linear Ft : 793 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 18-Mar-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 1589 **Lot** : 1 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$231,800	\$61,200
Total	\$231,800	\$61,200
Importance Code A	\$231,800	
Importance Code B		\$61,200
Total	\$231,800	\$61,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$4,500	\$100		
Total	\$4,500	\$100		
Importance Code B	\$4,500	\$100		
Total	\$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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Sheet Piles								
Steel	60%	4+	\$231,800	LIFE		**		
	<i>Corrosion, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Above Water Line</i>							
	<i>Other Observation, Extent : Light, Area Affected : 2%</i>							
	<i>Location : Isolated Locations In The Tidal Zone</i>							
	<i>Explanation : Holes At Sheet Pile Splice Locations</i>							
Not Accessible	40%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Concrete	100%			2040		**	5	\$9,100
	<i>Cracking, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Full Length Of Asset</i>							
	<i>Spalling, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Full Length Of Asset</i>							
Deck Elements								
Railing								
Fencing	100%			2032	\$61,200		3	\$300

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : BULKHEAD GRAVITY WALL/RELIEVING PLATFORM
Address : MARKET SLIP TO PIER 35
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGSP025.046 / 1745 **Yr Built/Renovated** :
Linear Ft : 1,485 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 28-Feb-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 241 **Lot** : 10 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads		\$516,200
Total		\$516,200
Importance Code B		\$516,200
Total		\$516,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$4,900			
Total	\$4,900			
Importance Code A				
Importance Code B	\$4,900			
Importance Code C				
Total	\$4,900			



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

DEPT. OF SMALL BUSINESS SERV. - 801
BULKHEAD GRAVITY WALL/RELIEVING PLATFORM
Asset # : 1745

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Relieving Platform Top								
Concrete	2%			LIFE	**	5	\$100	
No Component	90%							
Not Accessible	8%							
<hr/>								
Coping/Curb								
Concrete	60%			LIFE	**	5	\$800	
<i>Cracking, Extent : Light, Area Affected : 2%</i>								
<i>Location : Intermittent Along Entire Asset</i>								
<hr/>								
Under Construction	40%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Southern 600 Feet</i>								
<i>Explanation : Construction</i>								
<hr/>								
Gravity Wall								
Stone	30%			LIFE	**	5	\$37,800	
No Component	10%							
Not Accessible	20%							
Under Construction	40%							
<hr/>								
Piles and Bracing								
Steel	5%			LIFE	**	5	\$11,500	
<i>Corrosion, Extent : Light, Area Affected : 5%</i>								
<i>Location : Splash Zone</i>								
<hr/>								
No Component	90%							
Not Accessible	5%							
<hr/>								
Backfill								
Fill								
Not Accessible	100%							
<hr/>								
Surface								
Asphalt	58%			2040	**	5	\$9,800	
Stone	2%			2040	**	10		
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Recessed Platform 275 Feet From North End</i>								
<i>Explanation : Wear</i>								
<hr/>								
Under Construction	40%							
<hr/>								
Deck Elements								
Railing								
Steel	60%			2029			\$516,200	
<i>Corrosion, Extent : Light, Area Affected : 5%</i>								
<i>Location : Northern 885 Feet</i>								
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : On Timber Top Rail</i>								
<i>Explanation : Weathering</i>								
<hr/>								
Under Construction	40%							

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : BULKHEAD PIER 42
Address : MONTGOMERY TO JACKSON STS.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBS0025.050 / 2949 **Yr Built/Renovated** :
Linear Ft : 1,065 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 05-Jan-2021 **Landmark Status** : NONE
Areas Surveyed :
Block : 241 **Lot** : 13 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$475,200	\$63,200
Total	\$475,200	\$63,200
Importance Code A	\$475,200	\$63,200
Total	\$475,200	\$63,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$35,400	\$4,300		
Total	\$35,400	\$4,300		
Importance Code A				
Importance Code B	\$35,400	\$4,300		
Total	\$35,400	\$4,300		



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

DEPT. OF SMALL BUSINESS SERV. - 801
BULKHEAD PIER 42
Asset # : 2949

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Gravity Wall Concrete	5%	4+	\$156,700	LIFE	**	5	\$200	
<i>Displaced Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Top Course Of Concrete Blocks 50 Feet East Of Pier 42</i>								
<i>Spalling, Extent : Severe, Area Affected : 75%</i>								
<i>Location : East End Of Asset At Outfall</i>								
Stone	30%	4+	\$318,500	LIFE	**	5	\$27,100	
<i>Missing Block Seal, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Intermittent Along Entire Asset</i>								
Stone Not Accessible	40% 25%			LIFE	**	5	\$36,100	
Backfill								
Fill								
Topsoil	10%	Now	\$22,900	2072	**			
<i>Sinkhole, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Several Areas Between Pier 42 And Coned Structure</i>								
Not Accessible	90%							
Surface								
Asphalt	5%			2035	**	5	\$600	
Asphalt	5%	Now	\$5,800	2047	**	5	\$300	
<i>Sinkhole, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Large Sinkhole On East Side Of Pier 42</i>								
Concrete	70%			2041	**	5	\$8,500	
<i>Cracking, Extent : Light, Area Affected : 5%</i>								
<i>Location : Pier 42 Elevated Surface</i>								
Topsoil	10%	Now	\$6,300	2032	\$10,500	5	\$200	
<i>Sinkhole, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Between Pier 42 And Coned Structure</i>								
Not Accessible	10%							

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : BULKHEAD @ PILE SUPPORTED WHARF BET. NICKS LOBSTER/ KINGS PLAZA
Address : FLATBUSH AVE. MILL BASIN
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR026.062 / 16 **Yr Built/Renovated** :
Linear Ft : 700 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 09-Jun-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 8591 **Lot** : 980 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$2,955,500	\$68,700
Total	\$2,955,500	\$68,700
Importance Code A	\$2,955,500	
Importance Code B		\$68,700
Total	\$2,955,500	\$68,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads				
Total				
Importance Code A				
Importance Code B				
Total				



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

DEPT. OF SMALL BUSINESS SERV. - 801
BULKHEAD @ PILE SUPPORTED WHARF BET. NICKS LOBSTER/ KINGS PLAZA
Asset # : 16

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Piles and Bracing								
Concrete	85%	2-4	\$1,732,400	LIFE	**	5	\$3,500	
<i>Spalling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Exposed Concrete Above Encasements Or Within Failed Fiberglass Jackets</i>								
<i>Other Observation, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Widespread</i>								
<i>Explanation : Failed Repairs</i>								
Concrete	5%	Now	\$203,800	LIFE	**	5	\$200	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Isolated Batter Piles With Opened Or Missing Fiberglass Jackets</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Widespread</i>								
<i>Explanation : Failed Repairs</i>								
Not Accessible	10%							
Sheet Piles								
Concrete	20%	0-2	\$285,600	LIFE	**			
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corner Spalling In Tidal Zone</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : In Tidal Zone</i>								
<i>Explanation : Erosion</i>								
Concrete	5%	Now	\$71,400	LIFE	**			
<i>Other Observation, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Isolated Locations With Exposed Fill</i>								
<i>Explanation : Open Joints</i>								
Concrete	65%	4+	\$556,900	LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Tidal Zone</i>								
<i>Explanation : Erosion</i>								
Not Accessible	10%							
Pile Caps								
Concrete	100%	4+	\$105,400	LIFE	**	5	\$2,100	
<i>Spalling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Along Bottom Edge</i>								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Topsoil	100%			2029	\$68,700	5	\$3,300	

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : BULKHEAD @PIER 36
Address : BET CLINTON AND MONTGOMERY STS. OFFSHORE END OF PIER 36
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGSP025.049 / 2948 **Yr Built/Renovated** :
Linear Ft : 1,360 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 20-Mar-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 241 **Lot** : 13 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$91,300	
Total	\$91,300	
Importance Code A	\$91,300	
Total	\$91,300	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$7,800			
Total	\$7,800			
Importance Code A				
Importance Code B	\$7,800			
Importance Code C				
Total	\$7,800			



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

DEPT. OF SMALL BUSINESS SERV. - 801
BULKHEAD @PIER 36
Asset # : 2948

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Relieving Platform Top								
Concrete	26%	4+	\$91,300	LIFE	**	5	\$1,300	
	<i>Other Observation, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : West Side And East Return</i>							
	<i>Explanation : Undermining</i>							
Concrete	18%			LIFE	**	5	\$900	
No Component	56%							
Gravity Wall								
Concrete	15%			LIFE	**	5	\$800	
Stone	15%			LIFE	**	5	\$17,300	
	<i>Missing Block Seal, Extent : Moderate, Area Affected : 2%</i>							
	<i>Location : Tidal Zone</i>							
No Component	66%							
Not Accessible	4%							
Piles and Bracing								
Concrete	12%			LIFE	**	5	\$1,000	
Steel	12%			LIFE	**	5	\$25,200	
No Component	56%							
Not Accessible	20%							
Revetment								
Stone	33%			LIFE	**	5	\$2,700	
No Component	67%							
Sheet Piles								
Steel	20%			LIFE	**			
	<i>Corrosion, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout Splash And Tidal Zones</i>							
No Component	80%							
Pile Caps								
No Component	75%							
Not Accessible	25%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	20%			2040	**	5	\$3,100	
Concrete	80%			2040	**	5	\$12,400	

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : BULKHEAD AND RELIEVING PLATFORM UNDER NICKS LOBSTER BUILDING
Address : 2777 FLATBUSH AVE. MILL BASIN
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR026.065 / 19 **Yr Built/Renovated** :
Linear Ft : 360 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 11-Jun-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 8591 **Lot** : 980 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$2,500	\$300		\$9,900
Total	\$2,500	\$300		\$9,900
Importance Code A				
Importance Code B	\$2,500	\$300		\$9,900
Total	\$2,500	\$300		\$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
BULKHEAD AND RELIEVING PLATFORM UNDER NICKS LOBSTER BUILDING
Asset # : 19

System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural							
Relieving Platform Top							
Concrete	15%		LIFE	**	5	\$200	
No Component	35%						
Not Accessible	50%						
<hr/>							
Piles and Bracing							
Not Accessible	100%						
<hr/>							
Sheet Piles							
Timber	25%		LIFE	**	4	\$1,700	
No Component	65%						
Not Accessible	10%						
<hr/>							
Pile Caps							
Not Accessible	100%						
<hr/>							
Backfill							
Surface							
Concrete	20%		2040	**	5	\$800	
Not Accessible	80%						
<hr/>							
Fender							
Facing							
Timber	45%		2040	**	3	\$8,500	
		<i>Rotting/Splitting, Extent : Light, Area Affected : 10%</i>					
		<i>Location : Bottom 3 Feet Mostly At North End</i>					
No Component	55%						
<hr/>							
Piles							
Timber	6%		2034	\$43,100	4	\$800	
		<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>					
		<i>Location : Tidal Zone</i>					
No Component	90%						
Not Accessible	4%						
<hr/>							
Wales and Chocks							
Timber	80%		2040	**	4	\$15,600	
No Component	20%						

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

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

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

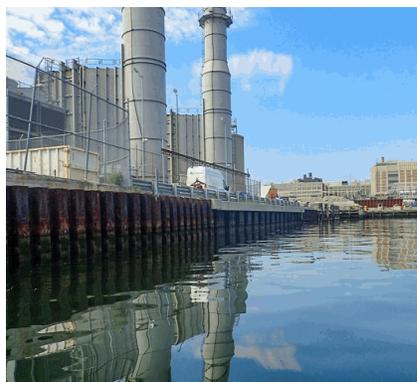
Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : BULKHEAD AT 23RD ST. GOWANUS BAY
Address : 23RD ST TO 24TH ST
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0015.033 / 2977 **Yr Built/Renovated** :
Linear Ft : 300 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 19-Jun-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 644 **Lot** : 1 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$109,600	\$136,400
Total	\$109,600	\$136,400
Importance Code A	\$109,600	\$136,400
Total	\$109,600	\$136,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$1,500		\$600	
Total	\$1,500		\$600	
Importance Code A			\$600	
Importance Code B	\$1,500			
Total	\$1,500		\$600	



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

**DEPT. OF SMALL BUSINESS SERV. - 801
BULKHEAD AT 23RD ST. GOWANUS BAY
Asset # : 2977**

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Piles and Bracing								
Steel	5%			LIFE	**	5	\$2,300	
	<i>Corrosion, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Above Mean Low Water Elevation, Southern 150 Feet</i>							
No Component	60%							
Not Accessible	35%							
Sheet Piles								
Steel	25%	4+	\$109,600	LIFE	**			
	<i>Corrosion, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Above Mean Low Water Elevation</i>							
	<i>Missing Coating, Extent : Severe, Area Affected : 35%</i>							
	<i>Location : Above Mean Low Water Elevation</i>							
Steel	25%			LIFE	**			
Not Accessible	50%							
Wales								
Steel	50%			LIFE	**	5	\$3,500	
	<i>Corrosion, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Southern 150 Feet</i>							
No Component	50%							
Pile Caps								
Concrete	50%			LIFE	**	5	\$500	
Steel	50%			2032	\$136,400	5	\$1,200	
	<i>Corrosion, Extent : Light, Area Affected : 50%</i>							
	<i>Location : Southern 150 Feet</i>							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	75%			2040	**	5	\$2,600	
Asphalt Pavers	10%			2040	**	5	\$300	
	<i>Settlement, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Strip Of Pavers Between Pile Cap And Asphalt Deck Surface</i>							
Topsoil	15%			2029	\$4,400	5	\$200	
	<i>Settlement, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Southern 40 Feet</i>							
Fender								
Pile Cluster								
Timber	45%			2032		4-10		
No Component	55%							
Deck Elements								
Railing								
Guard Rail	100%			LIFE	**			

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : BULKHEAD AT PIER 35
Address : RUTGERS SLIP TO ES PIER 35 EAST RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGSP025.048 / 1747 **Yr Built/Renovated** :
Linear Ft : 240 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 05-Jan-2021 **Landmark Status** : NONE
Areas Surveyed :
Block : 241 **Lot** : 13 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads		\$83,400
Total		\$83,400
Importance Code B		\$83,400
Total		\$83,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$200	\$800		
Total	\$200	\$800		
Importance Code A				
Importance Code B	\$200	\$800		
Total	\$200	\$800		



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

DEPT. OF SMALL BUSINESS SERV. - 801
BULKHEAD AT PIER 35
Asset # : 1747

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Relieving Platform Top Concrete	40%			LIFE	**	5	\$400	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Precast Drainage Platform At East End</i>						
		<i>Explanation : Other</i>						
No Component	60%							
Piles and Bracing								
Steel	25%			LIFE	**	5	\$9,300	
		<i>Corrosion, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Top 3 Feet</i>						
Not Accessible	75%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	60%			2041	**	5	\$1,600	
Topsoil	40%			2030	\$9,400	5	\$500	
Deck Elements								
Railing								
Steel	60%			2030	\$83,400			
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 : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : BULKHEAD INSHORE OF PIER 4 BROOKLYN ARMY TERMINAL
Address : FOOT OF 58TH STREET
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0055.005 / 15284 **Yr Built/Renovated** :
Linear Ft : 505 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 11-Mar-2021 **Landmark Status** : NONE
Areas Surveyed :
Block : 5778 **Lot** : 1 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$7,600	\$2,200		
Total	\$7,600	\$2,200		
Importance Code A	\$7,600			
Importance Code B		\$2,200		
Total	\$7,600	\$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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Sheet Piles								
Steel	85%			LIFE		**		
		<i>Corrosion, Extent : Light, Area Affected : 10%</i>						
		<i>Location : At Exposed Sheets</i>						
		<i>Missing Coating, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Epoxy Coating</i>						
Not Accessible	15%							
Pile Caps								
Concrete	95%			LIFE		**	5	\$1,400
Concrete	5%	4+	\$7,600	LIFE		**	5	\$100
		<i>Exposed Reinforcement, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Intermittently Along Bottom Of Pile Cap</i>						
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	75%			2041		**	5	\$4,300
Not Accessible	25%							

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : BUSH TERMINAL BULKHEAD BETWEEN PIERS 5 AND 6
Address : 43RD STREET N/S PIER 5 TO S/S PIER 6
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR026.024 / 23 **Yr Built/Renovated** :
Linear Ft : 330 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 20-Feb-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 715 **Lot** : 1 **BIN** :

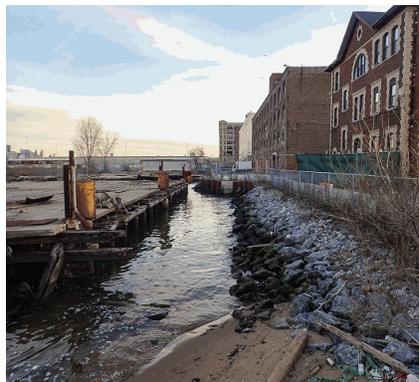
CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$13,800	\$800		
Total	\$13,800	\$800		
Importance Code B	\$13,800	\$800		
Importance Code C				
Total	\$13,800	\$800		



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

DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL BULKHEAD BETWEEN PIERS 5 AND 6
Asset # : 23

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Revetment								
Stone	100%			LIFE	**	5	\$2,000	
Sheet Piles								
Steel	20%			LIFE	**			
		<i>Corrosion, Extent : Moderate, Area Affected : 30%</i>						
		<i>Location : Tidal Zone</i>						
No Component	80%							
Backfill								
Fill								
Gravel	8%			2044	**	5	\$100	
		<i>Recent Repair Evident, Extent : N/A, Area Affected : 50%</i>						
		<i>Location : Filled-in Sinkhole 60 Feet From North End</i>						
Topsoil	12%	Now	\$8,500	2071	**			
		<i>Sinkhole, Extent : Severe, Area Affected : 80%</i>						
		<i>Location : At Northern End, Up To 40 Feet Long By 12 Feet Wide By 6 Feet Deep</i>						
Not Accessible	80%							
Surface								
Asphalt	50%			2040	**	5	\$1,900	
Asphalt	12%	Now	\$4,300	2046	**	5	\$200	
		<i>Sinkhole, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : At Northern End</i>						
Cobblestone	30%			2051	**	5	\$1,500	
Gravel	8%			2044	**	2-5	\$100	
		<i>Recent Repair Evident, Extent : N/A, Area Affected : 50%</i>						
		<i>Location : Filled-in Sinkhole 60 Feet From North End</i>						
Deck Elements								
Railing								
Fencing	100%			2032	\$25,500	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.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : BUSH TERMINAL BULKHEAD BETWEEN PIERS 6 AND 7
Address : 41ST STREET N/S PIER 6 NORTH TO END
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR026.025 / 22 **Yr Built/Renovated** :
Linear Ft : 220 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 20-Feb-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 715 **Lot** : 1 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$1,300			
Total	\$1,300			
Importance Code A				
Importance Code B	\$1,300			
Total	\$1,300			



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

DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL BULKHEAD BETWEEN PIERS 6 AND 7
Asset # : 22

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Piles and Bracing								
Steel	40%			LIFE	**	5	\$13,600	
		<i>Corrosion, Extent : Light, Area Affected : 75%</i>						
		<i>Location : Splash Zone</i>						
		<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Flange On South Center Pile</i>						
		<i>Explanation : Impact Damage</i>						
No Component	40%							
Not Accessible	20%							
Sheet Piles								
Steel	60%			LIFE	**			
		<i>Corrosion, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Tidal Zone</i>						
Not Accessible	40%							
Wales								
Steel	40%			LIFE	**	5	\$2,100	
		<i>Corrosion, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Entire Length Of Wale</i>						
No Component	60%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	40%			2040	**	5	\$1,000	
		<i>Sinkhole, Extent : Light, Area Affected : 2%</i>						
		<i>Location : One Small, Isolated Sinkhole Adjacent To North Side Of Concrete Deck</i>						
Concrete	60%			2040	**	5	\$1,500	
Deck Elements								
Railing								
Fencing	100%			2032	\$17,000	3	\$100	

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : BUSH TERMINAL PARK 1 OF 2 BULKHEAD
Address : NORTH SIDE OF PIER 4 TO SOUTH SIDE OF PIER 5
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR026.023 / 24 **Yr Built/Renovated** :
Linear Ft : 352 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 20-Feb-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 725 **Lot** : 1 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$1,218,200	\$203,900
Total	\$1,218,200	\$203,900
Importance Code A	\$1,143,400	
Importance Code B		\$203,900
Importance Code C	\$74,800	
Total	\$1,218,200	\$203,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$53,900			
Total	\$53,900			
Importance Code A				
Importance Code B	\$53,900			
Importance Code C				
Total	\$53,900			



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 PARK 1 OF 2 BULKHEAD
Asset # : 24

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Structural								
Gravity Wall								
	Concrete	13%			LIFE	**	5	\$200
	Concrete	18%	Now	\$372,800	LIFE	**	5	\$300
<i>Broken, Extent : Severe, Area Affected : 40%</i>								
<i>Location : 65 Foot Section Of Wall Centered 203 Feet From North End</i>								
	Concrete	62%	0-2	\$770,600	LIFE	**	5	\$900
<i>Tilting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Wall Is Rotating Up To 5 Inches From 44 - 170 Feet From North End And 235 - 327 Feet From North End</i>								
	No Component	7%						
Revetment								
	Stone	72%			LIFE	**	5	\$1,500
	Stone	28%	Now	\$74,800	LIFE	**	5	\$600
<i>Missing Part, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Insufficient Stone From 100 - 150 Feet From North End</i>								
Backfill								
Fill								
	Topsoil	5%	Now	\$3,800	2071	**		
<i>Sinkhole, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Open Sinkhole 108 Feet From North End Measuring 15 Feet Long By 6 Feet Wide By 5 Feet Deep. Area Is Fenced Off.</i>								
	Not Accessible	95%						
Surface								
	Asphalt	80%			2040	**	5	\$3,200
	Asphalt	5%	Now	\$1,900	2046	**	5	\$100
<i>Sinkhole, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Open Sinkhole 108 Feet From North End Measuring 15 Feet Long By 6 Feet Wide By 5 Feet Deep. Area Is Fenced Off.</i>								
	Asphalt	10%	0-2	\$3,900	2046	**	5	\$200
<i>Settlement, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Settlement On North And South Sides Of Sinkhole Totaling 36 Feet In Length</i>								
	Asphalt	5%	2-4	\$1,900	2046	**	5	\$100
<i>Cracking, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Cracks Emanating From Settled Concrete Adjacent To Sinkhole</i>								
Deck Elements								
Railing								
	Steel	100%	4+	\$40,800	2029			\$203,900
<i>Corrosion, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Primarily On Bottom Half Of Railing</i>								

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : BUSH TERMINAL PARK 2 OF 2 REVETMENT
Address : FOOT OF 45TH ST. TO 52ND ST. INCLUDING PERIMETER OF PIER 4
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR026.021 / 2571 **Yr Built/Renovated** :
Linear Ft : 4,348 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 18-Feb-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 725 **Lot** : 1 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads		\$372,300
Total		\$372,300
Importance Code B		\$372,300
Total		\$372,300

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$106,900	\$100		\$100
Total	\$106,900	\$100		\$100
Importance Code B	\$74,000	\$100		\$100
Importance Code C	\$33,000			
Total	\$106,900	\$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
BUSH TERMINAL PARK 2 OF 2 REVETMENT
Asset # : 2571

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Coping/Curb								
Concrete	8%			LIFE	**	5	\$300	
No Component	92%							
Revetment								
Stone	90%			LIFE	**	5	\$23,400	
Stone	2%	4+	\$33,000	LIFE	**	5	\$500	
<i>Missing Part, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Northern 310 Feet Requires Additional Stone</i>								
No Component	8%							
Backfill								
Fill								
Topsoil	5%	Now	\$46,800	2071	**			
<i>Sinkhole, Extent : Severe, Area Affected : 100%</i>								
<i>Location : At Sinkhole/erosion Locations</i>								
Not Accessible	95%							
Surface								
Asphalt	45%			2040	**	5	\$22,300	
Asphalt	5%	Now	\$11,900	2040	**	5	\$1,200	
<i>Erosion, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Along South Perimeter Of Asphalt Path From 3,305 To 3,620 Feet From North End Of Asset</i>								
<i>Sinkhole, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 30 Feet To 165 Feet From North End Of Asset</i>								
Sand	10%			2044	**	2-5	\$1,300	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : At Natural Shoreline 2,080 To 2,440 Feet From North End</i>								
Topsoil	40%			2030		5	\$8,100	
Deck Elements								
Railing								
Steel	8%			2029			\$201,500	
<i>Corrosion, Extent : Light, Area Affected : 2%</i>								
<i>Location : At Base Of Rail Posts</i>								
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 : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : CLIFTON STATION REVETMENT
Address : VANDERBILT AVENUE TO GREENFIELD AVENUE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DGS0047.040 / 15246 **Yr Built/Renovated** :
Linear Ft : 920 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 10-Feb-2021 **Landmark Status** : NONE
Areas Surveyed :
Block : 2820 **Lot** : 105 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$279,100	
Total	\$279,100	
Importance Code C	\$279,100	
Total	\$279,100	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$94,800	\$3,900		
Total	\$94,800	\$3,900		
Importance Code B	\$74,700	\$3,900		
Importance Code C	\$20,000			
Total	\$94,800	\$3,900		



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

DEPT. OF SMALL BUSINESS SERV. - 801
CLIFTON STATION REVETMENT
Asset # : 15246

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Asphalt Remnants	60%	Now	\$20,000	LIFE	**	5	\$500	
<i>Erosion, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Southern 570 Feet</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Southern 570 Feet</i>								
<i>Explanation : Concrete, Brick, And Asphalt Debris</i>								
Stone	40%	Now	\$279,100	LIFE	**	5	\$2,200	1
<i>Missing Part, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Northern 350 Feet</i>								
<hr/>								
Backfill								
Fill								
Topsoil	25%	Now	\$49,500	2072	**			
<i>Erosion, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Intermittent Areas Across Asset</i>								
Not Accessible	75%							
<hr/>								
Surface								
Asphalt	75%			2041	**	5	\$7,900	
<i>Surface Wearing/Scaling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Entire Asphalt Surface</i>								
Asphalt	25%	Now	\$25,200	2047	**	5	\$1,300	
<i>Erosion, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Intermittent Areas Across Asset</i>								

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

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

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

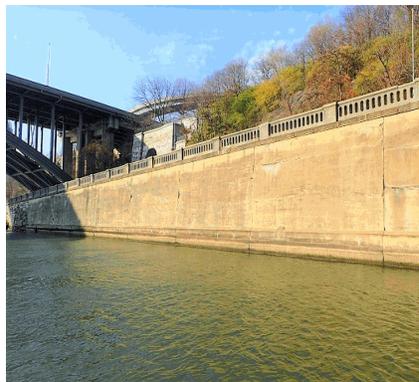
Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : CONCRETE RETAINING WALL W/TIMBER CRIBBING FOUNDATION. BULKHEAD
Address : SO SIDE WASHINGTON BRIDGE MIDWAY TO HAMILTON BRIDGE, SUB 1 OF BL
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR071.000 / 13815 **Yr Built/Renovated** :
Linear Ft : 282 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 22-Dec-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2106 **Lot** : 997 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$65,400	\$286,800
Total	\$65,400	\$286,800
Importance Code A	\$65,400	
Importance Code B		\$286,800
Total	\$65,400	\$286,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$9,100	\$1,600		
Total	\$9,100	\$1,600		
Importance Code A				
Importance Code B	\$9,100	\$1,600		
Importance Code C				
Total	\$9,100	\$1,600		



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

DEPT. OF SMALL BUSINESS SERV. - 801
CONCRETE RETAINING WALL W/TIMBER CRIBBING FOUNDATION. BULKHEAD
Asset # : 13815

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Coping/Curb Stone	100%			LIFE	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Top Of Wall</i>								
<i>Explanation : Partial Loss Of Mortar Bedding And Joint Seal</i>								
<hr/>								
Gravity Wall								
Conc w/Stone Face	95%			LIFE	**	5	\$24,100	
<i>Cracking, Extent : Light, Area Affected : 5%</i>								
<i>Location : Upper 10 Feet Of Wall Above Concrete Encasement Repair At Waterline</i>								
<i>Efflorescence, Extent : Light, Area Affected : 5%</i>								
<i>Location : Upper 10 Feet Of Wall</i>								
<i>Spalling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Isolated At Joints</i>								
Conc w/Stone Face	5%	4+	\$65,400	LIFE	**	5	\$1,300	
<i>Cracking, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper 10 Feet Of Wall At Southern 60 Feet Of Asset Above Concrete Encasement Repair At Waterline</i>								
<i>Spalling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At All Construction Joints And Three Segments At Southernmost End Above Outfall</i>								
<hr/>								
Backfill								
Fill								
Not Accessible	100%							
<hr/>								
Surface								
Asphalt	100%			2041	**	5	\$3,200	
<i>Cracking, Extent : Light, Area Affected : 3%</i>								
<i>Location : Along Entire Length</i>								
<i>Settlement, Extent : Light, Area Affected : 2%</i>								
<i>Location : Isolated Along Entire Length</i>								
<hr/>								
Deck Elements								
Parapet								
Concrete	95%			2030			\$286,800	
<i>Erosion, Extent : Light, Area Affected : 100%</i>								
<i>Location : Full Length Of Asset</i>								
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Along Top Coping</i>								
<i>Explanation : Deteriorated Mortar Bedding</i>								
Concrete	5%	4+	\$9,100	2037	**			
<i>Erosion, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 20 Feet To 30 Feet From South; 95, 128, 137, 210, 217, And 251 Feet From South</i>								

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : CONCRETE RETAINING WALL W/TIMBER CRIBBING FOUNDATION. BULKHEAD
Address : SO SIDE HAMILTON BRIDGE TO NO SIDE HIGH BRIDGE. SUB 3 OF BL
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR073.000 / 13817 **Yr Built/Renovated** :
Linear Ft : 1,170 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 22-Dec-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2106 **Lot** : 997 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$1,567,400	\$908,800
Total	\$1,567,400	\$908,800
Importance Code A	\$1,483,900	\$73,800
Importance Code B	\$83,500	\$835,000
Total	\$1,567,400	\$908,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$13,100	\$6,000		
Total	\$13,100	\$6,000		
Importance Code A				
Importance Code B	\$12,800	\$6,000		
Importance Code C	\$200			
Total	\$13,100	\$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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Coping/Curb Stone	10%	4+	\$200	LIFE	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Isolated Locations For Entire Length</i>								
<i>Explanation : Loose Or Missing Mortar Bedding</i>								
Stone	90%			LIFE	**	5	\$1,800	
Gravity Wall								
Conc w/Stone Face	67%	4+	\$1,212,500	LIFE	**	5	\$70,600	
<i>Cracking, Extent : Light, Area Affected : 5%</i>								
<i>Location : Bulkhead Face Above Mean High Water On Concrete Encasement Repair</i>								
<i>Erosion, Extent : Light, Area Affected : 20%</i>								
<i>Location : In Tidal Zone</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Spall 520 Feet From North</i>								
<i>Missing Block Seal, Extent : Light, Area Affected : 30%</i>								
<i>Location : Bulkhead Face In Tidal Zone At South End Of Asset</i>								
<i>Spalling, Extent : Light, Area Affected : 25%</i>								
<i>Location : From 600 Feet To 995 Feet From North, Above Mean High Water Line</i>								
Conc w/Stone Face	3%	2-4	\$271,500	LIFE	**	5	\$3,200	
<i>Erosion, Extent : Light, Area Affected : 20%</i>								
<i>Location : In Tidal Zone</i>								
<i>Not Plumb, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Wall Section Leaning Between Construction Joints 995 Feet To 1030 Feet From North End</i>								
Stone	10%			LIFE	**	5	\$9,900	
Not Accessible	20%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	90%			2041	**	5	\$12,000	
<i>Cracking, Extent : Light, Area Affected : 5%</i>								
<i>Location : Full Length</i>								
Asphalt	10%	2-4	\$12,800	2047	**	5	\$700	
<i>Settlement, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Section 995 Feet To 1142 Feet From North</i>								
Deck Elements								
Parapet								
Concrete	100%	4+	\$83,500	2033	\$835,000			
<i>Spalling, Extent : Light, Area Affected : 25%</i>								
<i>Location : 172 Feet, 255 Feet, 443 Feet, And 625 Feet From North</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Full Length</i>								
<i>Explanation : Mortar Loss</i>								

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 : 23-Nov-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2150 **Lot** : 997 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$1,738,700	
Total	\$1,738,700	
Importance Code A	\$1,738,700	
Total	\$1,738,700	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$49,700			
Total	\$49,700			
Importance Code A				
Importance Code B	\$49,700			
Total	\$49,700			



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
CRIBBING BULKHEAD
Asset # : 13807

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Gravity Wall Timber Crib w/Stone	100%	Now	\$1,738,700	LIFE	**	4	\$9,200	1
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Isolated Members</i>								
<i>Missing Part, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Collapsed At Eastern 47 Feet</i>								
<i>Rotting/Splitting, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Horizontal Timbers And Timber Piles</i>								
<i>Tilting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Full Length</i>								
<i>Other Observation, Extent : Severe, Area Affected : 1%</i>								
<i>Location : West End Of Asset</i>								
<i>Explanation : Deterioration Of Concrete And Steel At Outfall</i>								
<hr/>								
Backfill								
Fill								
Stone	20%	Now	\$21,000	LIFE	**	5	\$100	
<i>Erosion, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Isolated Locations At Top Of Wall</i>								
Not Accessible	80%							
<hr/>								
Surface								
Concrete	10%	Now	\$14,100	2047	**	5	\$200	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Eastern 30 Feet And Between 85 And 110 Feet From East</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Full Length Up To 3 Feet Deep</i>								
<i>Explanation : Undermining</i>								
Not Accessible	90%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Heavy Vegetation</i>								
<hr/>								
Deck Elements								
Railing								
Fencing	100%	4+	\$14,600	2037	**	3	\$100	
<i>Broken, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Isolated Areas Along Entire Asset</i>								

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : EAST RIVER ESPLANADE BULKHEAD
Address : FROM NORTH SIDE PIER 11 TO SOUTH SIDE PIER 15
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR025.042 / 2581 **Yr Built/Renovated** :
Linear Ft : 893 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 26-Jun-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 36 **Lot** : 25 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads		\$103,500
Total		\$103,500
Importance Code B		\$103,500
Total		\$103,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$3,300			
Total	\$3,300			
Importance Code A				
Importance Code B	\$3,300			
Importance Code C				
Total	\$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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Coping/Curb								
Concrete	20%			LIFE	**	5	\$200	
No Component	80%							
Gravity Wall								
Stone	25%			LIFE	**	5	\$18,900	
<i>Missing Block Seal, Extent : Light, Area Affected : 25%</i>								
<i>Location : Tidal Zone</i>								
Not Accessible	75%							
Sheet Piles								
Steel	2%			LIFE	**			
No Component	95%							
Not Accessible	3%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	5%			2040	**	5	\$500	
Asphalt Pavers	60%			2040	**	5	\$6,100	
<i>Settlement, Extent : Light, Area Affected : 10%</i>								
<i>Location : Isolated Locations</i>								
Topsoil	35%			2029	\$30,700	5	\$1,500	
Deck Elements								
Railing								
Steel	20%			2029	\$103,500			
No Component	80%							

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : EAST RIVER ESPLANADE BULKHEAD
Address : BATTERY MARITIME BLDG NORTH TO SOUTH SIDE PIER 6 HELIPORT
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBS0025.040 / 2859 **Yr Built/Renovated** :
Linear Ft : 465 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 19-Mar-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2 **Lot** : 23 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$1,900			
Total	\$1,900			
Importance Code A				
Importance Code B	\$1,900			
Total	\$1,900			



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

DEPT. OF SMALL BUSINESS SERV. - 801
EAST RIVER ESPLANADE BULKHEAD
Asset # : 2859

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
	Gravity Wall							
	Conc w/Stone Face	40%		LIFE	**	5	\$16,800	
	Concrete	4%		LIFE	**	5	\$100	
	Not Accessible	56%						
Backfill								
	Fill							
	Not Accessible	100%						
	Surface							
	Asphalt	70%		2040	**	5	\$3,700	
	Not Accessible	30%						
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location : Southern 140 Feet Being Used As Staging Area For Battery Maritime Building Construction</i>							
	<i>Explanation : Not Accessible</i>							

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Bulkheads	\$1,688,100	
Total	\$1,688,100	
Importance Code A	\$1,688,100	
Total	\$1,688,100	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$6,800			\$2,300
Total	\$6,800			\$2,300
Importance Code B	\$6,800			\$2,300
Total	\$6,800			\$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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
	Sheet Piles							
	Steel	70%	4+	\$1,688,100	LIFE		**	
		<i>Corrosion, Extent : Moderate, Area Affected : 70%</i>						
		<i>Location : Above Waterline</i>						
	Not Accessible	30%						
		<i>Other Observation, Extent : N/A, Area Affected : 0%</i>						
		<i>Location : In Millers Launch Yard</i>						
		<i>Explanation : Steel Sheeting Buried In Asphalt Lot</i>						
Backfill								
	Fill							
	Not Accessible	100%						
Surface								
	Asphalt	5%	4+	\$6,800	2049		**	\$100
		<i>Settlement, Extent : Light, Area Affected : 50%</i>						
		<i>Location : From 327 Feet To 358 Feet From The South</i>						
	Asphalt	80%			2043		**	\$4,500
		<i>Cracking, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Northern 400 Feet Of Asset</i>						
	Gravel	15%			2043		**	\$200
		<i>Erosion, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Along Upper Edge Of Bulkhead At The Southern 95 Feet Of The Asset</i>						

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : GIANDO RESTAURANT SEAWALL AND REVETMENT
Address : 412 KENT AVE. BETWEEN BROADWAY AND S 8TH ST.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR046.000 / 13506 **Yr Built/Renovated** :
Linear Ft : 290 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 03-Feb-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2128 **Lot** : 15 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$435,400	
Total	\$435,400	
Importance Code A	\$256,000	
Importance Code B	\$58,400	
Importance Code C	\$121,000	
Total	\$435,400	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$67,900			\$600
Total	\$67,900			\$600
Importance Code A				
Importance Code B	\$67,900			\$600
Importance Code C				
Total	\$67,900			\$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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Gravity Wall								
Concrete	15%	2-4	\$256,000	LIFE	**	5	\$200	
	<i>Tilting, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : 20 Feet Of Masonry Wall Rotating Up To 4 Inches At Midway Point Of Asset</i>							
Concrete	30%			LIFE	**	5	\$400	
	<i>Displaced Elements, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Southern Half</i>							
No Component	55%							
Revetment								
Stone	55%	2-4	\$121,000	LIFE	**	5	\$1,000	
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Steep Slope, Exposed Fill, And Displaced Elements Throughout Northern Half</i>							
	<i>Explanation : Non-engineered Riprap</i>							
Stone	30%			LIFE	**	5	\$500	
No Component	15%							
Backfill								
Fill								
Stone	25%	4+	\$24,200	LIFE	**	5	\$100	
	<i>Settlement, Extent : Light, Area Affected : 25%</i>							
	<i>Location : Large Stone And Concrete Blocks Supporting Deck Slab At North End Of Asset</i>							
Topsoil	25%	0-2	\$15,600	2071	**			
	<i>Erosion, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Undermining Up To 2 Feet Deep Beneath Concrete Deck Slab 80 To 160 Feet From North End</i>							
Not Accessible	50%							
Surface								
Concrete	40%			2040	**	5	\$1,300	
	<i>Cracking, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Isolated Hairline Cracks</i>							
Concrete	30%	4+	\$39,000	2046	**	5	\$500	
	<i>Settlement, Extent : Light, Area Affected : 35%</i>							
	<i>Location : Northern Deck Slab Bearing On Exposed Revetment Stone</i>							
Concrete	15%	2-4	\$19,500	2046	**	5	\$200	
	<i>Settlement, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Isolated Areas 80 To 160 Feet From North End Due To Fill Loss And Undermining</i>							
Topsoil	15%			2029	\$4,300	5	\$200	
Fender								
Facing								
Timber	15%	4+	\$20,500	2046	**	3	\$1,700	
	<i>Rotting/Splitting, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Bottom 4 Feet Of Timber Panels</i>							
No Component	85%							
Deck Elements								

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
GIANDO RESTAURANT SEAWALL AND REVETMENT
Asset # : 13506

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements									
	Railing								
	Plastic	20%			2025	\$6,900			
		<i>Worn, Extent : Moderate, Area Affected : 100%</i>							
		<i>Location : North End</i>							
	No Component	80%							

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : GLICK PARK RELIEVING PLATFORM
Address : EAST RIVER, 36TH ST TO 38TH ST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR025.065 / 4087 **Yr Built/Renovated** :
Linear Ft : 508 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 25-Jun-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 968 **Lot** : 50 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$497,300	\$264,900
Total	\$497,300	\$264,900
Importance Code A	\$497,300	
Importance Code B		\$264,900
Total	\$497,300	\$264,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$19,600	\$400	\$2,300	\$200
Total	\$19,600	\$400	\$2,300	\$200
Importance Code A	\$12,600			
Importance Code B	\$800	\$400	\$2,300	\$200
Importance Code C	\$6,200			
Total	\$19,600	\$400	\$2,300	\$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
GLICK PARK RELIEVING PLATFORM
Asset # : 4087

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Coping/Curb Concrete	90%			LIFE	**	5	\$400	
	<i>Displaced Elements, Extent : Light, Area Affected : 10%</i> <i>Location : 100 Feet From North End</i>							
Timber	10%	Now	\$6,200	LIFE	**	5		
	<i>Rotting/Splitting, Extent : Severe, Area Affected : 50%</i> <i>Location : At South End</i>							
Pile Supported Wall Conc w/Stone Face	60%	Now	\$497,300	LIFE	**	5	\$24,400	
	<i>Erosion, Extent : Severe, Area Affected : 30%</i> <i>Location : Bottom Of Masonry Panels, Entire Length Of Asset</i>							
Conc w/Stone Face	40%			LIFE	**	5	\$16,300	
Piles and Bracing Not Accessible	100%							
Lowlevel Pile Caps Timber	5%	Now	\$12,600	LIFE	**			
	<i>Rotting/Splitting, Extent : Severe, Area Affected : 90%</i> <i>Location : Along Bulkhead Face</i>							
Not Accessible	95%							
Backfill								
Fill Not Accessible	100%							
Surface								
Brick Pavers	80%			2047	**	5	\$4,600	
Cobblestone	10%			2051	**	5	\$800	
Concrete	10%			2040	**	5	\$600	
	<i>Cracking, Extent : Light, Area Affected : 50%</i> <i>Location : At South End</i> <i>Erosion, Extent : Light, Area Affected : 50%</i> <i>Location : At South End</i>							
Fender								
Buffer Rubber	10%			2040	**	4-5	\$1,300	
	<i>Other Observation, Extent : Moderate, Area Affected : 2%</i> <i>Location : Hardware</i> <i>Explanation : Corrosion</i>							
No Component	90%							
Deck Elements								
Railing Fencing	10%			2032		\$3,900	3	
	<i>Corrosion, Extent : Light, Area Affected : 10%</i> <i>Location : Fence At South End</i>							
Steel	90%			2029		\$264,900		
Parapet Concrete	10%			2032		\$36,300		
No Component	90%							

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801
GLICK PARK RELIEVING PLATFORM
Asset # : 4087**

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

Electrical

Lighting Fixture

Incandescent

100%

2025

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

Location : 12 Fixtures

Explanation : Count

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Bulkheads	\$181,000	\$150,600
Total	\$181,000	\$150,600
Importance Code A	\$181,000	
Importance Code B		\$150,600
Total	\$181,000	\$150,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$7,500		\$10,200	
Total	\$7,500		\$10,200	
Importance Code A			\$8,800	
Importance Code B	\$7,500		\$1,500	
Total	\$7,500		\$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
GRAVITY RETAINING WALL / BULKHEAD
Asset # : 13832

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Gravity Wall								
Conc w/Stone Face	60%			LIFE	**	5	\$14,100	
<i>Erosion, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Adjacent To Culvert</i>								
Conc w/Stone Face	30%	2-4	\$181,000	LIFE	**	5	\$7,000	
<i>Missing Block Seal, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : In Tidal Zone Along Full Length Of Asset</i>								
<i>Spalling, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Along Concrete And Undermining Railing Posts In Some Locations</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Concrete Above Stone Face</i>								
<i>Explanation : Chemical Deterioration Of Concrete</i>								
Not Accessible	10%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	98%			2042	**	5	\$2,900	
<i>Settlement, Extent : Light, Area Affected : 5%</i>								
<i>Location : Near Tree Planter</i>								
Topsoil	2%			2031	\$500	5		
Deck Elements								
Railing								
Steel	100%	4+	\$7,500	2031	\$150,600			
<i>Corrosion, Extent : Light, Area Affected : 5%</i>								
<i>Location : At Locations Of Missing Coating</i>								
<i>Missing Coating, Extent : Light, Area Affected : 5%</i>								
<i>Location : Isolated Locations Along Full Length Of Asset</i>								
Electrical								
Lighting Fixture								
Incandescent	100%			2027	\$8,800			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 4 Light Poles</i>								
<i>Explanation : Lighting</i>								

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Bulkheads	\$187,900	\$156,400
Total	\$187,900	\$156,400
Importance Code A	\$187,900	
Importance Code B		\$156,400
Total	\$187,900	\$156,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$23,400		\$10,200	
Total	\$23,400		\$10,200	
Importance Code A			\$8,800	
Importance Code B	\$23,400		\$1,400	
Total	\$23,400		\$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
GRAVITY RETAINING WALL / BULKHEAD
Asset # : 13833

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Gravity Wall								
Conc w/Stone Face	60%			LIFE	**	5	\$14,600	
<i>Efflorescence, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Concrete Above Stone Facing</i>								
Conc w/Stone Face	30%	2-4	\$187,900	LIFE	**	5	\$7,300	
<i>Missing Block Seal, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : In Tidal Zone For Full Length Of Asset</i>								
<i>Spalling, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Throughout Concrete Above Stone Face And At Top Surface Of Wall Below Railing</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Concrete Above Stone Face And At Top Surface Of Wall Below Railing</i>								
<i>Explanation : Chemical Deterioration Of Concrete</i>								
Not Accessible	10%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	90%			2042	**	5	\$2,800	
Asphalt Pavers	8%	4+	\$7,800	2046	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Near North End Of Asset Adjacent To Planter</i>								
<i>Explanation : Uplift Of Pavers</i>								
Topsoil	2%			2031	\$500	5		
Deck Elements								
Railing								
Steel	100%	4+	\$15,600	2031	\$156,400			
<i>Missing Coating, Extent : Light, Area Affected : 5%</i>								
<i>Location : Full Length</i>								
Electrical								
Lighting Fixture								
Incandescent	100%			2027	\$8,800			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 4 Light Poles</i>								
<i>Explanation : Lighting</i>								

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Bulkheads	\$1,276,000	\$318,600
Total	\$1,276,000	\$318,600
Importance Code A	\$1,276,000	
Importance Code B		\$318,600
Total	\$1,276,000	\$318,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$10,300	\$100	\$24,800	
Total	\$10,300	\$100	\$24,800	
Importance Code A	\$400		\$21,900	
Importance Code B	\$9,900	\$100	\$2,800	
Total	\$10,300	\$100	\$24,800	



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

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY RETAINING WALL / BULKHEAD
Asset # : 13838

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
Gravity Wall								
	Conc w/Stone Face	60%			LIFE	**	5	\$29,700
	Conc w/Stone Face	30%	2-4	\$1,276,000	LIFE	**	5	\$14,900
<i>Cracking, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Map Cracking With Efflorescence In Upper Concrete Face</i>								
<i>Missing Block Seal, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : In Tidal Zone</i>								
<i>Not Plumb, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Northern 30 Feet</i>								
<i>Spalling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Concrete Above Stone Face And At Top Surface Of Wall Below Railing</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Concrete Face Above Stone Wall</i>								
<i>Explanation : Chemical Deterioration Of Concrete</i>								
	Not Accessible	10%						
Backfill								
Fill								
	Not Accessible	100%						
Surface								
	Asphalt Pavers	90%			2042	**	5	\$5,700
	Asphalt Pavers	5%	4+	\$9,900	2042	**	5	\$200
<i>Settlement, Extent : Moderate, Area Affected : 100%</i>								
<i>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</i>								
	Topsoil	5%			2031		5	\$100
Deck Elements								
Railing								
	Steel	100%			2031			\$318,600
<i>Corrosion, Extent : Light, Area Affected : 5%</i>								
<i>Location : Full Length Of The Asset</i>								
<i>Missing Coating, Extent : Light, Area Affected : 5%</i>								
<i>Location : Full Length Of The Asset</i>								
Electrical								
Lighting Fixture								
	Incandescent	80%			2027			\$17,600
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 8 Of 10 Light Poles</i>								
<i>Explanation : Lighting</i>								
	Incandescent	20%	Now	\$400	2027			\$4,400
<i>Broken, Extent : Light, Area Affected : 10%</i>								
<i>Location : Lighting Element Broken At 2 Of The 10 Light Poles</i>								

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Bulkheads	\$190,200	\$142,500
Total	\$190,200	\$142,500
Importance Code A	\$190,200	
Importance Code B		\$142,500
Total	\$190,200	\$142,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$11,000		\$12,300	
Total	\$11,000		\$12,300	
Importance Code A			\$11,000	
Importance Code B	\$11,000		\$1,300	
Total	\$11,000		\$12,300	



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

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY RETAINING WALL / BULKHEAD
Asset # : 13839

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
Gravity Wall								
	Conc w/Stone Face	20%	2-4	\$190,200	LIFE	**	5	\$4,400
<i>Missing Part, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Missing Stones Around Outfall At 102nd Street</i>								
<i>Missing Block Seal, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout Stone Face Of Wall</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Concrete Above Stone Face And At Top Surface Of Wall Below Railing</i>								
<i>Explanation : Chemical Deterioration Of Concrete</i>								
	Conc w/Stone Face	70%			LIFE	**	5	\$15,500
<i>Cracking, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout In Concrete Above Stone Face With Efflorescence</i>								
	Not Accessible	10%						
Backfill								
Fill								
	Not Accessible	100%						
Surface								
	Asphalt Pavers	95%			2042	**	5	\$2,700
	Asphalt Pavers	5%	4+	\$11,000	2048	**	5	\$100
<i>Settlement, Extent : Light, Area Affected : 100%</i>								
<i>Location : At Former Planter And Throughout 2 Feet Offset From Wall</i>								
Deck Elements								
Railing								
	Steel	100%			2031			\$142,500
<i>Missing Coating, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Electrical								
Lighting Fixture								
	Incandescent	100%			2027			\$11,000
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 5 Lighting Fixtures Along Length Of Asset</i>								
<i>Explanation : Light Pole</i>								

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$23,800		\$300	
Total	\$23,800		\$300	
Importance Code A	\$19,300			
Importance Code B	\$4,500		\$300	
Total	\$23,800		\$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 # : 13840

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Gravity Wall								
Conc w/Stone Face	80%			LIFE	**	5	\$3,600	
<i>Cracking, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout Concrete Above Stone Facing With Efflorescence</i>								
Conc w/Stone Face	10%	2-4	\$19,300	LIFE	**	5	\$500	
<i>Spalling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Southern 5 Feet Of Concrete</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Isolated At Top Of Concrete And Undermining Railing Bases</i>								
<i>Explanation : Chemical Deterioration Of Concrete</i>								
Not Accessible	10%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	90%			2042	**	5	\$500	
Asphalt Pavers	10%	4+	\$4,500	2048	**	5		
<i>Settlement, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : At Former Planter And Inshore Of DEP Outfall At North End Of Asset</i>								
Deck Elements								
Railing								
Steel	100%			2031			\$29,000	
<i>Corrosion, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Missing Coating, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Bulkheads	\$658,900	\$205,700
Total	\$658,900	\$205,700
Importance Code A	\$658,900	
Importance Code B		\$205,700
Total	\$658,900	\$205,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$30,800		\$19,400	
Total	\$30,800		\$19,400	
Importance Code A			\$17,600	
Importance Code B	\$30,800		\$1,900	
Total	\$30,800		\$19,400	



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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
Gravity Wall								
	Conc w/Stone Face	30%			LIFE	**	5	\$9,600
	Conc w/Stone Face	40%	4+	\$658,900	LIFE	**	5	\$12,800
<i>Cracking, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Map Cracking With Efflorescence In Outboard Concrete Face</i>								
<i>Missing Block Seal, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Tidal Zone, Worse On South End Of Asset</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Concrete Face Above Stone</i>								
<i>Explanation : Chemical Deterioration Of Concrete</i>								
	Not Accessible	30%						
Backfill								
Fill								
	Not Accessible	100%						
Surface								
	Asphalt Pavers	5%	4+	\$6,400	2042	**	5	\$100
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North End Of Asset 3 Feet In From The Face</i>								
<i>Explanation : Upheaval</i>								
	Asphalt Pavers	93%			2042	**	5	\$3,800
	Asphalt Pavers	2%	Now	\$3,800	2046	**	5	
<i>Sinkhole, Extent : Severe, Area Affected : 90%</i>								
<i>Location : 295 Feet From South End Of Asset</i>								
Deck Elements								
Railing								
	Steel	100%	4+	\$20,600	2031			\$205,700
<i>Corrosion, Extent : Light, Area Affected : 50%</i>								
<i>Location : Full Length Of Asset</i>								
<i>Missing Coating, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Locations Of Corrosion For Full Length Of Asset</i>								
<i>Recent Repair Evident, Extent : N/A, Area Affected : 20%</i>								
<i>Location : Additional Chain-link Fence Installed Inshore Of Original Steel Railing At The Northern 78 Feet</i>								
Electrical								
Lighting Fixture								
	Incandescent	100%			2027			\$17,600
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 8 Light Poles</i>								
<i>Explanation : Lighting</i>								

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Bulkheads	\$96,500	
Total	\$96,500	
Importance Code A	\$96,500	
Total	\$96,500	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$6,000		\$4,700	
Total	\$6,000		\$4,700	
Importance Code A			\$4,400	
Importance Code B	\$6,000		\$300	
Total	\$6,000		\$4,700	



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 # : 13843

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Gravity Wall								
Conc w/Stone Face	30%			LIFE	**	5	\$1,400	
Conc w/Stone Face	40%	4+	\$96,500	LIFE	**	5	\$1,900	
<i>Cracking, Extent : Light, Area Affected : 20%</i>								
<i>Location : Concrete Outboard Face With Efflorescence</i>								
<i>Displaced Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 35 Feet From South At Outfall</i>								
<i>Missing Block Seal, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Between Stones In Tidal Zone</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Top Of Concrete Face</i>								
<hr/>								
Not Accessible	30%							
Backfill								
Fill								
Not Accessible	100%							
<hr/>								
Surface								
Asphalt Pavers	100%			2042	**	5	\$600	
<i>Settlement, Extent : Light, Area Affected : 5%</i>								
<i>Location : Offset 3 Feet From Outboard Bulkhead Face</i>								
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout Full Length Of Asset</i>								
<i>Explanation : Longitudinal Cracking</i>								
<hr/>								
Deck Elements								
Railing								
Steel	100%	4+	\$6,000	2031			\$30,100	
<i>Corrosion, Extent : Light, Area Affected : 50%</i>								
<i>Location : Full Length Of Asset</i>								
<i>Missing Coating, Extent : Light, Area Affected : 50%</i>								
<i>Location : Full Length Of Asset</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Additional Chainlink Fence Installed Inshore Of Original Railing</i>								
<hr/>								
Electrical								
Lighting Fixture								
Incandescent	100%			2027			\$4,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Two Light Poles</i>								
<i>Explanation : Light Poles</i>								

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Bulkheads		\$60,800
Total		\$60,800
Importance Code B		\$60,800
Total		\$60,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$48,700		\$7,200	
Total	\$48,700		\$7,200	
Importance Code A	\$48,700		\$6,600	
Importance Code B			\$600	
Total	\$48,700		\$7,200	



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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Gravity Wall								
Conc w/Stone Face	30%	4+	\$48,700	LIFE	**	5	\$2,800	
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : At Spalled Locations</i>								
<i>Missing Block Seal, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Above Tidal Zone</i>								
<i>Spalling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Top Of Wall And Undermining Some Of The Railing Bases</i>								
Conc w/Stone Face	40%			LIFE	**	5	\$3,800	
<i>Cracking, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Concrete Face With Efflorescence</i>								
Not Accessible	30%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	100%			2042	**	5	\$1,200	
<i>Settlement, Extent : Light, Area Affected : 10%</i>								
<i>Location : Offset 3 Feet From Outboard Face Along Full Length At The North End Of The Asset Adjacent To The FDR Onramp</i>								
Deck Elements								
Railing								
Steel	100%			2031			\$60,800	
<i>Missing Coating, Extent : Light, Area Affected : 30%</i>								
<i>Location : For Full Length Of Asset</i>								
<i>Recent Repair Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Chain-link Fence Installed Inshore Of Original Steel Railing For Full Length Of Asset</i>								
Electrical								
Lighting Fixture								
Incandescent	100%			2027			\$6,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 3 Light Poles</i>								
<i>Explanation : Lighting</i>								

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

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

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

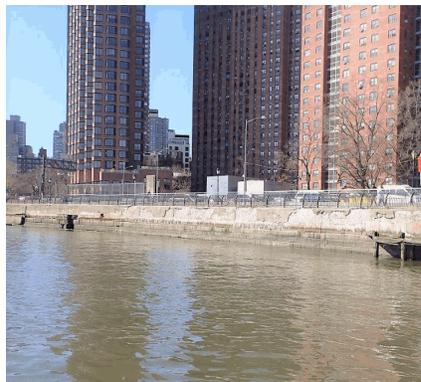
Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Bulkheads	\$348,000	\$115,900
Total	\$348,000	\$115,900
Importance Code A	\$348,000	
Importance Code B		\$115,900
Total	\$348,000	\$115,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$9,000	\$1,100	\$6,600	
Total	\$9,000	\$1,100	\$6,600	
Importance Code A			\$6,600	
Importance Code B	\$9,000	\$1,100		
Total	\$9,000	\$1,100	\$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 / BULKHEAD
Asset # : 13848

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Gravity Wall								
Conc w/Stone Face	55%			LIFE	**	5	\$9,900	
<i>Cracking, Extent : Light, Area Affected : 15%</i>								
<i>Location : Outboard Face With Efflorescence</i>								
Conc w/Stone Face	45%	0-2	\$348,000	LIFE	**	5	\$8,100	
<i>Displaced Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Stones Around Dep Outfall</i>								
<i>Missing Block Seal, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Between Stone Facing In Tidal Zone</i>								
<i>Spalling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Along Top Of Wall In Concrete Surface For Full Length Of The Asset</i>								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	95%			2036	**	5	\$2,200	
<i>Settlement, Extent : Light, Area Affected : 10%</i>								
<i>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.</i>								
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Northern 20 Feet Of Asset</i>								
<i>Explanation : Longitudinal Cracking</i>								
Asphalt Pavers	5%	Now	\$9,000	2048	**	5	\$100	
<i>Sinkhole, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 165 Feet From The North. 20 Foot Long By 8 Foot Wide By 3 Foot Deep Sinkhole Behind Fenced Off Area</i>								
Deck Elements								
Railing								
Steel	100%			2031			\$115,900	
<i>Missing Coating, Extent : Light, Area Affected : 10%</i>								
<i>Location : For Full Length Of Asset</i>								
Electrical								
Lighting Fixture								
Incandescent	100%			2027			\$6,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Three Light Fixtures</i>								
<i>Explanation : Light Pole</i>								

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : GRAVITY RETAINING WALL BULKHEAD
Address : HIGHBRIDGE PK @DYKMAN AND HARLEM RIVER DR SUB 1 OF A/T
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR066.000 / 13810 **Yr Built/Renovated** :
Linear Ft : 140 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 25-Nov-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2150 **Lot** : 997 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads		\$84,900
Total		\$84,900
Importance Code B		\$84,900
Total		\$84,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$100	\$500		
Total	\$100	\$500		
Importance Code A				
Importance Code B	\$100	\$500		
Total	\$100	\$500		



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

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY RETAINING WALL BULKHEAD
Asset # : 13810

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
	Gravity Wall Concrete	100%			LIFE	**	5	\$600
<i>Cracking, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 20 Feet From South End</i>								
Backfill								
	Fill							
	Not Accessible	100%						
Surface								
	Asphalt	60%			2041	**	5	\$1,000
<i>Cracking, Extent : Light, Area Affected : 2%</i>								
<i>Location : Various Locations</i>								
	Topsoil	40%			2030	\$5,500	5	\$300
Deck Elements								
	Parapet Concrete	85%			2033	\$84,900		
<i>Cracking, Extent : Light, Area Affected : 5%</i>								
<i>Location : At Base Of Parapet Wall 20 Feet And 148 Feet From South End Of Asset</i>								
<i>Spalling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Mid Length Of Asset And At 10 Feet From The South End Of The Asset</i>								
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Isolated Locations Of Offshore Face And 83 Feet From South End</i>								
<i>Explanation : Grout Loss</i>								
	No Component	15%						
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : At Entrance To Boat House</i>								
<i>Explanation : No Component</i>								

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

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

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

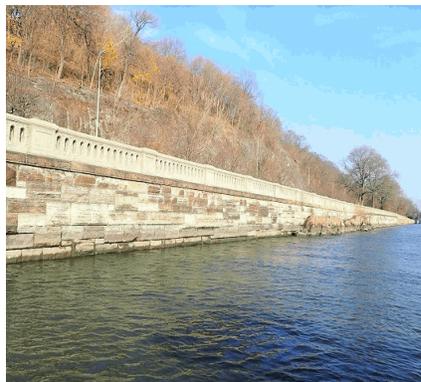
Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : GRAVITY RETAINING WALL BULKHEAD
Address : HIGHBRIDGE PK W 184 TO W 185 STS HARLEM RIVER, SUB 3 OF BL
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR069.000 / 13813 **Yr Built/Renovated** :
Linear Ft : 210 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 21-Dec-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2149 **Lot** : 997 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$104,700	\$213,600
Total	\$104,700	\$213,600
Importance Code A	\$104,700	
Importance Code B		\$213,600
Total	\$104,700	\$213,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$14,500			
Total	\$14,500			
Importance Code A				
Importance Code B	\$14,500			
Importance Code C				
Total	\$14,500			



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

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY RETAINING WALL BULKHEAD
Asset # : 13813

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Coping/Curb Stone	100%			LIFE	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : For The Full Length Of The Asset</i>								
<i>Explanation : Partial Loss Of Mortar Bedding And Joint Seal</i>								
Gravity Wall Stone	100%	4+	\$104,700	LIFE	**	5	\$17,800	
<i>Missing Part, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Located At 8 Feet, 110 Feet, And 180 Feet From The South</i>								
<i>Missing Block Seal, Extent : Severe, Area Affected : 25%</i>								
<i>Location : In Tidal Zone At The Southern 125 Feet</i>								
Backfill Fill								
Not Accessible	100%							
Surface								
Asphalt	25%	4+	\$5,800	2047	**	5	\$300	
<i>Cracking, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Northern 50 Feet Of Asset</i>								
<i>Settlement, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Start Of Asset At 184th Street</i>								
Asphalt	70%			2035	**	5	\$1,700	
<i>Cracking, Extent : Light, Area Affected : 10%</i>								
<i>Location : Isolated Locations Accross Full Length Of Asset</i>								
Asphalt	5%	Now	\$1,200	2047	**	5	\$100	
<i>Sinkhole, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At 90 Feet, 100 Feet, And 155 Feet From The South</i>								
Deck Elements								
Parapet Concrete								
Concrete	95%			2030			\$213,600	
<i>Cracking, Extent : Light, Area Affected : 5%</i>								
<i>Location : Full Length Of Asset</i>								
<i>Erosion, Extent : Light, Area Affected : 100%</i>								
<i>Location : Erosion/ Scaling On Offshore Face</i>								
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Atop Coping For Full Length Of Asset</i>								
<i>Explanation : Deteriorated Mortar Bedding</i>								
Concrete	5%	4+	\$6,700	2037	**			
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : In Arches Of Parapet At Spall Locations</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : In Arches Of Parapet</i>								

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

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

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

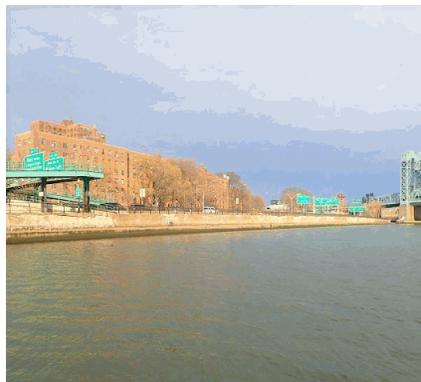
Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : GRAVITY RETAINING WALL BULKHEAD
Address : E 120TH ST PED BRIDGE TO NORTH SIDE OF 122ND ST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR077.000 / 13823 **Yr Built/Renovated** :
Linear Ft : 810 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 22-Jan-2021 **Landmark Status** : NONE
Areas Surveyed :
Block : 1808 **Lot** : 28 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$798,500	\$520,400
Total	\$798,500	\$520,400
Importance Code A	\$657,700	\$51,100
Importance Code B	\$140,800	\$469,300
Total	\$798,500	\$520,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$34,500	\$15,100	\$27,100	
Total	\$34,500	\$15,100	\$27,100	
Importance Code A	\$16,300	\$11,600	\$27,100	
Importance Code B	\$18,200	\$3,500		
Total	\$34,500	\$15,100	\$27,100	



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

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY RETAINING WALL BULKHEAD
Asset # : 13823

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Gravity Wall								
Conc w/Stone Face	35%	2-4	\$438,500	LIFE	**	5	\$25,500	
<i>Cracking, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Widespread</i>								
<i>Missing Block Seal, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Across Tidal Zone</i>								
<i>Spalling, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Concrete Above Mean High Water</i>								
Conc w/Stone Face	35%	Now	\$219,200	LIFE	**	5	\$25,500	
<i>Spalling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Widespread Spalling Along Top 2 Feet Of Wall</i>								
Not Accessible	30%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	75%			2041	**	5	\$6,900	
Asphalt Pavers	25%	Now	\$18,200	2047	**	5	\$1,200	
<i>Settlement, Extent : Light, Area Affected : 50%</i>								
<i>Location : Offshore 3 Feet, Primarily At Areas With Severe Spalling</i>								
Deck Elements								
Railing								
Steel	50%	4+	\$46,900	2030			\$234,600	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Primarily At Base Of Railing Posts</i>								
<i>Explanation : Coating Loss</i>								
Steel	50%	Now	\$93,900	2030			\$234,600	
<i>Loose Connections, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Exposed Post Foundations Due To Spalling Totaling 390 Feet</i>								
Electrical								
Lighting Fixture								
Sodium	30%			2026			\$11,600	
Sodium	70%	Now	\$16,300	2027			\$27,100	
<i>Broken, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 8 Out Of 12 Light Fixtures</i>								

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Bulkheads	\$440,800	\$165,100
Total	\$440,800	\$165,100
Importance Code A	\$440,800	
Importance Code B		\$165,100
Total	\$440,800	\$165,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads			\$10,400	
Total			\$10,400	
Importance Code A			\$8,800	
Importance Code B			\$1,600	
Total			\$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
GRAVITY RETAINING WALL BULKHEAD
Asset # : 13824

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
	Gravity Wall							
	Conc w/Stone Face	20%	4+	\$440,800	LIFE	**	5	\$5,100
		<i>Erosion, Extent : Moderate, Area Affected : 1%</i>						
		<i>Location : At Outfall</i>						
		<i>Spalling, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Top Edge Of Concrete, Some Locations Undermining Of Railing</i>						
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Concrete Above Stone Face</i>						
		<i>Explanation : Chemical Deterioration Of Concrete</i>						
	Conc w/Stone Face	50%			LIFE	**	5	\$12,800
		<i>Missing Block Seal, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Isolated Stone Areas In Tidal Zone</i>						
	Not Accessible	30%						
Backfill								
	Fill							
	Not Accessible	100%						
	Surface							
	Asphalt Pavers	100%			2042	**	5	\$3,300
		<i>Settlement, Extent : Light, Area Affected : 2%</i>						
		<i>Location : Isolated Throughout Adjacent To Seawall</i>						
Deck Elements								
	Railing							
	Steel	100%			2031			\$165,100
		<i>Corrosion, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Isolated Locations Throughout</i>						
		<i>Missing Coating, Extent : Light, Area Affected : 2%</i>						
		<i>Location : Primarily At Baseplates</i>						
		<i>Recent Repair Evident, Extent : N/A, Area Affected : 40%</i>						
		<i>Location : Additional Chainlink Fence Installed Inshore Of Original Railing For The Southern 26 Feet And From 60 Feet To 155 Feet From South</i>						
Electrical								
	Lighting Fixture							
	Incandescent	100%			2027			\$8,800
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : 4 Light Poles</i>						
		<i>Explanation : Light Poles</i>						

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Bulkheads	\$194,200	\$63,700
Total	\$194,200	\$63,700
Importance Code A	\$194,200	
Importance Code B		\$63,700
Total	\$194,200	\$63,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$11,300		\$5,000	
Total	\$11,300		\$5,000	
Importance Code A			\$4,400	
Importance Code B	\$11,300		\$600	
Total	\$11,300		\$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
GRAVITY RETAINING WALL BULKHEAD
Asset # : 13828

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
	Gravity Wall							
	Concrete	30%	4+	\$194,200	LIFE	**	5	\$100
		<i>Cracking, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout Concrete</i>						
		<i>Spalling, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : Throughout Concrete</i>						
		<i>Other Observation, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : Throughout Concrete</i>						
		<i>Explanation : Efflorescence</i>						
	Stone	60%			LIFE	**	5	\$5,600
		<i>Missing Block Seal, Extent : Moderate, Area Affected : 75%</i>						
		<i>Location : In Tidal Zone</i>						
	Not Accessible	10%						
Backfill								
	Fill							
	Not Accessible	100%						
	Surface							
	Asphalt Pavers	95%			2042	**	5	\$1,200
		<i>Settlement, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Isolated Throughout</i>						
	Asphalt Pavers	5%	4+	\$4,900	2048	**	5	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : 25 Feet From South End</i>						
		<i>Explanation : Missing And Loose Pavers</i>						
Deck Elements								
	Railing							
	Steel	100%	4+	\$6,400	2031			\$63,700
		<i>Corrosion, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Primarily At Baseplates</i>						
		<i>Missing Coating, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Primarily At Baseplates</i>						
Electrical								
	Lighting Fixture							
	Incandescent	100%			2027			\$4,400
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : 2 Light Poles</i>						
		<i>Explanation : Light Poles</i>						

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

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

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

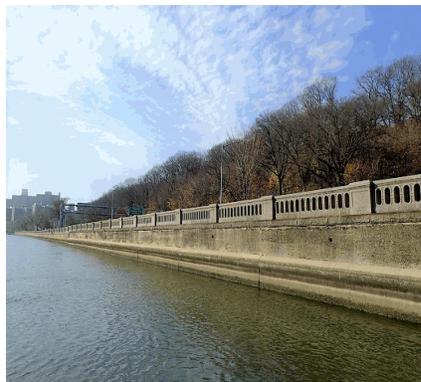
Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : GRAVITY RETAINING WALL W/TIMBER CRIBBING FOUNDATION
Address : W 166 TO W 170 ST SO END OVERLAP 115 FT OF RIPRAP SUB 5 OF BL
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR075.000 / 13819 **Yr Built/Renovated** :
Linear Ft : 1,715 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 10-Dec-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2106 **Lot** : 997 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$877,400	\$1,194,500
Total	\$877,400	\$1,194,500
Importance Code A	\$663,200	\$115,900
Importance Code B	\$214,200	\$1,078,600
Total	\$877,400	\$1,194,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$55,000	\$6,900		
Total	\$55,000	\$6,900		
Importance Code A				
Importance Code B	\$49,600	\$6,900		
Importance Code C	\$5,500			
Total	\$55,000	\$6,900		



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

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY RETAINING WALL W/TIMBER CRIBBING FOUNDATION
Asset # : 13819

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
Coping/Curb								
	Concrete	50%			LIFE	**	5	\$800
	Concrete	3%	4+	\$5,400	LIFE	**	5	
<i>Displaced Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upheaval From Tree Roots From 490 To 525 Feet From The South</i>								
	Stone	45%			LIFE	**	5	\$1,300
	Stone	2%	4+	\$100	LIFE	**	5	\$100
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upheaval Due To Tree Roots From 460 Feet To 490 Feet</i>								
<i>Explanation : Displaced Element</i>								
Gravity Wall								
	Conc w/Stone Face	65%			LIFE	**	5	\$100,500
<i>Cracking, Extent : Light, Area Affected : 5%</i>								
<i>Location : On The Concrete Encasement Installed In The Tidal Zone</i>								
	Conc w/Stone Face	10%	4+	\$663,200	LIFE	**	5	\$15,500
<i>Exposed Reinforcement, Extent : Light, Area Affected : 1%</i>								
<i>Location : 425 Feet, 550 Feet, And 820 Feet From South</i>								
<i>Missing Part, Extent : Severe, Area Affected : 1%</i>								
<i>Location : Two Missing Blocks 1,210 Feet From South</i>								
<i>Not Plumb, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Slight Offshore Rotation 957 Feet To 1,220 Feet From South</i>								
	Stone	10%			LIFE	**	5	\$14,500
<i>Missing Block Seal, Extent : Moderate, Area Affected : 33%</i>								
<i>Location : Within Tidal Zone</i>								
	Not Accessible	15%						
Backfill								
Fill								
	Not Accessible	100%						
Surface								
	Asphalt	20%	4+	\$9,400	2041	**	5	\$2,000
<i>Cracking, Extent : Light, Area Affected : 2%</i>								
<i>Location : Isolated Between 957 Feet And 1,220 Feet From South</i>								
<i>Settlement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Root Upheaval At 490 Feet From North</i>								
	Asphalt	50%			2041	**	5	\$9,800
	Concrete	20%			2041	**	5	\$3,900
<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Northern 310 Feet</i>								
	Topsoil	10%			2030		5	\$800
<i>Settlement, Extent : Light, Area Affected : 10%</i>								
<i>Location : Between 1560 Feet To 1620 Feet From North</i>								

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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Deck Elements								
Railing								
Steel	10%	Now	\$39,700	2030	\$99,400			
			<i>Broken, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Sections Of Railing Broken And Missing</i>					
			<i>Loose Connections, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : At Base Of Railing</i>					
No Component	90%							
Parapet								
Concrete	75%			2033	\$918,000			
Concrete	5%	2-4	\$30,600	2033	\$61,200			
			<i>Displaced Elements, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Upheaval 135 Feet From South</i>					
Concrete	15%	4+	\$183,600	2037			* *	
			<i>Not Plumb, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Leaning Offshore From 957 Feet To 1,220 Feet</i>					
No Component	5%							

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : GRAVITY RETAINING WALL W/TIMBER PILES AND CRIBBING FOUNDATION
Address : NO SIDE OF HIGH BRIDGE TO W 170 SUB 4 OF BL
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR074.000 / 13818 **Yr Built/Renovated** :
Linear Ft : 990 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 10-Dec-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2106 **Lot** : 997 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$483,200	\$1,118,600
Total	\$483,200	\$1,118,600
Importance Code A	\$345,400	\$58,700
Importance Code B	\$137,800	\$1,059,900
Total	\$483,200	\$1,118,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$5,500	\$5,400		
Total	\$5,500	\$5,400		
Importance Code B	\$5,400	\$5,400		
Importance Code C	\$100			
Total	\$5,500	\$5,400		



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

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY RETAINING WALL W/TIMBER PILES AND CRIBBING FOUNDATION
Asset # : 13818

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Coping/Curb								
Concrete	3%			LIFE	**	5		
Stone	92%			LIFE	**	5	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : For Full Length Of Asset</i>								
<i>Explanation : Loose Or Missing Mortar Bedding</i>								
Stone	5%	2-4	\$100	LIFE	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 52 Feet From South</i>								
<i>Explanation : Tree Upheaval Resulting In Displaced Elements</i>								
Gravity Wall								
Stone	70%	4+	\$345,400	LIFE	**	5	\$58,700	
<i>Displaced Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Three Significant Areas Of Block Displacement Where Trees Are Growing Through Wall</i>								
<i>Missing Block Seal, Extent : Severe, Area Affected : 20%</i>								
<i>Location : In Tidal Zone</i>								
Not Accessible	30%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	95%			2041	**	5	\$10,700	
<i>Cracking, Extent : Light, Area Affected : 20%</i>								
<i>Location : Northern 200 Feet Of Asset</i>								
Asphalt	5%	Now	\$5,400	2047	**	5	\$300	
<i>Sinkhole, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Along Parapet From 397 Feet To 401 Feet And From 694 Feet To 699 Feet From South</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 52 Feet From South End Of Asset</i>								
<i>Explanation : Tree Upheaval Resulting In Displacement And Cracking</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Deck Elements								
Parapet								
Concrete	90%	4+	\$95,400	2033	\$953,900			
<i>Cracking, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Southern 14 Feet Of Asset</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : In Arches Of Parapet</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Full Length Of Asset</i>								
<i>Explanation : Loose Or Missing Mortar</i>								
Concrete	10%	2-4	\$42,400	2033	\$106,000			
<i>Displaced Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Breaks, Cracks, And Displacement Due To Tree Upheaval Between 52 Feet And 104 Feet From South</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At 20 Feet And From 302 Feet To 366 Feet From South</i>								

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : GRAVITY WALL WEST HARLEM PIERS PARK
Address : ST CLAIRE PL TO W 133RD ST HUDSON RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR031.000 / 13477 **Yr Built/Renovated** :
Linear Ft : 1,106 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 03-Dec-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2004 **Lot** : 1 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$80,300	\$634,500
Total	\$80,300	\$634,500
Importance Code A		\$57,800
Importance Code B		\$576,700
Importance Code C	\$80,300	
Total	\$80,300	\$634,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$3,300	\$4,400		
Total	\$3,300	\$4,400		
Importance Code A				
Importance Code B	\$3,300	\$4,400		
Total	\$3,300	\$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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Facing								
Concrete	25%	4+	\$80,300	LIFE	**			
			<i>Recent Repair Evident, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Concrete Encasement Repair With Vinyl Sheet Formwork</i>					
			<i>Other Observation, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : Tidal Zone In Areas With Vinyl Sheeting</i>					
			<i>Explanation : Voids In Repair With Broken Formwork</i>					
Timber	60%			LIFE	**			
No Component	5%							
Not Accessible	10%							
Gravity Wall								
Conc w/Stone Face	58%			LIFE	**	5	\$57,800	
			<i>Erosion, Extent : Light, Area Affected : 5%</i>					
			<i>Location : At Top Of Wall</i>					
			<i>Other Observation, Extent : N/A, Area Affected : 50%</i>					
			<i>Location : Full Length Of Asset</i>					
			<i>Explanation : Concrete Encasement Repair</i>					
Concrete	30%			LIFE	**	5	\$1,300	
			<i>Erosion, Extent : Light, Area Affected : 5%</i>					
			<i>Location : At Top Of Wall</i>					
			<i>Other Observation, Extent : N/A, Area Affected : 50%</i>					
			<i>Location : Full Length Of Asset</i>					
			<i>Explanation : Concrete Encasement Repair</i>					
No Component	2%							
			<i>Other Observation, Extent : N/A, Area Affected : 0%</i>					
			<i>Location : 20 Foot Wide Outfall Starting 36 Feet North Of 125th Street</i>					
			<i>Explanation : Outfall</i>					
Not Accessible	10%							
			<i>Other Observation, Extent : Light, Area Affected : 0%</i>					
			<i>Location : Throughout Entire Asset</i>					
			<i>Explanation : Concrete Encasement Repair</i>					
Sheet Piles								
Steel	5%			LIFE	**			
			<i>Corrosion, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : South End Of Asset At The Tops Of The Sheet Piles</i>					
No Component	95%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	10%			2041	**	5	\$1,300	
Concrete	60%			2041	**	5	\$7,600	
Topsoil	30%			2030		5	\$32,600	\$1,600
Deck Elements								

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY WALL WEST HARLEM PIERS PARK**

Asset # : 13477

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Deck Elements								
Railing								
Steel	2%	4+	\$2,600	2030	\$12,800			
<i>Loose Connections, Extent : Light, Area Affected : 2%</i>								
<i>Location : Southern 10 Feet Of Asset</i>								
Steel	88%			2030	\$563,900			
No Component	10%							

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Bulkheads	\$134,600	
Total	\$134,600	
Importance Code A	\$134,600	
Total	\$134,600	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$56,800			
Total	\$56,800			
Importance Code A	\$32,400			
Importance Code B	\$24,400			
Total	\$56,800			



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

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY WALL (STACKED STONE)
Asset # : 13926

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Gravity Wall								
Stone	15%	Now	\$134,600	LIFE	**	5	\$5,700	
	<i>Displaced Elements, Extent : Moderate, Area Affected : 55%</i>							
	<i>Location : Western End Of Asset</i>							
Stone	85%			LIFE	**	5	\$64,800	
Backfill								
Fill								
Sand	15%	Now	\$8,000	2054	**	5	\$100	
	<i>Loss of Backfill, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Behind Displaced Wall</i>							
Not Accessible	85%							
Surface								
Topsoil	60%	Now	\$15,900	2032	\$26,500	5	\$600	
	<i>Erosion, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : From Top Of Gravity Wall To Sidewalk</i>							
Topsoil	40%			2029	\$17,700	5	\$800	

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Bulkheads	\$148,300	
Total	\$148,300	
Importance Code A	\$148,300	
Total	\$148,300	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$100			\$400
Total	\$100			\$400
Importance Code A	\$100			
Importance Code B				\$400
Total	\$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
GRAVITY WALL BET FULTON FERRY LANDING AND PIER 1
Asset # : 13958

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
	Gravity Wall							
	Concrete	60%	4+	\$148,300	LIFE	**	5	\$200
		<i>Cracking, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Tidal Zone And Splash Zone</i>						
		<i>Erosion, Extent : Severe, Area Affected : 70%</i>						
		<i>Location : Tidal Zone</i>						
	Concrete	40%			LIFE	**	5-10	\$200
		<i>Cracking, Extent : Light, Area Affected : 25%</i>						
		<i>Location : Throughout Top Of Wall</i>						
Backfill								
	Fill							
	Not Accessible	100%						
	Surface							
	Asphalt	100%			2043	**	5	\$800
Deck Elements								
	Railing							
	Steel	100%			2032	\$40,600		

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

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

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

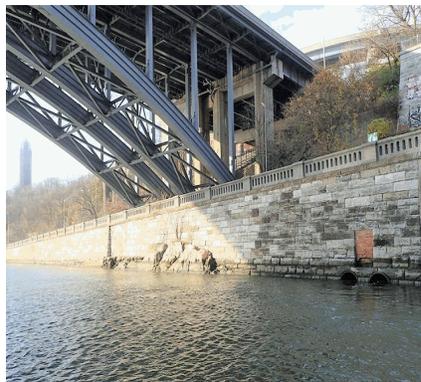
Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : GRAVITY WALL WITH MASONRY FACE BULKHEAD
Address : MID WASHINGTON/HAMILTON BRIDGE - SO SIDE HAMILTON BRIDGE SUB 2 BL
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR072.000 / 13816 **Yr Built/Renovated** :
Linear Ft : 287 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 22-Dec-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2106 **Lot** : 997 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$286,100	\$204,800
Total	\$286,100	\$204,800
Importance Code A	\$286,100	
Importance Code B		\$204,800
Total	\$286,100	\$204,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$2,000	\$1,600		
Total	\$2,000	\$1,600		
Importance Code A				
Importance Code B	\$2,000	\$1,600		
Importance Code C				
Total	\$2,000	\$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 MASONRY FACE BULKHEAD

Asset # : 13816

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
	Coping/Curb Stone	100%			LIFE	**	5	\$500
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Top Of Wall</i>								
<i>Explanation : Partial Loss Of Mortar Bedding And Joint Seal</i>								
	Gravity Wall Stone	100%	4+	\$286,100	LIFE	**	5	\$24,300
<i>Erosion, Extent : Light, Area Affected : 5%</i>								
<i>Location : Mid Asset At Concrete Patch</i>								
<i>Missing Part, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mid Asset At Outfall Location</i>								
<i>Missing Block Seal, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : In Tidal Zone</i>								
Backfill								
	Fill							
	Not Accessible	100%						
	Surface							
	Asphalt	100%			2041	**	5	\$3,300
<i>Cracking, Extent : Light, Area Affected : 5%</i>								
<i>Location : Isolated For Full Length Of Asset</i>								
<i>Settlement, Extent : Light, Area Affected : 3%</i>								
<i>Location : Northern 100 Feet</i>								
Deck Elements								
	Parapet							
	Concrete	90%			2033			\$184,400
	Concrete	10%	4+	\$2,000	2033			\$20,500
<i>Cracking, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : In Arches Of Parapet</i>								
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Atop Coping</i>								
<i>Explanation : Deteriorated Mortar Bedding</i>								

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : HARBOR CHARLIE BULKHEAD UNDER BUILDING
Address : FOOT OF 63RD ST. NEXT TO BAT
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR032.000 / 13478 **Yr Built/Renovated** :
Linear Ft : 420 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 05-Jan-2021 **Landmark Status** : NONE
Areas Surveyed :
Block : 5778 **Lot** : 1 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$1,031,600	
Total	\$1,031,600	
Importance Code A	\$1,031,600	
Total	\$1,031,600	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$27,000	\$400		
Total	\$27,000	\$400		
Importance Code A				
Importance Code B	\$27,000	\$400		
Importance Code C				
Total	\$27,000	\$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
HARBOR CHARLIE BULKHEAD UNDER BUILDING
Asset # : 13478

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
	Gravity Wall Concrete	55%	Now	\$679,700	LIFE	**	5	\$900
				<i>Progressing Scour, Extent : Severe, Area Affected : 50%</i>				
				<i>Location : Beneath Building Up To 15 Feet Deep</i>				
				<i>Other Observation, Extent : Severe, Area Affected : 50%</i>				
				<i>Location : Beneath Building. At This Time, Does Not Threaten Stability Of The Pile Supported Building</i>				
				<i>Explanation : Failure And Fill Loss</i>				
	No Component	45%						
Revetment								
	Stone	20%			LIFE	**	5	\$500
	No Component	80%						
Sheet Piles								
	Steel	43%	4+	\$351,900	LIFE	**		
				<i>Corrosion, Extent : Moderate, Area Affected : 25%</i>				
				<i>Location : Splash And Tidal Zones</i>				
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : 110 Feet Long Section West Of Wharf</i>				
				<i>Explanation : Installed Out Of Plumb</i>				
	No Component	52%						
	Not Accessible	5%						
Backfill								
Fill								
	Sand	25%	Now	\$20,900	2062	**	5	\$100
				<i>Loss of Backfill, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Beneath Building Up To 130 Feet Long And 15 Feet Deep</i>				
	Not Accessible	75%						
Surface								
	Asphalt	15%			2041	**	5	\$700
	Topsoil	25%	2-4	\$6,200	2032	\$10,300	5	\$200
				<i>Settlement, Extent : Severe, Area Affected : 90%</i>				
				<i>Location : Behind Sheet Pile Wall West Of Wharf</i>				
				<i>Other Observation, Extent : Severe, Area Affected : 10%</i>				
				<i>Location : West Of Driveway, West Of Building And North Of Fuel Pumps</i>				
				<i>Explanation : Sinkhole</i>				
	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 : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : HIGH-LEVEL DECK (WHARF) BULKHEAD
Address : SO TIP AND SO SIDE CON ED SITE INTO SHERMAN CREEK
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR063.000 / 13805 **Yr Built/Renovated** :
Linear Ft : 378 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 23-Nov-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2183 **Lot** : 997 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$780,100	
Total	\$780,100	
Importance Code A	\$780,100	
Total	\$780,100	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$75,300			
Total	\$75,300			
Importance Code A				
Importance Code B	\$75,300			
Total	\$75,300			



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

**DEPT. OF SMALL BUSINESS SERV. - 801
HIGH-LEVEL DECK (WHARF) BULKHEAD
Asset # : 13805**

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Gravity Wall Concrete	70%	4+	\$467,100	LIFE	**	5	\$1,100	
<i>Cracking, Extent : Light, Area Affected : 5%</i>								
<i>Location : Over Entire Wall</i>								
<i>Erosion, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : In Tidal Zone And At Top Of Wall</i>								
Timber Crib w/Stone	15%	Now	\$313,000	LIFE	**	4	\$1,700	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 315 Feet To 385 Feet From East</i>								
<i>Explanation : Collapse</i>								
No Component	15%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : At Intake Structure</i>								
<i>Explanation : N/A</i>								
Backfill								
Fill								
Topsoil	15%	Now	\$12,200	2072	**			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 315 Feet To 385 Feet From East</i>								
<i>Explanation : Structure Failed</i>								
No Component	15%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : At Intake Location</i>								
<i>Explanation : No Backfill</i>								
Not Accessible	70%							

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

**DEPT. OF SMALL BUSINESS SERV. - 801
HIGH-LEVEL DECK (WHARF) BULKHEAD
Asset # : 13805**

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Backfill								
Surface								
Asphalt	50%	4+	\$20,700	2047	**	5	\$1,100	
	<i>Cracking, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Eastern 190 Feet Of Asset</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Eastern 190 Feet Of Asset</i>							
	<i>Explanation : Vegetation Growth</i>							
Concrete	10%	4+	\$16,900	2047	**	5	\$200	
	<i>Cracking, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Above Department Of Environmental Protection Outfall Between 285 Feet And 315 Feet From East</i>							
	<i>Settlement, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Above Department Of Environmental Protection Outfall Between 285 Feet And 315 Feet From East</i>							
Concrete	15%	Now	\$25,400	2047	**	5	\$300	
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : 285 Feet And 315 Feet From East</i>							
	<i>Explanation : Complete Failure</i>							
No Component	15%							
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location : At Intake Location</i>							
	<i>Explanation : No Surface</i>							
Not Accessible	10%							
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location : East Of Intake Location</i>							
	<i>Explanation : Vegetation</i>							

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

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

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : HUNTS POINT LANDING PARK REVETMENT AND RAMP
Address : 2 FARRAGUT STREET EAST RIVER
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DBS0060.000 / 15257 **Yr Built/Renovated** : 2013 /
Linear Ft : 680 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 22-Feb-2021 **Landmark Status** : NONE
Areas Surveyed :
Block : 2781 **Lot** : 500 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads		\$102,400
Total		\$102,400
Importance Code B		\$102,400
Total		\$102,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$49,900	\$1,600	\$100	
Total	\$49,900	\$1,600	\$100	
Importance Code A	\$49,700			
Importance Code B	\$200	\$1,600	\$100	
Importance Code C				
Total	\$49,900	\$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
HUNTS POINT LANDING PARK REVETMENT AND RAMP

Asset # : 15257

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Gravity Wall								
Stone	50%			LIFE	**	5	\$28,800	
No Component	50%							
Revetment								
Stone	50%			LIFE	**	5	\$2,000	
No Component	50%							
Sheet Piles								
Steel	15%	4+	\$49,700	LIFE	**			
		<i>Corrosion, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Splash Zone</i>						
No Component	85%							
Pile Caps								
Concrete	15%			LIFE	**	5	\$300	
No Component	85%							
Backfill								
Fill								
No Component	20%							
Not Accessible	80%							
Surface								
Concrete	35%			2041	**	5	\$2,700	
		<i>Cracking, Extent : Moderate, Area Affected : 2%</i>						
		<i>Location : One Cracked Deck Slab At Northeast Side Of Park</i>						
Sand	35%			2041	**	2-5	\$700	
Topsoil	10%			2030	\$6,700	5	\$300	
No Component	20%							
Fender								
Piles								
Steel	90%			2041	**	10		
		<i>Corrosion, Extent : Light, Area Affected : 40%</i>						
		<i>Location : Tidal And Splash Zones</i>						
Not Accessible	10%							
Deck Elements								
Railing								
Steel	26%			2030	\$102,400			
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.

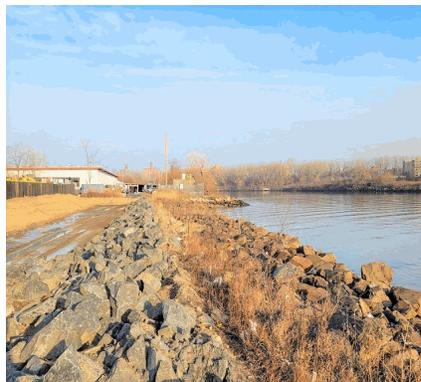
Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : HUNTS POINT PENINSULA FRUIT AUCTION BLDG., BAZINI NUTS
Address : FOOD CENTER DRIVE TO RANDALL AVE.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DBSR027.012 / 4233 **Yr Built/Renovated** : 1900 /
Linear Ft : 1,610 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 14-Jan-2021 **Landmark Status** : NONE
Areas Surveyed :
Block : 2770 **Lot** : 1 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$376,500	\$39,500
Total	\$376,500	\$39,500
Importance Code B	\$71,200	\$39,500
Importance Code C	\$305,300	
Total	\$376,500	\$39,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$23,700		\$1,700	
Total	\$23,700		\$1,700	
Importance Code B	\$23,700		\$1,700	
Importance Code C				
Total	\$23,700		\$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
HUNTS POINT PENINSULA FRUIT AUCTION BLDG., BAZINI NUTS
Asset # : 4233**

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Revetment								
Stone	45%			LIFE	**	5	\$4,300	
	<i>Other Observation, Extent : Light, Area Affected : 50%</i>							
	<i>Location : North Of The DEP Pumping Station</i>							
	<i>Explanation : Non-engineered Revetment</i>							
Stone	25%	Now	\$305,300	LIFE	**	5	\$2,400	
	<i>Missing Part, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : 50 Feet Of Missing Stone On South Side Of DEP Pumping Station And Intermittent Areas To North</i>							
Under Construction	30%							
	<i>Other Observation, Extent : N/A, Area Affected : 0%</i>							
	<i>Location : Southern 500 Feet</i>							
	<i>Explanation : Other</i>							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Topsoil	25%	4+	\$23,700	2032	\$39,500	5	\$900	
	<i>Erosion, Extent : Moderate, Area Affected : 60%</i>							
	<i>Location : 50 Feet At Missing Stone On South Side Of DEP Pumping Station And Intermittent Areas To North</i>							
Topsoil	45%			2027	\$71,200	5	\$3,400	
Under Construction	30%							
	<i>Other Observation, Extent : N/A, Area Affected : 0%</i>							
	<i>Location : Southern 500 Feet</i>							
	<i>Explanation : Other</i>							

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

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : HUNTS POINT PENINSULA, BUDWEISER SITE
Address : 400-600 FOOD CTR DR, PARK SO. OF KRASDALE PROPERTY,HUNTS POINT
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DBSR027.014 / 4235 **Yr Built/Renovated** : 1900 / 2008
Linear Ft : 1,210 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 14-Jan-2021 **Landmark Status** : NONE
Areas Surveyed :
Block : 2781 **Lot** : 500 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads		\$560,800
Total		\$560,800
Importance Code B		\$560,800
Total		\$560,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$17,600	\$4,500		
Total	\$17,600	\$4,500		
Importance Code A				
Importance Code B	\$17,600	\$4,500		
Importance Code C				
Total	\$17,600	\$4,500		



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

**DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT PENINSULA, BUDWEISER SITE**

Asset # : 4235

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Gravity Wall								
Concrete	75%			LIFE	**	5	\$3,700	
No Component	25%							
<hr/>								
Revetment								
Stone	100%			LIFE	**	5	\$7,200	
<hr/>								
Backfill								
Fill								
Topsoil	2%	Now	\$5,200	2072	**			
			<i>Sinkhole, Extent : Light, Area Affected : 25%</i>					
			<i>Location : 1165 To 1185 Feet From South End</i>					
<hr/>								
Not Accessible	98%							
<hr/>								
Surface								
Asphalt	60%			2041	**	5	\$8,300	
Asphalt Pavers	5%			2041	**	5	\$700	
Asphalt Pavers	1%	Now	\$10,900	2047	**	5	\$100	
			<i>Sinkhole, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : 1165 To 1175 Feet From South End</i>					
<hr/>								
Gravel	4%			2041	**	2-5	\$200	
Topsoil	29%			2030		5	\$1,600	
Topsoil	1%	Now	\$700	2032		5	\$1,200	
			<i>Sinkhole, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : 1175 To 1185 Feet From South End</i>					
<hr/>								
Deck Elements								
Railing								
Steel	80%			2030			\$560,800	
No Component	20%							
<hr/>								
Electrical								
Lighting Fixture								
Incandescent	100%			2026				

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

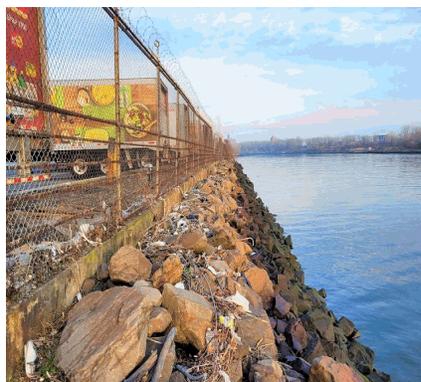
Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : HUNTS POINT PENINSULA, KRASDALE FOODS INC. (KFI)
Address : 400 FOOD CENTER DRIVE HUNTS POINT
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DBSR027.013 / 4234 **Yr Built/Renovated** : 1900 /
Linear Ft : 1,371 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 14-Jan-2021 **Landmark Status** : NONE
Areas Surveyed :
Block : 2781 **Lot** : 500 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$455,400	\$63,500
Total	\$455,400	\$63,500
Importance Code A	\$403,400	
Importance Code B		\$63,500
Importance Code C	\$52,000	
Total	\$455,400	\$63,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$43,200	\$7,700	\$100	\$100
Total	\$43,200	\$7,700	\$100	\$100
Importance Code A				
Importance Code B	\$43,200	\$7,700	\$100	\$100
Importance Code C				
Total	\$43,200	\$7,700	\$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
HUNTS POINT PENINSULA, KRASDALE FOODS INC. (KFI)**

Asset # : 4234

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Gravity Wall								
Concrete	70%			LIFE	**	5	\$3,900	
Concrete	10%	Now	\$403,400	LIFE	**	5	\$600	
	<i>Displaced Elements, Extent : Severe, Area Affected : 75%</i>							
	<i>Location : Northern 160 Feet</i>							
	<i>Progressing Scour, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Undermining From 1205 To 1225 Feet From South End</i>							
No Component	20%							
Revetment								
Stone	5%	0-2	\$52,000	LIFE	**	5	\$400	
	<i>Missing Part, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Intermittent Along Entire Length, Most Notably In Northern 160 Feet</i>							
Stone	95%			LIFE	**	5	\$7,800	
Backfill								
Fill								
Topsoil	5%	Now	\$14,800	2072	**			
	<i>Erosion, Extent : Light, Area Affected : 10%</i>							
	<i>Location : 20 Feet At Start Of Gravity Wall, 330 Feet From South End</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Beneath Gravity Wall, 1205 To 1225 Feet From South End</i>							
	<i>Explanation : Undermining</i>							
Not Accessible	95%							
Surface								
Asphalt	98%			2041	**	5	\$15,300	
Asphalt	2%	Now	\$3,000	2047	**	5	\$200	
	<i>Settlement, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : 20 Feet At Start Of Gravity Wall, 330 Feet From South End</i>							
Deck Elements								
Railing								
Fencing	60%			2030	\$63,500	3	\$300	
	<i>Corrosion, Extent : Light, Area Affected : 75%</i>							
	<i>Location : Primarily On Fencing Atop Gravity Wall</i>							
Fencing	40%	Now	\$25,400	2037	**	3	\$200	
	<i>Impact Damage, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Multiple Areas From 330 To 970 Feet From South End, Totaling 550 Feet</i>							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : HUNTS POINT PENINSULA, SULTANA DISTRIBUTION SERVICES
Address : 600 FOOD CENTER DRIVE FROM FARRAGUT STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DBSR027.015 / 4236 **Yr Built/Renovated** : 1900 / 2008
Linear Ft : 786 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 14-Jan-2021 **Landmark Status** : NONE
Areas Surveyed :
Block : 2781 **Lot** : 500 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$467,800	\$57,100
Total	\$467,800	\$57,100
Importance Code A	\$135,800	
Importance Code B	\$332,000	\$57,100
Total	\$467,800	\$57,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$2,200	\$4,500	\$100	
Total	\$2,200	\$4,500	\$100	
Importance Code A				
Importance Code B	\$2,200	\$4,500	\$100	
Importance Code C				
Total	\$2,200	\$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
HUNTS POINT PENINSULA, SULTANA DISTRIBUTION SERVICES

Asset # : 4236

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Coping/Curb								
Timber	50%			LIFE	**	5	\$200	
No Component	50%							
Pile Supported Wall								
Concrete	60%	4+	\$135,800	2041	**	5	\$9,400	
			<i>Other Observation, Extent : Light, Area Affected : 5%</i>					
			<i>Location : At Corner 300 Feet From South End</i>					
			<i>Explanation : Erosion With Exposed Reinforcement</i>					
No Component	40%							
Piles and Bracing								
No Component	40%							
Not Accessible	60%							
Revetment								
Stone	40%			LIFE	**	5	\$1,900	
No Component	60%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	100%			2041	**	5	\$9,000	
Fender								
Piles								
Timber	60%	Now	\$94,200	2047	**	4	\$11,300	
			<i>Missing Pile, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : From 300 To 330 Feet And 660 To 740 Feet From South End</i>					
			<i>Rotting/Splitting, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : All Remaining Fender Elements</i>					
No Component	40%							
Wales and Chocks								
Timber	60%	Now	\$237,800	2047	**	4	\$25,600	
			<i>Rotting/Splitting, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Entire Length Of Fender System</i>					
No Component	40%							
Deck Elements								
Railing								
Fencing	94%			2033	\$57,100	3	\$300	
Fencing	6%	Now	\$2,200	2037	**	3		
			<i>Impact Damage, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : 423 To 443 Feet And 760 To 786 Feet From South End</i>					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : HUNTS POINT/STEEL SHEET PILE BULKHEAD AND REVETMENT
Address : RANDALL AVE. TO LAFAYETTE AVE.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DBSR027.011 / 4232 **Yr Built/Renovated** : 1900 /
Linear Ft : 2,615 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 12-Jan-2021 **Landmark Status** : NONE
Areas Surveyed :
Block : 2770 **Lot** : 1 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$1,440,500	\$179,800
Total	\$1,440,500	\$179,800
Importance Code B	\$52,000	\$179,800
Importance Code C	\$1,388,500	
Total	\$1,440,500	\$179,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$33,000		\$100	
Total	\$33,000		\$100	
Importance Code B	\$33,000		\$100	
Importance Code C				
Total	\$33,000		\$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/STEEL SHEET PILE BULKHEAD AND REVETMENT
Asset # : 4232

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Revetment								
Stone	70%	4+	\$1,388,500	LIFE	**	5	\$11,000	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : North And South Of The Sheet Pile Wall</i>							
	<i>Explanation : Non-engineered Revetment</i>							
No Component	30%							
Sheet Piles								
Steel	25%			LIFE	**			
No Component	70%							
Not Accessible	5%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	10%	Now	\$28,700	2047	**	5	\$1,500	
	<i>Erosion, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Entire Asphalt Area Behind Sheet Pile Wall</i>							
Gravel	20%	Now	\$52,000	2047	**	2-5	\$1,000	
	<i>Settlement, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Isolated Locations Behind Sheet Pile Wall</i>							
Topsoil	70%			2030	\$179,800	5	\$8,600	
	<i>Erosion, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Above Revetment</i>							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

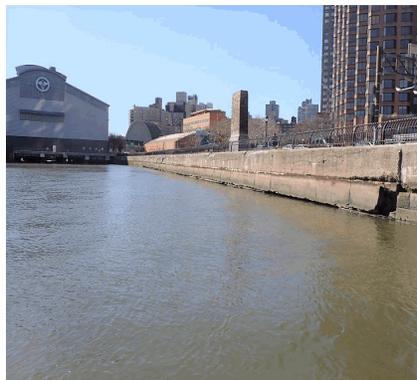
Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Bulkheads	\$50,500	\$144,800
Total	\$50,500	\$144,800
Importance Code A	\$50,500	
Importance Code B		\$144,800
Total	\$50,500	\$144,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$15,900		\$10,200	
Total	\$15,900		\$10,200	
Importance Code A	\$15,900		\$8,800	
Importance Code B			\$1,400	
Total	\$15,900		\$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
LOW-LEVEL RELIEVING PLATFORM / TIMBER PILE SUPPORTED BULKHEAD
Asset # : 13849

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Relieving Platform Top Concrete/Stone	70%			LIFE		**		
<i>Cracking, Extent : Light, Area Affected : 5%</i>								
<i>Location : Outboard Face Above Mean High Water</i>								
Concrete/Stone	30%	4+	\$50,500	LIFE		**		
<i>Broken, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Broken Stone Panels At North End Of Asset</i>								
<i>Missing Block Seal, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Between Stone Facing In Tidal Zone</i>								
<i>Spalling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Along Top Of Concrete Primarily At The South</i>								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Timber	5%	Now	\$15,900	LIFE		**	4	\$100
<i>Rotting/Splitting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Line Cap For Full Length Of Asset</i>								
Not Accessible	95%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	100%			2042		**	5	\$2,900
<i>Settlement, Extent : Light, Area Affected : 10%</i>								
<i>Location : Offset 3 Feet From Outboard Face At Southern 140 Feet</i>								
Deck Elements								
Railing								
Steel	100%			2031	\$144,800			
<i>Missing Coating, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Electrical								
Lighting Fixture								
Incandescent	100%			2027	\$8,800			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Four Light Poles</i>								
<i>Explanation : Light Pole</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : LOW-LEVEL RELIEVING PLATFORM BULKHEAD
Address : W 201 ST TO END OF CON ED SITE HARLEM RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR062.000 / 13804 **Yr Built/Renovated** :
Linear Ft : 282 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 23-Nov-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2183 **Lot** : 997 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$713,000	
Total	\$713,000	
Importance Code A	\$656,700	
Importance Code B	\$56,300	
Total	\$713,000	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$92,200			
Total	\$92,200			
Importance Code A				
Importance Code B	\$57,500			
Importance Code C	\$34,600			
Total	\$92,200			



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
**** Replacement cost estimated to be beyond ten years is not included in this report.**

DEPT. OF SMALL BUSINESS SERV. - 801
LOW-LEVEL RELIEVING PLATFORM BULKHEAD

Asset # : 13804

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Coping/Curb Timber	100%	Now	\$34,600	LIFE	**	5	\$200	
<i>Missing Part, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Over Majority Of Gravity Wall</i>								
<i>Rotting/Splitting, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Intermittent Locations</i>								
<hr/>								
Gravity Wall Conc w/Stone Face	25%	4+	\$109,000	LIFE	**	5	\$6,400	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Entire Face Of Wall</i>								
<i>Explanation : Missing Grout</i>								
Concrete	55%	Now	\$547,600	LIFE	**	5	\$600	
<i>Displaced Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Missing/ Displaced Stones 30 Feet To 50 Feet And 147 Feet To 195 Feet From North</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 195 Feet To 282 Feet From North</i>								
<i>Explanation : Collapsed</i>								
Not Accessible	20%							
<hr/>								
Backfill								
Fill Sand	30%	Now	\$16,800	2062	**	5	\$100	
<i>Loss of Backfill, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 195 Feet To 282 Feet From North</i>								
Not Accessible	70%							
<hr/>								
Surface								
Asphalt	50%	Now	\$15,500	2047	**	5	\$800	
<i>Cracking, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Northern 94 Feet Of Asset</i>								
<i>Sinkhole, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 195 To 282 Feet From North</i>								
Concrete	20%	4+	\$25,300	2047	**	5	\$300	
<i>Cracking, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Between 94 Feet And 195 Feet From North</i>								
Not Accessible	30%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Obscured By Vegetation</i>								
<hr/>								
Fender								
Piles Timber	100%	Now	\$56,300	2047	**	4	\$6,800	1
<i>Missing Pile, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Entire Fender System</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Bulkheads	\$342,500	\$176,700
Total	\$342,500	\$176,700
Importance Code A	\$342,500	
Importance Code B		\$176,700
Total	\$342,500	\$176,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$23,200		\$10,500	
Total	\$23,200		\$10,500	
Importance Code A	\$23,200		\$8,800	
Importance Code B			\$1,700	
Total	\$23,200		\$10,500	



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
**** Replacement cost estimated to be beyond ten years is not included in this report.**

DEPT. OF SMALL BUSINESS SERV. - 801
LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Asset # : 13825

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Relieving Platform Top Concrete/Stone	50%	4+	\$342,500	LIFE		**		
<i>Spalling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Top Edge Of Concrete, Some Locations Undermine Railing</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Concrete Above Stone Face</i>								
<i>Explanation : Chemical Deterioration Of Concrete</i>								
Concrete/Stone	50%			LIFE		**		
<i>Missing Block Seal, Extent : Light, Area Affected : 20%</i>								
<i>Location : Between Stone Facing In Tidal Zone</i>								
Piles and Bracing Not Accessible	100%							
Pile Caps Timber	10%	4+	\$23,200	LIFE		**	4	\$200
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout At Outboard Face And Line Cap</i>								
Not Accessible	90%							
Backfill								
Fill Not Accessible	100%							
Surface								
Asphalt Pavers	100%			2042		**	5	\$3,500
<i>Settlement, Extent : Light, Area Affected : 5%</i>								
<i>Location : Adjacent To Seawall</i>								
Deck Elements								
Railing Steel	100%			2031	\$176,700			
<i>Corrosion, Extent : Light, Area Affected : 5%</i>								
<i>Location : Isolated Locations Throughout</i>								
<i>Missing Coating, Extent : Light, Area Affected : 5%</i>								
<i>Location : Primarily At Baseplates</i>								
<i>Recent Repair Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Additional Chainlink Fence Installed Inshore Of Original Railing For Full Length Of Asset</i>								
Electrical								
Lighting Fixture Incandescent	100%			2027	\$8,800			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 4 Light Poles</i>								
<i>Explanation : Light Poles</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Bulkheads	\$408,700	\$75,300
Total	\$408,700	\$75,300
Importance Code A	\$292,000	
Importance Code B	\$116,800	\$75,300
Total	\$408,700	\$75,300

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$58,900		\$5,100	\$4,400
Total	\$58,900		\$5,100	\$4,400
Importance Code A	\$20,900		\$4,400	\$4,400
Importance Code B	\$38,000		\$700	
Total	\$58,900		\$5,100	\$4,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Asset # : 13826

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Relieving Platform Top								
Concrete/Stone	50%			LIFE		**		
		<i>Cracking, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Outboard Face Above Mean High Water</i>						
		<i>Missing Block Seal, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Between Stone Facing In Tidal Zone</i>						
Concrete/Stone	50%	0-2	\$292,000	LIFE		**		
		<i>Broken, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Behind Old Pier</i>						
		<i>Spalling, Extent : Moderate, Area Affected : 15%</i>						
		<i>Location : Isolated Locations North Of The Old Pier</i>						
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Timber	10%	4+	\$16,500	LIFE		**	4	\$200
		<i>Rotting/Splitting, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Outboard Face Of Pile Caps And Line Cap</i>						
Not Accessible	90%							
Backfill								
Fill								
Topsoil	50%	Now	\$28,000	2073		**		
		<i>Erosion, Extent : Severe, Area Affected : 35%</i>						
		<i>Location : Behind Failing Seawall At The Foot Of The Old Pier</i>						
		<i>Sinkhole, Extent : Severe, Area Affected : 35%</i>						
		<i>Location : Behind Failing Seawall At The Foot Of The Old Pier</i>						
Not Accessible	50%							
Surface								
Asphalt Pavers	50%			2042		**	5	\$1,500
		<i>Settlement, Extent : Light, Area Affected : 5%</i>						
		<i>Location : At North Side Of Pier</i>						
Asphalt Pavers	50%	Now	\$116,800	2048		**	5	\$700
		<i>Sinkhole, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : Behind Failing Seawall At Foot Of Old Pier</i>						
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Behind Failing Seawall At Foot Of Old Pier</i>						
		<i>Explanation : Missing Pavers</i>						
Deck Elements								
Railing								
Fencing	50%	Now	\$10,000	2038		**	3	\$100
		<i>Displaced Elements, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Foot Of Pier On South End Of Asset</i>						
Steel	50%			2031	\$75,300			
		<i>Corrosion, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Primarily In Baseplates</i>						
		<i>Missing Coating, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Primarily In Baseplates</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Asset # : 13826

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Electrical	Lighting Fixture							
	Incandescent	50%			2027	\$4,400		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 2 Of 4 Light Poles</i>						
		<i>Explanation : Light Poles</i>						
	Incandescent	50%	Now	\$4,400	2028	\$4,400		
		<i>Broken, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : 2 Of 4 Light Poles</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Bulkheads	\$363,800	\$156,400
Total	\$363,800	\$156,400
Importance Code A	\$363,800	
Importance Code B		\$156,400
Total	\$363,800	\$156,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$34,200	\$100	\$10,200	
Total	\$34,200	\$100	\$10,200	
Importance Code A	\$34,200		\$8,800	
Importance Code B		\$100	\$1,400	
Total	\$34,200	\$100	\$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
LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Asset # : 13827

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Relieving Platform Top Concrete/Stone	60%	4+	\$363,800	LIFE		**		
<i>Cracking, Extent : Light, Area Affected : 25%</i>								
<i>Location : Outboard Face Above Mean High Water</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Top Edge Of Concrete Wall, Some Locations Undermining Railing</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Outboard Face Above Mean High Water</i>								
<i>Explanation : Chemical Deterioration Of Concrete</i>								
Concrete/Stone	40%			LIFE		**		
<i>Missing Block Seal, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Tidal Zone</i>								
Piles and Bracing Not Accessible	100%							
Pile Caps Timber	10%	4+	\$34,200	LIFE		**	4	\$200
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Outboard Ends And In Line Cap</i>								
Not Accessible	90%							
Backfill								
Fill Not Accessible	100%							
Surface								
Asphalt Pavers	90%			2042		**	5	\$2,800
<i>Settlement, Extent : Light, Area Affected : 5%</i>								
<i>Location : Adjacent To Seawall</i>								
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : 46 Feet From South</i>								
<i>Explanation : Missing Pavers</i>								
Topsoil	10%			2031	\$2,700		5	\$100
Deck Elements								
Railing Steel	100%			2031	\$156,400			
<i>Corrosion, Extent : Light, Area Affected : 5%</i>								
<i>Location : Isolated Areas Throughout</i>								
<i>Missing Coating, Extent : Light, Area Affected : 5%</i>								
<i>Location : Primarily In Baseplates</i>								
Electrical								
Lighting Fixture Incandescent	100%			2027	\$8,800			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 4 Light Poles</i>								
<i>Explanation : Light Poles</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Bulkheads	\$1,404,500	\$317,500
Total	\$1,404,500	\$317,500
Importance Code A	\$1,001,000	
Importance Code B	\$403,500	\$317,500
Total	\$1,404,500	\$317,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$32,200		\$19,100	\$4,400
Total	\$32,200		\$19,100	\$4,400
Importance Code A	\$32,200		\$17,600	\$4,400
Importance Code B			\$1,600	
Total	\$32,200		\$19,100	\$4,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Asset # : 13829

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Relieving Platform Top								
Concrete	45%	4+	\$381,900	LIFE	**	5	\$900	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout Concrete</i>							
	<i>Explanation : Chemical Deterioration</i>							
Concrete/Stone	55%	4+	\$135,400	LIFE	**			
	<i>Cracking, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Outboard Face Above Mean High Water</i>							
	<i>Missing Block Seal, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Between Stone Facing In Tidal Zone</i>							
	<i>Spalling, Extent : Light, Area Affected : 5%</i>							
	<i>Location : From North End South For 260 Feet And Undermining Several Railing Base Plates</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Outboard Face Above Mean High Water</i>							
	<i>Explanation : Efflorescence</i>							
Gravity Wall								
Concrete	50%	2-4	\$483,700	LIFE	**	5	\$1,100	
	<i>Spalling, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : South End Of Asset</i>							
Concrete	50%			LIFE	**	5	\$1,100	
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Timber	10%	4+	\$27,800	LIFE	**	4	\$400	
	<i>Rotting/Splitting, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Outboard Ends Of Pile Cap And At Line Cap</i>							
Not Accessible	90%							
Backfill								
Fill								
Topsoil	50%	Now	\$59,000	2073	**			
	<i>Sinkhole, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Various Locations 30 Feet To 285 Feet From South</i>							
	<i>Other Observation, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : From 114th Street North For 285 Feet</i>							
	<i>Explanation : Fill Loss</i>							
Not Accessible	50%							
Surface								
Asphalt Pavers	50%			2042	**	5	\$3,100	
	<i>Settlement, Extent : Light, Area Affected : 10%</i>							
	<i>Location : 0 Feet To 30 Feet And 330 Feet To 548 Feet From South</i>							
Asphalt Pavers	50%	Now	\$246,100	2048	**	5	\$1,600	
	<i>Settlement, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : From 114th Street North For 285 Feet</i>							
	<i>Sinkhole, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : 30 Feet From South End Of Asset</i>							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Asset # : 13829

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Deck Elements								
Railing								
Steel	45%	4+	\$28,600	2031	\$142,900			
	<i>Corrosion, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Primarily At Baseplates</i>							
	<i>Missing Coating, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Primarily At Baseplates</i>							
Steel	55%	2-4	\$69,800	2031	\$174,600			
	<i>Displaced Elements, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : 30 Feet To 330 Feet From South End Of Asset</i>							
Electrical								
Lighting Fixture								
Incandescent	20%	Now	\$4,400	2028	\$4,400			
	<i>Broken, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : 2 Of 10 Lights Broken In The South End Of Asset</i>							
Incandescent	80%			2027	\$17,600			
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : 8 Of 10 Light Poles</i>							
	<i>Explanation : Light Poles</i>							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Bulkheads	\$259,300	\$492,500
Total	\$259,300	\$492,500
Importance Code A	\$259,300	
Importance Code B		\$492,500
Total	\$259,300	\$492,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$24,600		\$4,900	
Total	\$24,600		\$4,900	
Importance Code A				
Importance Code B	\$24,600		\$4,900	
Total	\$24,600		\$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
LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Asset # : 13830

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Relieving Platform Top Concrete/Stone	60%			LIFE		**		
<i>Cracking, Extent : Light, Area Affected : 50%</i>								
<i>Location : Outboard Face Above Mean High Water</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Outboard Face Above Mean High Water</i>								
<i>Explanation : Efflorescence</i>								
Concrete/Stone	40%	2-4	\$152,700	LIFE		**		
<i>Spalling, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Intermittent From 11th Street North For 605 Feet And Undermining Railing Base Plates.</i>								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Timber	5%			LIFE		**	4	\$300
Timber	5%	Now	\$53,900	LIFE		**	4	\$300
<i>Rotting/Splitting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Isolated Locations Of The Line Cap And Ends Of Pile Caps Across Full Length Of Asset</i>								
Not Accessible	90%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	100%			2042		**	5	\$9,700
<i>Settlement, Extent : Light, Area Affected : 5%</i>								
<i>Location : Upheaval Of Pavers Adjacent To Tree 140 Feet From South And Depression Around Light Pole Near South End Of Asset</i>								
Deck Elements								
Railing								
Steel	100%	4+	\$24,600	2031	\$492,500			
<i>Corrosion, Extent : Light, Area Affected : 5%</i>								
<i>Location : Primarily At Baseplates</i>								
<i>Missing Coating, Extent : Light, Area Affected : 5%</i>								
<i>Location : Primarily At Baseplates</i>								
<i>Recent Repair Evident, Extent : N/A, Area Affected : 30%</i>								
<i>Location : Southern 260 Feet Of Asset Has Additional Chain-link Fence Installed Inshore Of Original Steel Railing</i>								
Electrical								
Lighting Fixture								
Incandescent	100%			2027	\$52,700			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 24 Lighting Fixtures</i>								
<i>Explanation : Light Pole</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Bulkheads	\$122,200	\$157,600
Total	\$122,200	\$157,600
Importance Code A	\$122,200	
Importance Code B		\$157,600
Total	\$122,200	\$157,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$28,800		\$12,400	
Total	\$28,800		\$12,400	
Importance Code A	\$17,200		\$11,000	
Importance Code B	\$11,500		\$1,400	
Total	\$28,800		\$12,400	



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
**** Replacement cost estimated to be beyond ten years is not included in this report.**

DEPT. OF SMALL BUSINESS SERV. - 801
LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Asset # : 13831

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Relieving Platform Top Concrete/Stone	50%			LIFE		**		
<i>Cracking, Extent : Light, Area Affected : 50%</i>								
<i>Location : Outboard Face Above Mean High Water</i>								
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Outboard Face Above Mean High Water</i>								
<i>Explanation : Efflorescence</i>								
Concrete/Stone	20%	2-4	\$122,200	LIFE		**		
<i>Spalling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Primarily At North End Of Asset Along Outboard Face Above Mean High Water And At Base Of Railing Posts</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Concrete Above Stone Face</i>								
<i>Explanation : Chemical Deterioration Of Concrete</i>								
Not Accessible	30%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Behind Abandoned Timber Structure</i>								
<i>Explanation : Location</i>								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Timber	5%	Now	\$17,200	LIFE		**	4	\$100
<i>Rotting/Splitting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Outboard End Of Pile Cap And At Line Cap</i>								
Timber	5%			LIFE		**	4	\$100
Not Accessible	90%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	5%	4+	\$3,700	2042		**	5	\$100
<i>Settlement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 155 Feet From North Adjacent To Light Pole</i>								
<i>Sinkhole, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At South End Adjacent To Manhole</i>								
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : From 135 Feet To 160 Feet From North End Of Asset</i>								
<i>Explanation : Upheaval</i>								
Asphalt Pavers	90%			2042		**	5	\$2,800
<i>Settlement, Extent : Light, Area Affected : 20%</i>								
<i>Location : Isolated Adjacent To Seawall</i>								
Topsoil	5%			2031	\$1,300		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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Deck Elements								
Railing								
Steel	100%	4+	\$7,900	2031	\$157,600			
	<i>Corrosion, Extent : Light, Area Affected : 5%</i>							
	<i>Location : At Locations Of Missing Coating</i>							
	<i>Missing Coating, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Primarily At Baseplates</i>							
	<i>Recent Repair Evident, Extent : N/A, Area Affected : 30%</i>							
	<i>Location : Additional Chain-link Fence Installed Inshore Of Original Steel Railing At Northern 80 Feet Of Asset</i>							
<hr/>								
Electrical								
Lighting Fixture								
Incandescent	100%			2027	\$11,000			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 5 Light Poles</i>							
	<i>Explanation : Lighting</i>							
<hr/>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Bulkheads	\$303,200	\$156,400
Total	\$303,200	\$156,400
Importance Code A	\$303,200	
Importance Code B		\$156,400
Total	\$303,200	\$156,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$17,100		\$10,300	
Total	\$17,100		\$10,300	
Importance Code A	\$17,100		\$8,800	
Importance Code B			\$1,500	
Total	\$17,100		\$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.

DEPT. OF SMALL BUSINESS SERV. - 801
LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Asset # : 13836

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Relieving Platform Top Concrete/Stone	50%			LIFE		**		
			<i>Missing Block Seal, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Full Length Of Asset In Stone Facing</i>					
Concrete/Stone	50%	2-4	\$303,200	LIFE		**		
			<i>Spalling, Extent : Severe, Area Affected : 90%</i>					
			<i>Location : Top 3 Feet To 6 Feet Of Concrete Wall (Above Stone Facing) And Undermining Railing</i>					
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Concrete Above Stone Face</i>					
			<i>Explanation : Chemical Deterioration Of Concrete</i>					
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Timber	5%	Now	\$17,100	LIFE		**	4	\$100
			<i>Rotting/Splitting, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Line Cap And Pile Caps At North Adjacent To The Outfall</i>					
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	\$156,400			
			<i>Corrosion, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Full Length Of Asset</i>					
			<i>Missing Coating, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Full Length Of Asset</i>					
Electrical								
Lighting Fixture								
Incandescent	100%			2027	\$8,800			
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Four Light Poles</i>					
			<i>Explanation : Lighting</i>					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Bulkheads	\$258,300	\$133,300
Total	\$258,300	\$133,300
Importance Code A	\$258,300	
Importance Code B		\$133,300
Total	\$258,300	\$133,300

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$22,800		\$10,000	
Total	\$22,800		\$10,000	
Importance Code A	\$14,600		\$8,800	
Importance Code B	\$8,300		\$1,200	
Total	\$22,800		\$10,000	



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Asset # : 13837

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Relieving Platform Top Concrete/Stone	50%			LIFE		**		
<i>Missing Block Seal, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Offshore Stone Face</i>								
Concrete/Stone	50%	2-4	\$258,300	LIFE		**		
<i>Spalling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Top 3 Feet To 6 Feet Of Wall In Multiple Locations; Undermining Railing</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Concrete Above Stone Face</i>								
<i>Explanation : Chemical Deterioration Of Concrete</i>								
Piles and Bracing Not Accessible	100%							
Pile Caps								
Timber	5%			LIFE		**	4	\$100
Timber	5%	Now	\$14,600	LIFE		**	4	\$100
<i>Rotting/Splitting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Offshore Ends Of All Pile Caps</i>								
Not Accessible	90%							
Backfill								
Fill Not Accessible	100%							
Surface								
Asphalt Pavers	90%			2042		**	5	\$2,400
Asphalt Pavers	10%	4+	\$8,300	2046		**	5	\$100
<i>Settlement, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 185 Feet And 214 Feet To 230 Feet From The North</i>								
Deck Elements								
Railing Steel	100%			2031	\$133,300			
<i>Corrosion, Extent : Light, Area Affected : 5%</i>								
<i>Location : Full Length Of Asset</i>								
<i>Missing Coating, Extent : Light, Area Affected : 5%</i>								
<i>Location : Full Length Of Asset</i>								
Electrical								
Lighting Fixture Incandescent	100%			2027	\$8,800			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Four Light Poles</i>								
<i>Explanation : Lighting</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Bulkheads		\$134,400
Total		\$134,400
Importance Code B		\$134,400
Total		\$134,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$81,500		\$14,400	
Total	\$81,500		\$14,400	
Importance Code A	\$60,700		\$13,200	
Importance Code B	\$20,800		\$1,200	
Total	\$81,500		\$14,400	



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 # : 13841

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Relieving Platform Top Concrete/Stone	80%			LIFE		**		
<i>Cracking, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout In Top 3 Feet Of Concrete Wall With Efflorescence</i>								
<i>Missing Block Seal, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout In Tidal Zone</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Full Length Of Asset</i>								
<i>Explanation : Full Area Of The Relieving Platform Is Fenced Off From Public Access For An Unknown Reason</i>								
Concrete/Stone	20%	4+	\$31,300	LIFE		**		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Isolated Throughout Concrete Face And Along Top</i>								
<i>Explanation : Chemical Deterioration Of Concrete</i>								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Timber	10%	Now	\$29,400	LIFE		**	4	\$200
<i>Rotting/Splitting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Full Length Of Line Cap</i>								
Not Accessible	90%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	90%			2042		**	5	\$2,400
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Full Length Of Asset</i>								
<i>Explanation : Full Area Of The Relieving Platform Is Fenced Off From Public Access For An Unknown Reason</i>								
Asphalt Pavers	5%	4+	\$10,400	2048		**	5	\$100
<i>Settlement, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Around Planters, At South Limit Of Asset, And 158 Feet From South End Of Asset</i>								
Asphalt Pavers	5%	Now	\$10,400	2048		**	5	\$100
<i>Sinkhole, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 6 Foot By 8 Foot By 2 Foot Deep Sinkhole Located 15 Feet From South End Of Asset</i>								
Deck Elements								
Railing								
Steel	100%			2031	\$134,400			
<i>Corrosion, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Missing Coating, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Electrical								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Asset # : 13841

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost

Electrical

Lighting Fixture

Incandescent

100%

2027

\$13,200

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.*

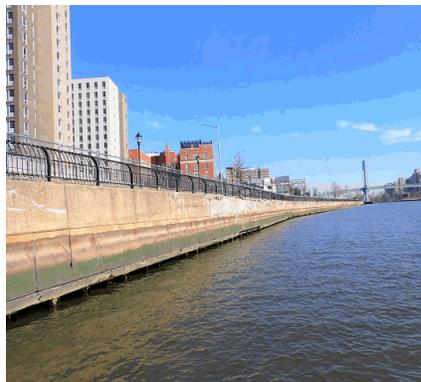
Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Bulkheads	\$620,100	\$310,000
Total	\$620,100	\$310,000
Importance Code A	\$496,100	
Importance Code B	\$124,000	\$310,000
Total	\$620,100	\$310,000

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$5,300		\$35,700	
Total	\$5,300		\$35,700	
Importance Code A			\$32,900	
Importance Code B	\$5,300		\$2,700	
Total	\$5,300		\$35,700	



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
**** Replacement cost estimated to be beyond ten years is not included in this report.**

DEPT. OF SMALL BUSINESS SERV. - 801
LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Asset # : 13844

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Relieving Platform Top Concrete/Stone	50%	4+	\$360,500	LIFE		**		
<i>Missing Block Seal, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Tidal Zone</i>								
<i>Spalling, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout Top Portion Of Wall With Exposed Reinforcing Steel</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Concrete Face Above Stone</i>								
<i>Explanation : Chemical Deterioration Of Concrete</i>								
Concrete/Stone	50%			LIFE		**		
<i>Cracking, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Concrete Surface With Efflorescence</i>								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Timber	20%	Now	\$135,700	LIFE		**	4	\$800
<i>Rotting/Splitting, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Full Length Of Line Cap And Ends Of Pile Cap</i>								
Not Accessible	80%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	90%			2042		**	5	\$5,500
<i>Settlement, Extent : Light, Area Affected : 5%</i>								
<i>Location : Along Offshore Edge And At North End. Sink Hole In Topsoil At North End</i>								
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Along Offshore Edge</i>								
<i>Explanation : Cracking</i>								
Topsoil	10%	Now	\$5,300	2033	\$5,300		5	\$100
<i>Settlement, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Along Offshore Edge And At North End. Sink Hole In Topsoil At North End</i>								
Deck Elements								
Railing								
Steel	100%	4+	\$124,000	2032	\$310,000			
<i>Corrosion, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : For Full Length Of Asset</i>								
<i>Missing Coating, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : For Full Length Of Asset</i>								
<i>Recent Repair Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Additional Chain-link Fence Installed Inshore Of Original Steel Railing For Full Length Of Asset</i>								
Electrical								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Asset # : 13844

Bulkheads	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Electrical

Lighting Fixture

Incandescent

100%

2027

\$32,900

*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.*

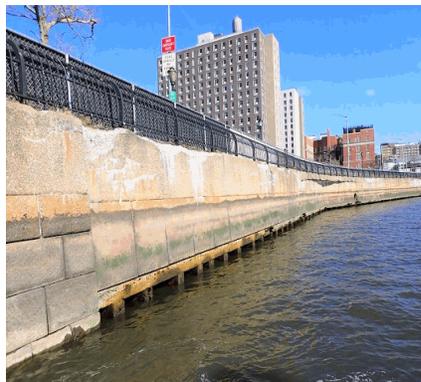
Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Bulkheads	\$101,100	\$86,900
Total	\$101,100	\$86,900
Importance Code A	\$101,100	
Importance Code B		\$86,900
Total	\$101,100	\$86,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$51,500		\$6,600	
Total	\$51,500		\$6,600	
Importance Code A	\$38,000		\$6,600	
Importance Code B	\$13,500			
Total	\$51,500		\$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
LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Asset # : 13845

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Relieving Platform Top								
Concrete/Stone	50%	4+	\$101,100	LIFE		**		
<i>Missing Block Seal, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Tidal Zone</i>								
<i>Spalling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Top Of Concrete Wall And Undermining Several Railing Bases</i>								
Concrete/Stone	50%			LIFE		**		
<i>Cracking, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Concrete Surface With Efflorescence</i>								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Timber	20%	Now	\$38,000	LIFE		**	4	\$200
<i>Rotting/Splitting, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Full Length Of Line Cap And Ends Of Pile Cap</i>								
Not Accessible	80%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	100%	4+	\$13,500	2042		**	5	\$900
<i>Settlement, Extent : Light, Area Affected : 30%</i>								
<i>Location : Offset 3 Feet From Outboard Face Between 46 Feet And 63 Feet From The South End Of The Asset</i>								
Deck Elements								
Railing								
Steel	100%			2031	\$86,900			
<i>Missing Coating, Extent : Light, Area Affected : 20%</i>								
<i>Location : For Full Length Of Asset</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Additional Chain-link Fence Installed Inshore Of Original Steel Railing For Full Length Of Asset</i>								
Electrical								
Lighting Fixture								
Incandescent	100%			2027	\$6,600			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3 Light Poles</i>								
<i>Explanation : Lighting</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : MILL POND PARK REVETMENT AND SEAWALLS
Address : HARLEM RIVER, 147TH - 158TH ST E.145TH TO MACOMBS DAM BRIDGE
Borough : BRONX Agency's Number : N/A
Program / Asset # : DBS0027.021 / 1718 Yr Built/Renovated :
Linear Ft : 4,469 Project Type : ECONOMIC DEVELOPMENT
Date of Survey : 02-Jul-2020 Landmark Status : NONE
Areas Surveyed :
Block : 2539 Lot : 2 BIN :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$8,815,800	\$1,123,900
Total	\$8,815,800	\$1,123,900
Importance Code A	\$2,952,600	
Importance Code B	\$5,170,400	\$1,123,900
Importance Code C	\$692,900	
Total	\$8,815,800	\$1,123,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$48,100	\$200	\$61,200	
Total	\$48,100	\$200	\$61,200	
Importance Code A				
Importance Code B	\$48,100	\$200	\$61,200	
Importance Code C				
Total	\$48,100	\$200	\$61,200	



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
MILL POND PARK REVETMENT AND SEAWALLS

Asset # : 1718

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Relieving Platform Top								
Concrete	40%	4+	\$2,768,600	LIFE	**	5	\$6,700	
	<i>Erosion, Extent : Severe, Area Affected : 75%</i>							
	<i>Location : Northern 1,530 Feet And Southern 350 Feet</i>							
Concrete	15%			LIFE	**	5	\$2,500	
	<i>Erosion, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Low Level Platform On North Side Of Tennis Center</i>							
No Component	45%							
Gravity Wall								
Stone Gabion	1%			LIFE	**	3		
	<i>Settlement, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 35 Feet Of Gabion, West Side Of Tennis Center</i>							
No Component	99%							
Piles and Bracing								
Steel	1%			LIFE	**	5	\$6,900	
	<i>Corrosion, Extent : Light, Area Affected : 100%</i>							
	<i>Location : High Level Platforms, South Side Of Yankee Ferry Landing And North End Of Asset</i>							
Timber	4%	4+	\$184,000	2040	**	4	\$26,800	
	<i>Rotting/Splitting, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : All Visible Piles Supporting Low Level Platforms</i>							
No Component	45%							
Not Accessible	50%							
Revetment								
Concrete	3%	Now	\$82,700	LIFE	**			
	<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Debris Revetment From 600 To 750 Feet From South</i>							
	<i>Explanation : Missing Part</i>							
Stone	24%			LIFE	**	5	\$6,400	
Stone	18%	2-4	\$610,200	LIFE	**	5	\$4,800	
	<i>Settlement, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Primarily Along North - South Shorelines Of Mill Pond Park, Totaling 970 Feet</i>							
No Component	55%							
Pile Caps								
Concrete	5%			LIFE	**	5	\$700	
	<i>Erosion, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Offshore Ends At High Level Platforms</i>							
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Backfill								
Fill								
Topsoil	5%	Now	\$48,100	2071		**		
<i>Erosion, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Vertical Embankments Exposed, Southern Mill Pond Park</i>								
Not Accessible	95%							
Surface								
Asphalt	45%			2034	\$551,400	5	\$23,000	
<i>Surface Wearing/Scaling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Northern 2,070 Feet</i>								
Topsoil	35%	2-4	\$61,400	2029	\$153,600	5	\$3,700	
<i>Erosion, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North - South Shorelines Of Mill Pond Park</i>								
Topsoil	5%	Now	\$13,200	2031	\$21,900	5	\$500	
<i>Settlement, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Southern Mill Pond Park</i>								
Not Accessible	15%							
Fender								
Piles								
Timber	35%			2027	\$3,123,900	4	\$37,500	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Fender System Obsolete</i>								
No Component	65%							
Wales and Chocks								
Timber	35%			2027	\$1,971,800	4	\$84,900	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Fender System Obsolete</i>								
No Component	65%							
Deck Elements								
Railing								
Fencing	40%			2029	\$138,000	3	\$700	
<i>Loose Connections, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : North And South Ends Of Asset</i>								
Steel	10%			2029	\$258,900			
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 : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Bulkheads	\$3,085,500	
Total	\$3,085,500	
Importance Code A	\$1,516,400	
Importance Code B	\$609,400	
Importance Code C	\$959,600	
Total	\$3,085,500	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$4,400			
Total	\$4,400			
Importance Code A	\$4,400			
Importance Code B				
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
NAVY HOMEPORT REVETMENT AND SEAWALL

Asset # : 13502

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Revetment								
Concrete	75%	Now	\$959,600	LIFE		**		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Southern 935 Feet</i>								
<i>Explanation : Collapsed Concrete Structure</i>								
No Component	25%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : At Sheeting</i>								
<i>Explanation : No Concrete</i>								
Sheet Piles								
Steel	25%	Now	\$1,516,400	LIFE		**		
<i>Corrosion, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Northern 310 Feet</i>								
No Component	75%							
Backfill								
Fill								
Topsoil	100%	Now	\$268,100	2074		**		
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Along The Upland Area Of Sheeting, And Inshore Of Concrete Riprap</i>								
Surface								
Asphalt	100%	Now	\$341,400	2049		**	5	\$7,100
<i>Settlement, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Along Full Length Of Asset</i>								
Electrical								
Lighting Fixture								
Incandescent	100%	Now	\$4,400	2029	\$4,400			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 2 Of 2 Lights Along The Revetment Are Broken And Non-functional</i>								
<i>Explanation : Light Poles</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Bulkheads	\$638,100	\$540,900
Total	\$638,100	\$540,900
Importance Code A	\$474,300	
Importance Code B	\$163,800	\$540,900
Total	\$638,100	\$540,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$91,400			\$24,200
Total	\$91,400			\$24,200
Importance Code A	\$7,500			\$15,800
Importance Code B	\$83,800			\$8,400
Importance Code C	\$100			
Total	\$91,400			\$24,200



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
NAVY HOMEPORT STEEL SHEET PILE BULKHEAD
Asset # : 13949

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Coping/Curb Timber	15%			LIFE	**	5	\$300	
<i>Displaced Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Damaged Areas Of Curb Throughout First 250 Feet From North End Of Asset</i>								
No Component	85%							
Sheet Piles								
Steel	25%			LIFE	**	10		
<i>Corrosion, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Splash Zone</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 14, 490, 515, And 1375 Feet From North</i>								
<i>Explanation : Outfalls</i>								
Steel	15%	4+	\$239,700	LIFE	**			
<i>Corrosion, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Surface Corrosion Above Low Water Elevation</i>								
Not Accessible	60%							
Pile Caps								
Concrete	72%			LIFE	**	5	\$7,100	
Concrete	15%	4+	\$111,100	LIFE	**	5	\$700	
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Spalls Throughout First 600 Feet North Of The Homeport Pier.</i>								
Concrete	5%	Now	\$123,500	LIFE	**	5	\$200	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 90 Foot Long Section Adjacent To North Face Of Homeport Pier</i>								
No Component	1%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : No Cap On Northern 30 Feet Of Asset</i>								
<i>Explanation : No Cap</i>								
Not Accessible	7%							
Backfill								
Fill								
Topsoil	10%	Now	\$35,300	2074	**			
<i>Sinkhole, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Intermittent Locations Between 350 And 615 Feet From North</i>								
Not Accessible	90%							
Surface								
Asphalt	90%			2043	**	5	\$16,800	
<i>Cracking, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout Surface</i>								
Asphalt	10%	Now	\$45,000	2049	**	5	\$900	
<i>Settlement, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Intermittent Locations Between 350 And 615 Feet From North</i>								
Fender								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
NAVY HOMEPORT STEEL SHEET PILE BULKHEAD
Asset # : 13949

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fender								
Buffer								
Pneumatic Fenders	20%			2033	\$65,800			
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 6 New Foam Filled Rubber Fenders Attached To Pile Cap In Northern 300 Feet</i>								
No Component	80%							
Piles								
Timber	5%	Now	\$163,800	2049		** 4	\$2,000	
<i>Worn, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Southern 200 Feet Of Asset</i>								
No Component	90%							
Not Accessible	5%							
Deck Elements								
Railing								
Fencing	5%			2038		** 3		
Guard Rail	10%			LIFE		**		
Guard Rail	2%	Now	\$3,500	LIFE		**		
<i>Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Impact Damage On The Southern 15 Feet Of Guard Rail Centered At 550 Feet From North</i>								
Steel	50%			2033	\$475,100			
No Component	33%							
Electrical								
Lighting Fixture								
Incandescent	80%			2028	\$15,800			
Incandescent	20%	Now	\$4,000	2029	\$4,000			
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 2 Lights On Northern End Of Asset Broken Out Of 9 Total Lights</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Bulkheads	\$380,400	\$1,309,400
Total	\$380,400	\$1,309,400
Importance Code A		\$102,900
Importance Code B	\$380,400	\$1,206,600
Total	\$380,400	\$1,309,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$36,700	\$18,100		
Total	\$36,700	\$18,100		
Importance Code A				
Importance Code B	\$36,700	\$18,100		
Total	\$36,700	\$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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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	\$36,700	2048	**			
			<i>Cracking, Extent : Moderate, Area Affected : 75%</i>					
			<i>Location : Isolated Cracked Stone Pavers</i>					
Not Accessible	30%							
Fender								
Piles								
Timber	35%	0-2	\$279,500	2042	**	4	\$11,200	
			<i>Broken, Extent : Severe, Area Affected : 5%</i>					
			<i>Location : Between Pier 90 And Pier 92</i>					
			<i>Rotting/Splitting, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : South Of Pier 88</i>					
No Component	30%							
Not Accessible	35%							
Wales and Chocks								
Timber	50%			2042	**	4	\$54,200	
Timber	20%	0-2	\$100,800	2042	**	4	\$14,500	
			<i>Broken, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Between Pier 90 And Pier 92</i>					
			<i>Worn, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Between Pier 88 And Pier 90</i>					
No Component	30%							
Deck Elements								
Railing								
Steel	70%			2031			\$540,600	
			<i>Displaced Elements, Extent : Light, Area Affected : 1%</i>					
			<i>Location : One Location Just South Of Pier 90</i>					
No Component	30%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
PASSENGER SHIP TERMINAL BULKHEAD, PIERS 88, 90, 92

Asset # : 1763

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost
Type	Total	(Years)			FY		(Yrs)	
Deck Elements								
Parapet								
	Concrete	70%			2034	\$666,000		
	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 : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : PERIMETER WALL AROUND PIER J BERTHS 15,16,17
Address : KAY AVE. BROOKLYN NAVY YARD
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR045.030 / 13524 **Yr Built/Renovated** :
Linear Ft : 2,110 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 19-Nov-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$1,709,100	
Total	\$1,709,100	
Importance Code A	\$455,600	
Importance Code B	\$1,253,500	
Total	\$1,709,100	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$37,000			
Total	\$37,000			
Importance Code A	\$35,800			
Importance Code B	\$1,200			
Importance Code C				
Total	\$37,000			



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
**** Replacement cost estimated to be beyond ten years is not included in this report.**

DEPT. OF SMALL BUSINESS SERV. - 801
PERIMETER WALL AROUND PIER J BERTHS 15,16,17
Asset # : 13524

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Coping/Curb								
Timber	10%			LIFE	**	5	\$100	
No Component	90%							
Pile Supported Wall								
Concrete	85%			2035	**	5	\$71,600	
			<i>Cracking, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Top Of Wall</i>					
			<i>Mechanical Damage, Extent : Light, Area Affected : 50%</i>					
			<i>Location : Top Of Wall</i>					
Concrete	15%	4+	\$455,600	2041	**	5	\$6,300	
			<i>Erosion, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Tidal Zone</i>					
			<i>Spalling, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Primarily At West Face Approximately 400 Feet From Inshore</i>					
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Not Accessible	100%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	10%	Now	\$189,500	2047	**	5	\$1,200	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : At The Southwest Corner, West End, And Northwest Corner Of Asset</i>					
			<i>Explanation : Missing Pavers</i>					
Asphalt Pavers	10%			2035	**	5	\$2,400	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Entire Deck Surface</i>					
			<i>Explanation : Surface Wearing</i>					
Not Accessible	80%							
Fender								
Wales and Chocks								
Timber	100%	Now	\$1,064,000	2047	**	4	\$114,500	
			<i>Broken, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Entire Fender System</i>					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : PIER K INCLUDING PERIMETER BULKHEAD / BERTHS 19, 20
Address : KAY AVE. BROOKLYN NAVY YARD
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR045.020 / 13523 **Yr Built/Renovated** :
Linear Ft : 1,825 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 19-Nov-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$933,400	
Total	\$933,400	
Importance Code A	\$131,300	
Importance Code B	\$802,100	
Total	\$933,400	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$39,300			
Total	\$39,300			
Importance Code A	\$34,600			
Importance Code B	\$4,700			
Total	\$39,300			



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
**** Replacement cost estimated to be beyond ten years is not included in this report.**

DEPT. OF SMALL BUSINESS SERV. - 801
PIER K INCLUDING PERIMETER BULKHEAD / BERTHS 19, 20
Asset # : 13523

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Pile Supported Wall								
Concrete	95%			2035	**	5	\$69,200	
		<i>Erosion, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Tidal Zone</i>						
		<i>Mechanical Damage, Extent : Light, Area Affected : 30%</i>						
		<i>Location : Along The Top Of Concrete Wall</i>						
		<i>Spalling, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Isolated Locations</i>						
Concrete	5%	4+	\$131,300	2041	**	5	\$1,800	
		<i>Erosion, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Tidal Zone</i>						
		<i>Spalling, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Above Mean Low Water</i>						
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Not Accessible	100%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	20%			2045	**	5	\$4,200	
Asphalt	25%	4+	\$50,000	2047	**	5	\$2,600	
		<i>Cracking, Extent : Light, Area Affected : 30%</i>						
		<i>Location : Widespread Cracks In Asphalt Surface</i>						
Asphalt Blocks	15%	4+	\$245,900	2047	**	5	\$1,600	
		<i>Settlement, Extent : Light, Area Affected : 30%</i>						
		<i>Location : North And South Sides Of Pier</i>						
		<i>Other Observation, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : At Offshore End Of Asset</i>						
		<i>Explanation : Broken/ Displaced Pavers</i>						
Asphalt Blocks	20%			2035	**	5	\$4,200	
Concrete	5%			2035	**	5	\$1,000	
		<i>Cracking, Extent : Light, Area Affected : 10%</i>						
		<i>Location : At Isolated Concrete Patches</i>						
Not Accessible	15%							
Fender								
Wales and Chocks								
Timber	55%	Now	\$506,200	2047	**	4	\$54,500	
		<i>Broken, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : North And West Face</i>						
No Component	45%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : RELIEVING PLATFORM
Address : EAST RIVER, 48TH ST TO 54TH ST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR025.051 / 1748 **Yr Built/Renovated** :
Linear Ft : 1,630 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 20-Mar-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 1360 **Lot** : 60 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$277,800	\$1,541,100
Total	\$277,800	\$1,541,100
Importance Code A	\$219,600	
Importance Code B	\$58,200	\$1,541,100
Total	\$277,800	\$1,541,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$62,800	\$9,700		
Total	\$62,800	\$9,700		
Importance Code A	\$32,200	\$9,700		
Importance Code B	\$30,500			
Total	\$62,800	\$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
RELIEVING PLATFORM
Asset # : 1748

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Relieving Platform Top								
Concrete/Stone	90%			LIFE			**	
Concrete/Stone	10%	4+	\$219,600	LIFE			**	
<i>Cracking, Extent : Light, Area Affected : 5%</i>								
<i>Location : Isolated Locations</i>								
<i>Erosion, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Isolated Areas At Bottom And Corners Of Stone</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : South End Of Asset Above Top Course Of Stone</i>								
<i>Missing Part, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Isolated Missing Stone Facing</i>								
<hr/>								
Piles and Bracing								
Not Accessible	100%							
<hr/>								
Lowlevel Pile Caps								
Timber	1%	Now	\$8,100	LIFE			**	
<i>Rotting/Splitting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Offshore Face Of Cap Beam</i>								
Not Accessible	99%							
<hr/>								
Backfill								
Fill								
Not Accessible	100%							
<hr/>								
Surface								
Asphalt Pavers	38%			2040		**	5	\$7,100
<i>Settlement, Extent : Light, Area Affected : 5%</i>								
<i>Location : Isolated At Lightpole Foundations</i>								
Asphalt Pavers	2%	0-2	\$17,600	2040		**	5	\$200
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : North Of E. 51st Street</i>								
<i>Explanation : Uplift</i>								
Not Accessible	60%							
<hr/>								
Deck Elements								
Railing								
Steel	39%			2029	\$368,300			
<i>Corrosion, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Accessible Part Of Asset North Of 51st Street</i>								
Steel	1%	2-4	\$9,400	2031	\$9,400			
<i>Corrosion, Extent : Severe, Area Affected : 50%</i>								
<i>Location : At E. 53rd St</i>								
Not Accessible	60%							
<hr/>								
Parapet								
Concrete	50%	4+	\$58,200	2032	\$581,700			
<i>Cracking, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : South Of East 54th Street At Offshore Face</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Of East 54th Street At Offshore Face</i>								
Concrete	50%			2032	\$581,700			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
RELIEVING PLATFORM
Asset # : 1748

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Electrical

Lighting Fixture

Incandescent

60%

2025

\$14,500

Incandescent

40% Now

\$9,700

2026

\$9,700

Broken, Extent : Light, Area Affected : 100%

Location : 4 Of 11 Lights

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 : 300 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 24-Nov-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2184 **Lot** : 40 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$505,500	
Total	\$505,500	
Importance Code A	\$294,300	
Importance Code B	\$211,200	
Total	\$505,500	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$68,800		\$5,500	
Total	\$68,800		\$5,500	
Importance Code A	\$38,100		\$5,500	
Importance Code B	\$30,700			
Total	\$68,800		\$5,500	



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
RELIEVING PLATFORM BULKHEAD
Asset # : 13802

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Relieving Platform Top Concrete	95%	4+	\$294,300	LIFE	**	5	\$1,100	
<i>Cracking, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 90, 170, And 210 Feet From North</i>								
<i>Erosion, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Tidal Zone And Full Height Of Wall At Isolated Areas</i>								
<i>Spalling, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Along Top Edge</i>								
Concrete/Stone	5%	Now	\$33,700	LIFE	**			
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Failed Stone Masonry Wall At North End Of Platform</i>								
Piles and Bracing Timber	5%			2035	**	4	\$2,200	
<i>Rotting/Splitting, Extent : Light, Area Affected : 100%</i>								
<i>Location : Top 1 Foot Of Pile</i>								
Not Accessible	95%							
Pile Caps Timber	5%			LIFE	**	4	\$100	
<i>Rotting/Splitting, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offshore 3 Feet</i>								
Not Accessible	95%							
Backfill								
Fill Topsoil	15%	Now	\$9,700	2072	**			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Failed Masonry Wall</i>								
<i>Explanation : Fill Loss</i>								
Not Accessible	85%							
Surface Asphalt	30%	Now	\$9,900	2047	**	5	\$500	
<i>Settlement, Extent : Light, Area Affected : 75%</i>								
<i>Location : Widespread</i>								
Not Accessible	70%							
Fender								
Piles Timber	100%	Now	\$59,900	2047	**	4	\$7,200	1
<i>Missing Part, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Entire Fender System</i>								
Wales and Chocks Timber	100%	Now	\$151,300	2047	**	4	\$16,300	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Entire Fender System</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Deck Elements								
Railing								
Fencing	80%	4+	\$11,100	2037	**	3	\$100	
	<i>Broken, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Foundations Are Compromised At Posts Due To Concrete Spalling</i>							
	<i>Corrosion, Extent : Light, Area Affected : 75%</i>							
	<i>Location : Along Entire Fence</i>							
Steel	20%			2031	\$34,800			
	<i>Corrosion, Extent : Light, Area Affected : 30%</i>							
	<i>Location : Along Entire Railing</i>							
	<i>Missing Part, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : Three Nuts Missing From Railing Anchor Bolts</i>							
Electrical								
Lighting Fixture								
Incandescent	100%	Now	\$4,400	2027	\$4,400			
	<i>Broken, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 2 Light Fixtures At North End Of Asset</i>							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : RELIEVING PLATFORM E. 32ND TO E. 34TH STS.
Address : EAST RIVER, 32ND ST TO 34TH ST SS HELIPORT TO NS OF PARKING LOT
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR025.063 / 4084 **Yr Built/Renovated** :
Linear Ft : 512 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 25-Jun-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 962 **Lot** : 50 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads		\$127,900
Total		\$127,900
Importance Code B		\$127,900
Total		\$127,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$68,100			\$10,700
Total	\$68,100			\$10,700
Importance Code A	\$52,400			
Importance Code B	\$15,800			\$10,700
Importance Code C				
Total	\$68,100			\$10,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
**** Replacement cost estimated to be beyond ten years is not included in this report.**

**DEPT. OF SMALL BUSINESS SERV. - 801
RELIEVING PLATFORM E. 32ND TO E. 34TH STS.**

Asset # : 4084

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Relieving Platform Top								
Concrete	60%	4+	\$39,600	LIFE	**	5	\$1,100	
			<i>Spalling, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Bottom Edge Of High-level Platforms, Southern 280 Feet</i>					
Concrete/Stone	30%			LIFE	**			
			<i>Discolor & Bleeding, Extent : Light, Area Affected : 5%</i>					
			<i>Location : At Abandoned Fender Hardware, Northern 160 Feet</i>					
			<i>Spalling, Extent : Moderate, Area Affected : 2%</i>					
			<i>Location : 120 Feet From North End And 155 Feet From North End</i>					
No Component	10%							
Coping/Curb								
Timber	60%			LIFE	**	5	\$200	
No Component	40%							
Piles and Bracing								
Concrete Encased	15%			LIFE	**	5	\$500	
Timber			<i>Cracking, Extent : Light, Area Affected : 2%</i>					
			<i>Location : Isolated Piles</i>					
Not Accessible	85%							
Pile Caps								
Concrete	40%			LIFE	**	5	\$600	
			<i>Erosion, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Bottom Edges Of Pile Caps At Wide Bays Supporting Heliport</i>					
Not Accessible	60%							
Lowlevel Pile Caps								
Timber	5%	Now	\$12,700	LIFE	**			
			<i>Rotting/Splitting, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Line Cap, Northern 160 Feet</i>					
No Component	70%							
Not Accessible	25%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Not Accessible	100%							
Fender								
Piles								
Timber	5%	2-4	\$5,100	2046	**	4	\$600	
			<i>Rotting/Splitting, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : 45 Foot Long North Face At Heliport</i>					
Timber	20%			2040	**	4	\$2,500	
No Component	50%							
Not Accessible	25%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

**DEPT. OF SMALL BUSINESS SERV. - 801
RELIEVING PLATFORM E. 32ND TO E. 34TH STS.**

Asset # : 4084

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fender								
Wales and Chocks								
Timber	2%	Now	\$5,200	2046	**	4	\$600	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : One Segment, North Face At Heliport</i>								
Timber	68%			2040	**	4	\$18,900	
No Component	30%							
Deck Elements								
Parapet								
Concrete	35%			2032			\$127,900	
Concrete	5%	4+	\$5,500	2035	**			
<i>Spalling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Located At North End, 48 Feet From North End, And 155 Feet From North End</i>								
No Component	60%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Bulkheads	\$71,300	
Total	\$71,300	
Importance Code C	\$71,300	
Total	\$71,300	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$2,700		\$400	
Total	\$2,700		\$400	
Importance Code B	\$1,800		\$400	
Importance Code C	\$800			
Total	\$2,700		\$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
REVTMENT
Asset # : 13930

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Revetment								
Stone	40%	2-4	\$71,300	LIFE	**	5	\$600	
	<i>Missing Part, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Missing Stone On The West End Of Asset</i>							
	<i>Settlement, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Isolated Near West End Of Asset</i>							
Stone	60%			LIFE	**	5	\$1,700	
	<i>Missing Part, Extent : Light, Area Affected : 50%</i>							
	<i>Location : Intermittent Locations Throughout Asset</i>							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Topsoil	80%			2032	\$18,500	5	\$900	
	<i>Erosion, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Isolated Near West End Of Asset</i>							
Topsoil	20%	4+	\$1,800	2032	\$4,600	5	\$100	
	<i>Erosion, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : 150 Feet To 235 Feet From East End Of Asset</i>							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Bulkheads	\$721,700	\$117,400
Total	\$721,700	\$117,400
Importance Code B	\$117,400	\$117,400
Importance Code C	\$604,300	
Total	\$721,700	\$117,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$4,300			
Total	\$4,300			
Importance Code B				
Importance Code C	\$4,300			
Total	\$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
REVETMENT
Asset # : 13931

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Revetment								
Stone	60%			LIFE	**	5	\$8,600	
	<i>Settlement, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Near Western End Of Asset</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Entire Length Of Asset</i>							
	<i>Explanation : Non-engineered Revetment</i>							
Stone	40%	4+	\$604,300	LIFE	**	5	\$2,900	
	<i>Missing Part, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Missing Stone At Eastern Half</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Entire Length Of Asset</i>							
	<i>Explanation : Non-engineered Revetment</i>							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Topsoil	100%	4+	\$117,400	2034	\$117,400	5	\$2,800	
	<i>Erosion, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : At Top Of Revetment</i>							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$70,100			\$200
Total	\$70,100			\$200
Importance Code B	\$31,400			\$200
Importance Code C	\$38,700			
Total	\$70,100			\$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
REVTMENT
Asset # : 13951

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
	Revetment							
	Stone	38%	4+	\$38,400	LIFE	**	5	\$200
		<i>Erosion, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Missing Stone From 47 Feet To 80 Feet From The Southern End Of Asset</i>						
	Stone	62%			LIFE	**	5	\$600
Backfill								
	Fill							
	Not Accessible	100%						
Surface								
	Concrete	35%	Now	\$31,400	2049	**	5	\$200
		<i>Broken, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Abandoned Sidewalk Collapsed From 47 Feet To 70 Feet From The Southern End Of Asset</i>						
		<i>Settlement, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Undermining Along Abandoned Sidewalk, Northern 40 Feet Of Asset</i>						
	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 : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : REVETMENT
Address : ALONG FLATBUSH FROM KINGS PLAZA SOUTH TO PILE SUPPORTED WALL
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0052.000 / 14013 **Yr Built/Renovated** :
Linear Ft : 505 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 01-Dec-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 8470 **Lot** : 1 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$363,900	
Total	\$363,900	
Importance Code C	\$363,900	
Total	\$363,900	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$35,500			
Total	\$35,500			
Importance Code B	\$35,500			
Importance Code C				
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
REVTMENT
Asset # : 14013

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Revetment								
Stone	25%	Now	\$95,800	LIFE	**	5	\$800	
<i>Erosion, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Loss Of Soil At Top Of Revetment 180 To 285 Feet From The North End</i>								
<i>Other Observation, Extent : Severe, Area Affected : 80%</i>								
<i>Location : 180 To 285 Feet From The North End</i>								
<i>Explanation : Missing Stone</i>								
Stone	70%	4+	\$268,100	LIFE	**	5	\$2,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entire Length Of Asset</i>								
<i>Explanation : Improper Slope; Loss Of Topsoil</i>								
No Component	5%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Boat Ramp</i>								
Backfill								
Fill								
Topsoil	25%	Now	\$27,200	2072	**			
<i>Erosion, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Areas Without Stone Coverage</i>								
Not Accessible	75%							
Surface								
Topsoil	75%			2030	\$37,200	5	\$1,800	
Topsoil	25%	Now	\$7,400	2032	\$12,400	5	\$300	
<i>Erosion, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Top Of Entire Revetment And In Area Without Stone Coverage</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : REVTMENT /EAST AND WEST OF BALLPARK WHARF
Address : WEST END OF FERRY TERMINAL WEST
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DGS0060.000 / 13925 **Yr Built/Renovated** :
Linear Ft : 2,920 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 16-Mar-2023 **Landmark Status** : NONE
Areas Surveyed :
Block : 2 **Lot** : 20 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$1,765,600	\$143,400
Total	\$1,765,600	\$143,400
Importance Code B		\$143,400
Importance Code C	\$1,765,600	
Total	\$1,765,600	\$143,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$76,500		\$1,400	\$800
Total	\$76,500		\$1,400	\$800
Importance Code A	\$3,500			
Importance Code B	\$67,700		\$1,400	\$800
Importance Code C	\$5,200			
Total	\$76,500		\$1,400	\$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
REVTMENT /EAST AND WEST OF BALLPARK WHARF
Asset # : 13925

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Coping/Curb Concrete	70%	Now	\$215,100	LIFE	**	5	\$1,900	
<i>Broken, Extent : Severe, Area Affected : 4%</i>								
<i>Location : 1,376 Feet To 1,450 Feet From East End</i>								
<i>Excess Deflection, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : 996 Feet To 1,376 Feet And 1,595 From East End To West End</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Undermined And Unsupported Starting 694 Feet From East End To West End</i>								
<i>Explanation : Undermined</i>								
No Component	30%							
Gravity Wall								
Concrete	30%			LIFE	**	5-10	\$7,100	
No Component	70%							
Revetment								
Stone	30%			LIFE	**	5	\$10,500	
Stone	70%	Now	\$1,550,400	LIFE	**	5	\$12,200	
<i>Other Observation, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Full Extent West Of Ballpark Wharf</i>								
<i>Explanation : Inadequate Armor Protection</i>								
Backfill								
Fill								
Gravel	15%	4+	\$33,300	2047	**	5	\$400	
<i>Sinkhole, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Beneath And Behind Concrete Surface West Of Ballpark Wharf</i>								
Not Accessible	30%							
Under Construction	55%							
Surface								
Concrete	5%			2043	**	5	\$1,700	
Topsoil	20%	Now	\$34,400	2032	\$57,400	5	\$1,400	
<i>Missing Part, Extent : Severe, Area Affected : 100%</i>								
<i>Location : At Sinkholes Inshore Of Concrete Surface West Of Ballpark Wharf</i>								
Topsoil	20%			2032	\$86,000	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 : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : REVTMENT EAST SIDE RIKERS ISLAND BRIDGE
Address : BOWERY BAY AROUND POINT TO 19TH AVE
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DBS0053.000 / 14023 **Yr Built/Renovated** :
Linear Ft : 2,100 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 30-Jun-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 926 **Lot** : 40 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads		\$206,200
Total		\$206,200
Importance Code B		\$206,200
Total		\$206,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads				
Total				
Importance Code B				
Importance Code C				
Total				



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
**** Replacement cost estimated to be beyond ten years is not included in this report.**

DEPT. OF SMALL BUSINESS SERV. - 801
REVETMENT EAST SIDE RIKERS ISLAND BRIDGE
Asset # : 14023

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Revetment Stone	100%			LIFE	**	5	\$12,600	
<i>Erosion, Extent : Moderate, Area Affected : 5%</i> <i>Location : Adjacent To Creek Near Bridge</i> <i>Other Observation, Extent : Light, Area Affected : 25%</i> <i>Location : Salt Marsh Offshore Of Revetment, Primarily On West Side And At North Point</i> <i>Explanation : Heavy Vegetation</i>								
Backfill Fill Not Accessible	100%							
Surface Topsoil	100%			2029	\$206,200	5	\$9,800	
<i>Erosion, Extent : Light, Area Affected : 5%</i> <i>Location : Isolated Areas</i> <i>Other Observation, Extent : Severe, Area Affected : 75%</i> <i>Location : Above Revetment</i> <i>Explanation : Heavy Vegetation</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : REVETMENT HARBOR CHARLIE TO RAIL YARD
Address : 6224 2ND AVE, 63RD TO 64TH STS
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0063.000 / 15286 **Yr Built/Renovated** : 2008 /
Linear Ft : 550 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 11-Mar-2021 **Landmark Status** : NONE
Areas Surveyed :
Block : 5778 **Lot** : 1 **BIN** :

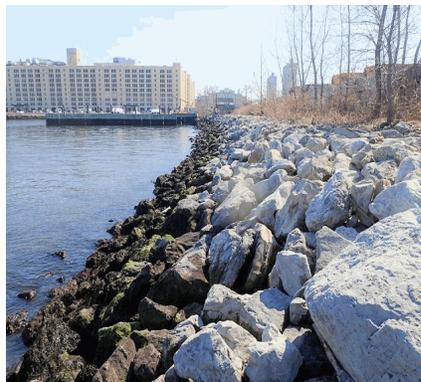
CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$51,500			
Total	\$51,500			
Importance Code B	\$9,700			
Importance Code C	\$41,700			
Total	\$51,500			



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
REVTMENT HARBOR CHARLIE TO RAIL YARD

Asset # : 15286

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Revetment								
Stone	85%			LIFE	**	5	\$2,800	
Stone	15%	4+	\$41,700	LIFE	**	5	\$500	
<i>Settlement, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : West End Of Asset Consists Of Stone With Concrete And Asphalt Debris</i>								
<hr/>								
Backfill								
Fill								
Not Accessible	100%							
<hr/>								
Surface								
Gravel	8%			2041	**	2-5	\$100	
Topsoil	7%	4+	\$2,300	2032	\$3,800	5	\$100	
<i>Erosion, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : West End Of Asset</i>								
<hr/>								
Topsoil	85%			2030	\$45,900	5	\$2,200	
<hr/>								
Deck Elements								
Railing								
Fencing	25%	Now	\$6,400	2037	**	3	\$100	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Along Center Of Asset</i>								
<hr/>								
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 : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$1,300			\$200
Total	\$1,300			\$200
Importance Code B				\$200
Importance Code C	\$1,200			
Total	\$1,300			\$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
REVTMENT NORTH SIDE OF 65TH ST. RAIL YARD
Asset # : 13969

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural	Revetment Stone	100%			LIFE	**	5	\$2,400
		<i>Settlement, Extent : Light, Area Affected : 25%</i>						
		<i>Location : Sloughing At North And South Ends</i>						
Backfill	Fill	100%						
	Not Accessible	100%						
Surface	Gravel	100%			2043	**	2-5	\$600
		<i>Erosion, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : At North And South Ends In Natural Shoreline Above Revetment</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : REVETMENT - RIPRAP BULKHEAD
Address : W 220TH ST TO SS W 218TH ST HARLEM RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR055.000 / 13793 **Yr Built/Renovated** :
Linear Ft : 615 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 19-Jan-2021 **Landmark Status** : NONE
Areas Surveyed :
Block : 2197 **Lot** : 75 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$77,800	\$60,400
Total	\$77,800	\$60,400
Importance Code B		\$60,400
Importance Code C	\$77,800	
Total	\$77,800	\$60,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$20,100			
Total	\$20,100			
Importance Code B	\$20,100			
Importance Code C				
Total	\$20,100			



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
REVTMENT - RIPRAP BULKHEAD
Asset # : 13793

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Revetment								
Stone	50%	4+	\$77,800	LIFE	**	5	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Across Entire Length</i>								
<i>Explanation : Non-engineered Shoreline Protection. Inadequate Placement. Evidence Of Material Loss</i>								
Stone	50%			LIFE	**	5	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Across Entire Length</i>								
<i>Explanation : Non-engineered Shoreline Protection</i>								
Backfill								
Fill								
Topsoil	25%	4+	\$9,900	2060	**			
<i>Erosion, Extent : Light, Area Affected : 20%</i>								
<i>Location : Above Revetment Across Entire Length</i>								
Not Accessible	75%							
Surface								
Topsoil	25%	4+	\$9,100	2032	\$15,100	5	\$400	
<i>Erosion, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Above Revetment Across Entire Length</i>								
Topsoil	75%			2030	\$45,300	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 : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : REVETMENT - RIPRAP BULKHEAD
Address : W 206TH TO W 207TH ST HARLEM RIVER,SUB 1 OF ASSET TYPE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR056.000 / 13797 **Yr Built/Renovated** :
Linear Ft : 255 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 19-Jan-2021 **Landmark Status** : NONE
Areas Surveyed :
Block : 2187 **Lot** : 20 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$193,400	
Total	\$193,400	
Importance Code C	\$193,400	
Total	\$193,400	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$29,000	\$1,200		
Total	\$29,000	\$1,200		
Importance Code B	\$29,000	\$1,200		
Importance Code C				
Total	\$29,000	\$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
REVTMENT - RIPRAP BULKHEAD
Asset # : 13797

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Revetment								
Stone	50%	4+	\$96,700	LIFE	**	5	\$800	
<i>Erosion, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Across Entire Length</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : South End Of Park And North Of Concrete Slab</i>								
<i>Explanation : Non-engineered, Inadequate Protection</i>								
Stone	50%	Now	\$96,700	LIFE	**	5	\$800	
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 25 Feet To 150 Feet From Southern End</i>								
Backfill								
Fill								
Topsoil	50%	Now	\$27,500	2072	**			
<i>Erosion, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 25 Feet From Southern End And Above Revetment Undermining Concrete Slab At Mid Asset</i>								
Not Accessible	50%							
Surface								
Concrete	80%			2041	**	5	\$2,300	
Topsoil	10%	Now	\$1,500	2032	\$2,500	5	\$100	
<i>Erosion, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 25 Feet From Southern End Of Asset</i>								
Topsoil	10%			2030	\$2,500	5	\$100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : REVETMENT - RIPRAP BULKHEAD
Address : W 204TH TO W 205TH ST HARLEM RIVER,SUB 3 OF ASSET TYPE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR057.000 / 13799 **Yr Built/Renovated** :
Linear Ft : 255 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 23-Nov-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2185 **Lot** : 36 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$248,300	
Total	\$248,300	
Importance Code B	\$54,900	
Importance Code C	\$193,400	
Total	\$248,300	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$15,000			
Total	\$15,000			
Importance Code B	\$15,000			
Importance Code C				
Total	\$15,000			



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
REVTMENT - RIPRAP BULKHEAD
Asset # : 13799

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Revetment Stone	100%	4+	\$193,400	LIFE	**	5	\$1,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Entire Asset</i>								
<i>Explanation : Non-engineered, Inadequate Protection</i>								
Backfill Fill Topsoil	100%	4+	\$54,900	2072	**			
<i>Erosion, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Above Revetment</i>								
Surface Topsoil	100%	4+	\$15,000	2032	\$25,000	5	\$600	
<i>Erosion, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Above Revetment</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : REVTMENT - RIPRAP BULKHEAD
Address : W 203 TO W 204 ST, HARLEM RIVER SUB 4 OF ASSET TYPE, SUB 1 OF BL
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR058.000 / 13800 **Yr Built/Renovated** :
Linear Ft : 225 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 24-Nov-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2185 **Lot** : 10 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$170,700	
Total	\$170,700	
Importance Code C	\$170,700	
Total	\$170,700	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$49,500			
Total	\$49,500			
Importance Code B	\$49,500			
Importance Code C				
Total	\$49,500			



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
REVTMENT - RIPRAP BULKHEAD
Asset # : 13800

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Revetment Stone	100%	Now	\$170,700	LIFE	**	5	\$1,300	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Entire Revetment</i>								
<i>Explanation : Non-engineered, Inadequate Placement/ Protection, Concrete Debris</i>								
Backfill Fill Topsoil	70%	Now	\$33,900	2072	**			
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Center Of Asset</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Center Of Asset</i>								
<i>Explanation : Slope Exposure And Instability</i>								
Not Accessible	30%							
Surface Asphalt	20%	Now	\$4,900	2047	**	5	\$300	
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : South End</i>								
Topsoil	60%	Now	\$8,000	2032	\$13,300	5	\$300	
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Center Of Asset</i>								
Topsoil	20%	4+	\$2,700	2032	\$4,400	5	\$100	
<i>Erosion, Extent : Light, Area Affected : 30%</i>								
<i>Location : North And South Ends</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : REVTMENT - RIPRAP NO END OVER LAPS GRAVITY WALL
Address : W 160 TO W 166TH ST HARLEM RIVER, SUB 6 OF BL
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR076.000 / 13820 **Yr Built/Renovated** :
Linear Ft : 1,145 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 10-Dec-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2106 **Lot** : 997 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads		\$90,000
Total		\$90,000
Importance Code B		\$90,000
Total		\$90,000

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$41,700			
Total	\$41,700			
Importance Code B	\$12,800			
Importance Code C	\$29,000			
Total	\$41,700			



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
**** Replacement cost estimated to be beyond ten years is not included in this report.**

DEPT. OF SMALL BUSINESS SERV. - 801
REVTMENT - RIPRAP NO END OVER LAPS GRAVITY WALL
Asset # : 13820

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Revetment								
Stone	95%			LIFE	**	5	\$6,500	
	<i>Settlement, Extent : Light, Area Affected : 40%</i>							
	<i>Location : 360 Feet From South At Outfall And At North End</i>							
Stone	5%	4+	\$29,000	LIFE	**	5	\$300	
	<i>Other Observation, Extent : Light, Area Affected : 50%</i>							
	<i>Location : Inshore Of Outfalls And At 582 Feet, 600 Feet, And 788 Feet From South.</i>							
	<i>Sliding Of Revetment At 400 Feet And 850 Feet From South.</i>							
	<i>Explanation : Erosion With Inadequate Protection</i>							
Backfill								
Fill								
Topsoil	5%	Now	\$7,400	2060	**			
	<i>Erosion, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Erosion Of Fill Inshore Of Outfalls</i>							
Not Accessible	95%							
Surface								
Topsoil	75%			2030	\$84,300	5	\$4,000	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Northern 850 Feet</i>							
	<i>Explanation : Heavy Vegetation</i>							
Topsoil	5%	Now	\$3,400	2032	\$5,600	5	\$100	
	<i>Erosion, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : 5 Foot Section 33 Feet From South Inshore Of Outfall With Underming Under Harlem River Drive</i>							
No Component	20%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Bulkheads	\$530,000	\$51,500
Total	\$530,000	\$51,500
Importance Code B		\$51,500
Importance Code C	\$530,000	
Total	\$530,000	\$51,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$77,600			
Total	\$77,600			
Importance Code B	\$77,600			
Importance Code C				
Total	\$77,600			



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
REVTMENT #1
Asset # : 13927

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Revetment Stone	50%	2-4	\$198,700	LIFE	**	5	\$1,600	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Along Entire Length Of Asset</i>								
<i>Explanation : Insufficient Armor</i>								
Stone	50%	Now	\$331,200	LIFE	**	5	\$1,600	
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Revetment Failure At Intermittent Locations</i>								
Backfill								
Fill								
Topsoil	35%	Now	\$39,500	2074	**			
<i>Erosion, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Sloughing At Areas Of Revetment Failure</i>								
Not Accessible	65%							
Surface								
Topsoil	65%	0-2	\$20,100	2034	\$33,500	5	\$800	
<i>Erosion, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Areas Of Insufficient Stone</i>								
Topsoil	35%	Now	\$18,000	2034	\$18,000	5	\$400	
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Sloughing At Areas Of Revetment Failure, Up To Sidewalk</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Bulkheads	\$323,600	
Total	\$323,600	
Importance Code C	\$323,600	
Total	\$323,600	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$34,600			
Total	\$34,600			
Importance Code B	\$34,600			
Importance Code C				
Total	\$34,600			



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
REVTMENT #2
Asset # : 13928

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Revetment Stone	100%	Now	\$323,600	LIFE	**	5	\$1,500	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Along Entire Length Of Asset</i>								
<i>Explanation : Insufficient Armor</i>								
Backfill Fill Topsoil	30%	Now	\$16,500	2074	**			
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 186 Feet To 256 Feet From East End Of Asset</i>								
Not Accessible	70%							
Surface Topsoil	70%	4+	\$10,600	2034	\$17,600	5	\$400	
<i>Erosion, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Along Top Of Revetment</i>								
Topsoil	30%	Now	\$7,500	2034	\$7,500	5	\$200	
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 186 Feet To 256 Feet From East End Of Asset</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : REVTMENT AND GABION WALL NORTH OF NICKS LOBSTER HOUSE
Address : 2777 FLATBUSH AVE. MILL BASIN
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR026.064 / 18 **Yr Built/Renovated** :
Linear Ft : 705 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 09-Jun-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 8591 **Lot** : 980 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$2,400	\$100		\$100
Total	\$2,400	\$100		\$100
Importance Code A				\$100
Importance Code B	\$2,400	\$100		
Importance Code C				
Total	\$2,400	\$100		\$100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
**** Replacement cost estimated to be beyond ten years is not included in this report.**

DEPT. OF SMALL BUSINESS SERV. - 801
REVETMENT AND GABION WALL NORTH OF NICKS LOBSTER HOUSE

Asset # : 18

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Coping/Curb Concrete	60%			LIFE	**	5	\$400	
	<i>Spalling, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Along Offshore Face</i>							
No Component	40%							
Gravity Wall								
Stone Gabion	60%			LIFE	**	3	\$400	
No Component	40%							
Revetment								
Stone	100%			LIFE	**	5	\$4,200	
	<i>Missing Part, Extent : Light, Area Affected : 2%</i>							
	<i>Location : Light Coverage Southern 28 Feet</i>							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	60%			2040	**	5	\$4,800	
	<i>Settlement, Extent : Light, Area Affected : 2%</i>							
	<i>Location : Near Southern Drain</i>							
Topsoil	40%			2029	\$27,700	5	\$1,300	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Northern 300 Feet</i>							
	<i>Explanation : Heavy Vegetation</i>							
Deck Elements								
Railing								
Fencing	60%			2032	\$32,700	3	\$200	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Southern 405 Feet</i>							
	<i>Explanation : With Guard Rail</i>							
No Component	40%							
Electrical								
Lighting Fixture								
Incandescent	100%			2025				
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Three Fixtures</i>							
	<i>Explanation : Light Poles</i>							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Bulkheads	\$1,865,400	\$52,200
Total	\$1,865,400	\$52,200
Importance Code A	\$1,296,100	
Importance Code B	\$166,500	\$52,200
Importance Code C	\$402,800	
Total	\$1,865,400	\$52,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
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
REVTMENT AND TIMBER SHEET PILES
Asset # : 13791**

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Revetment Stone	60%	Now	\$402,800	LIFE	**	5	\$1,900	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Most Severe At Spectrum Parking Lot</i>								
<i>Explanation : Insufficient Armor Stone</i>								
No Component	40%							
Sheet Piles								
Timber	40%	Now	\$1,296,100	LIFE	**	4	\$4,000	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : From Broadway Bridge South</i>								
No Component	60%							
Backfill								
Fill								
Topsoil	100%	Now	\$114,300	2074	**			
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Entire Length Of Asset</i>								
Surface								
Topsoil	100%	Now	\$52,200	2034	\$52,200	5	\$1,200	
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Entire Length Of Asset And Most Severe At Spectrum Parking Lot</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : REVTMENT AT BKLYN ARMY TERMINAL
Address : ADJACENT HARBOR CHARLIE TO SOUTHSIDE OF PIER 4
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR051.000 / 13646 **Yr Built/Renovated** : 1997 /
Linear Ft : 915 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 05-Jan-2021 **Landmark Status** : NONE
Areas Surveyed :
Block : 5778 **Lot** : 1 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$132,500	\$530,100
Total	\$132,500	\$530,100
Importance Code B	\$132,500	\$530,100
Total	\$132,500	\$530,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$5,500	\$5,200		
Total	\$5,500	\$5,200		
Importance Code A	\$5,500			
Importance Code B		\$5,200		
Importance Code C				
Total	\$5,500	\$5,200		



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
**** Replacement cost estimated to be beyond ten years is not included in this report.**

DEPT. OF SMALL BUSINESS SERV. - 801
REVTMENT AT BKLYN ARMY TERMINAL
Asset # : 13646

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Revetment								
Stone	100%			LIFE	**	5	\$5,500	
Sheet Piles								
Steel	2%			LIFE	**			
			<i>Missing Coating, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Upper Portion Of Revetment Where Visible</i>					
Not Accessible	98%							
Pile Caps								
Concrete	98%			LIFE	**	5	\$2,700	
			<i>Cracking, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Isolated Sections Along Entire Length</i>					
			<i>Spalling, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : At 83 Feet, 206 Feet, 255 Feet, 723 Feet, And 884 Feet From South End</i>					
Concrete	2%	4+	\$5,500	LIFE	**	5	\$100	
			<i>Spalling, Extent : Moderate, Area Affected : 75%</i>					
			<i>Location : Isolated Sections Along Entire Length</i>					
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	100%			2041	**	5	\$10,400	
			<i>Worn, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Along Entire Length</i>					
Deck Elements								
Railing								
Steel	25%	2-4	\$53,000	2030			\$132,500	
			<i>Broken, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Lengths 0 Feet To 78 Feet, 268 Feet To 288 Feet, And 650 Feet To 800 Feet From South</i>					
Steel	75%	4+	\$79,500	2030			\$397,600	
			<i>Corrosion, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : At Baseplates</i>					
Electrical								
Lighting Fixture								
LED	100%			2030				

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : REVTMENT N SIDE MACOMBS BRIDGE BULKHEAD
Address : W157 TO NO. SIDE MACOMBS BRIDGE BRIDGE SUB 2 OF BL
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGSP053.000 / 13822 **Yr Built/Renovated** :
Linear Ft : 570 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 11-Dec-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2105 **Lot** : 51 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$132,100	\$330,200
Total	\$132,100	\$330,200
Importance Code B	\$132,100	\$330,200
Total	\$132,100	\$330,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$14,400			
Total	\$14,400			
Importance Code A				
Importance Code C	\$14,400			
Total	\$14,400			



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
REVTMENT N SIDE MACOMBS BRIDGE BULKHEAD

Asset # : 13822

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
	Gravity Wall Concrete	100%			LIFE	**	5	\$2,300
<i>Cracking, Extent : Light, Area Affected : 15%</i>								
<i>Location : With Efflorescence Along Entire Length</i>								
<hr/>								
	Revetment Stone	95%			LIFE	**	5	\$3,200
	Stone	5%	4+	\$14,400	LIFE	**	5	\$200
<i>Missing Part, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Southern 30 Feet Of Asset. Isolated Areas Of Undermining At Top Of Revetment From 15 - 30 Feet, 367 - 382 Feet, And 540 - 570 Feet From South.</i>								
<hr/>								
Backfill								
	Fill							
	Not Accessible	100%						
<hr/>								
	Surface							
	Not Accessible	100%						
<hr/>								
Deck Elements								
	Railing							
	Steel	100%	4+	\$132,100	2030	\$330,200		
<i>Corrosion, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Top Of Parapet Wall</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : REVTMENT- NICKS SOUTH PARKING BET NICKS AND MARINA TO SOUTH
Address : FLATBUSH AVE. MILL BASIN
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR026.061 / 2668 **Yr Built/Renovated** :
Linear Ft : 370 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 11-Jun-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 8470 **Lot** : 50 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$3,400			\$100
Total	\$3,400			\$100
Importance Code A				\$100
Importance Code B	\$3,400			
Importance Code C				
Total	\$3,400			\$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
REVTMENT- NICKS SOUTH PARKING BET NICKS AND MARINA TO SOUTH
Asset # : 2668

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Coping/Curb								
Concrete	75%			LIFE	**	5	\$300	
No Component	25%							
Gravity Wall								
Stone Gabion	80%			LIFE	**	3	\$300	
Not Accessible	20%							
Revetment								
Stone	100%			LIFE	**	5	\$2,200	
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	25%			2040	**	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : South End</i>								
<i>Explanation : Ungraded</i>								
Asphalt	75%			2040	**	5	\$3,200	
<i>Cracking, Extent : Light, Area Affected : 5%</i>								
<i>Location : Isolated</i>								
Deck Elements								
Railing								
Fencing	10%			2032	\$2,900	3		
Fencing	5%	4+	\$900	2036	**	3		
<i>Missing Connections, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Disconnected And Damaged Mesh At North End</i>								
Guard Rail	73%			LIFE	**			
Guard Rail	2%	4+	\$500	LIFE	**			
<i>Impact Damage, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 115 Feet From North End</i>								
No Component	10%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : REVETMENT SOUTH OF BUSH TERM. PK
Address : FOOT OF 51ST STREET
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0062.000 / 15285 **Yr Built/Renovated** :
Linear Ft : 185 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 11-Mar-2021 **Landmark Status** : NONE
Areas Surveyed :
Block : 725 **Lot** : 100 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$630,400	
Total	\$630,400	
Importance Code A	\$474,100	
Importance Code B	\$58,000	
Importance Code C	\$98,200	
Total	\$630,400	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$34,000			
Total	\$34,000			
Importance Code A				
Importance Code B	\$34,000			
Importance Code C				
Total	\$34,000			



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
REVTMENT SOUTH OF BUSH TERM. PK
Asset # : 15285

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Revetment								
Stone	70%	Now	\$98,200	LIFE	**	5	\$800	
	<i>Erosion, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : South Side Of Abandoned Rail Transfer Bridge</i>							
Stone	10%			LIFE	**	5	\$100	
	<i>Erosion, Extent : Light, Area Affected : 100%</i>							
	<i>Location : North Side Of Abandoned Rail Transfer Bridge</i>							
No Component	20%							
Sheet Piles								
Timber	70%	Now	\$474,100	LIFE	**	4	\$2,400	
	<i>Rotting/Splitting, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : South Side Of Abandoned Rail Transfer Bridge</i>							
No Component	30%							
Backfill								
Fill								
Topsoil	70%	Now	\$27,900	2072	**			
	<i>Erosion, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : South Side Of Abandoned Rail Transfer Bridge</i>							
Not Accessible	30%							
Surface								
Concrete	70%	Now	\$58,000	2047	**	5	\$700	
	<i>Sinkhole, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : South Side Of Abandoned Rail Transfer Bridge</i>							
Topsoil	30%			2030	\$5,500	5	\$300	
Deck Elements								
Railing								
Fencing	70%	Now	\$6,000	2037	**	3	\$100	
	<i>Broken, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : South Side Of Abandoned Rail Transfer Bridge</i>							
Fencing	30%			2030	\$4,300	3		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : REVTMENT UNDER HIGH-LEVEL DECK ASSET 13821. HARLEM RIVER DRIVE
Address : W 157 TO W 160 ST HARLEM RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGSP052.010 / 13851 **Yr Built/Renovated** :
Linear Ft : 1,110 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 11-Dec-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2105 **Lot** : 51 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$84,200	
Total	\$84,200	
Importance Code C	\$84,200	
Total	\$84,200	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads				
Total				
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 UNDER HIGH-LEVEL DECK ASSET 13821. HARLEM RIVER DRIVE
Asset # : 13851

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Revetment								
Stone	90%			LIFE	**	5	\$6,000	
	<i>Settlement, Extent : Moderate, Area Affected : 2%</i>							
	<i>Location : At DEP Outfall</i>							
Stone	10%	Now	\$84,200	LIFE	**	5	\$700	
	<i>Erosion, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : At Top Of Revetment Slope Between 360 Feet And 480 Feet, And 930 Feet And 945 Feet From South</i>							
	<i>Missing Part, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Insufficient Stone Protection South Of Bent 17</i>							
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 : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Bulkheads	\$139,900	
Total	\$139,900	
Importance Code A	\$139,900	
Total	\$139,900	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$72,900		\$1,800	\$6,500
Total	\$72,900		\$1,800	\$6,500
Importance Code A	\$10,500		\$1,800	
Importance Code B	\$62,500			\$6,500
Total	\$72,900		\$1,800	\$6,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Relieving Platform Top								
Concrete	15%	4+	\$62,000	LIFE	**	5	\$100	
<i>Cracking, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : In Face Of Platform</i>								
<i>Erosion, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Tidal Zone</i>								
Concrete	30%			LIFE	**	5-10	\$400	
<i>Cracking, Extent : Light, Area Affected : 10%</i>								
<i>Location : In Face Of Platform</i>								
<i>Erosion, Extent : Light, Area Affected : 5%</i>								
<i>Location : In Face Of Platform</i>								
No Component	10%							
Not Accessible	45%							
Piles and Bracing								
Timber	15%			2043	**	4	\$3,600	
<i>Rotting/Splitting, Extent : Light, Area Affected : 100%</i>								
<i>Location : In Tidal Zone</i>								
No Component	10%							
Not Accessible	75%							
Sheet Piles								
Steel	10%	Now	\$78,000	LIFE	**			
<i>Corrosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : At North End Of Asset</i>								
<i>Other Observation, Extent : Severe, Area Affected : 25%</i>								
<i>Location : At Bottom Of Sheet Piles</i>								
<i>Explanation : Holes</i>								
No Component	90%							
Pile Caps								
Timber	5%	4+	\$10,100	LIFE	**	4	\$100	
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : In Tidal Zone</i>								
Timber	20%			LIFE	**	4	\$400	
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Backfill								
Surface								
Stone	30%			2043	**	10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Patio Surface</i>								
<i>Explanation : Stone Slates</i>								
Stone	5%	4+	\$7,400	2049	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Southeast Corner Of Stone Patio</i>								
<i>Explanation : Settlement</i>								
Timber	15%			2043	**	10		
Not Accessible	50%							
Fender								
Piles								
Timber	10%	2-4	\$32,000	2049	**	4	\$400	
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Above Mean Low Water At South</i>								
No Component	90%							
Deck Elements								
Railing								
Steel	25%	Now	\$23,200	2034	\$23,200			
<i>Corrosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : At North End</i>								
Timber	25%			2028	\$6,500			
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.

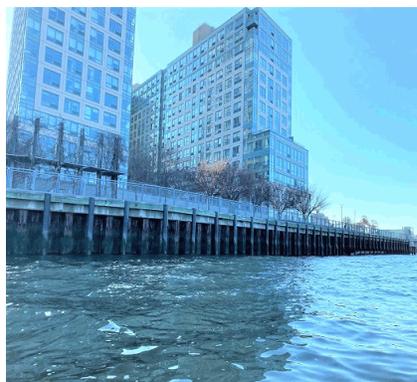
Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Bulkheads	\$121,900	\$207,400
Total	\$121,900	\$207,400
Importance Code B	\$121,900	\$207,400
Total	\$121,900	\$207,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$1,100		\$5,300	\$1,000
Total	\$1,100		\$5,300	\$1,000
Importance Code A	\$1,100			
Importance Code B			\$5,300	\$1,000
Total	\$1,100		\$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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Sheet Piles								
Steel	60%			LIFE	**	10		
		<i>Corrosion, Extent : Light, Area Affected : 30%</i>						
		<i>Location : Above The Mean High Water Elevation In Splash Zone</i>						
Not Accessible	40%							
Pile Caps								
Concrete	100%			LIFE	**	5	\$2,200	
		<i>Cracking, Extent : Light, Area Affected : 2%</i>						
		<i>Location : Isolated</i>						
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	36%			2043	**	5	\$1,500	
Concrete	15%			2043	**	5	\$600	
		<i>Settlement, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Settlement At The Joint Between Concrete And Timber Decking. 295 Feet From The South Of Asset</i>						
Timber	49%			2043	**	10		
Fender								
Piles								
Composite	60%			2054	**			
Not Accessible	40%							
Wales and Chocks								
Timber	55%			2043	**	4	\$10,700	
Timber	45%	Now	\$121,900	2043	**	4	\$8,700	
		<i>Missing Part, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Lower Wale Missing From 0 Feet To 110 Feet And 155 Feet To 358 Feet From The Southern End Of Asset</i>						
		<i>Rotting/Splitting, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Lower Wale 110 Feet To 120 Feet From Southern End Of Asset</i>						
Deck Elements								
Railing								
Steel	100%			2033			\$207,400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Bulkheads		\$75,300
Total		\$75,300
Importance Code B		\$75,300
Total		\$75,300

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$800			\$700
Total	\$800			\$700
Importance Code A	\$400			
Importance Code B				\$700
Importance Code C	\$400			
Total	\$800			\$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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Gravity Wall Concrete	30%			LIFE	**	5-10	\$300	
		<i>Cracking, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Isolated Locations</i>						
		<i>Erosion, Extent : Moderate, Area Affected : 40%</i>						
		<i>Location : At Bottom 4 Feet Of Wall And Within Tidal Zone</i>						
No Component	55%							
Not Accessible	15%							
Revetment								
Stone	55%			LIFE	**	5	\$900	
No Component	45%							
Sheet Piles								
Steel	5%			LIFE	**	10		
		<i>Missing Coating, Extent : Light, Area Affected : 2%</i>						
		<i>Location : Within Tidal Zone</i>						
No Component	45%							
Not Accessible	50%							
Pile Caps								
Concrete	65%			LIFE	**	5	\$500	
		<i>Cracking, Extent : Light, Area Affected : 2%</i>						
		<i>Location : Isolated Locations</i>						
No Component	35%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	100%			2043	**	5	\$1,500	
Deck Elements								
Railing								
Steel	100%			2032			\$75,300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

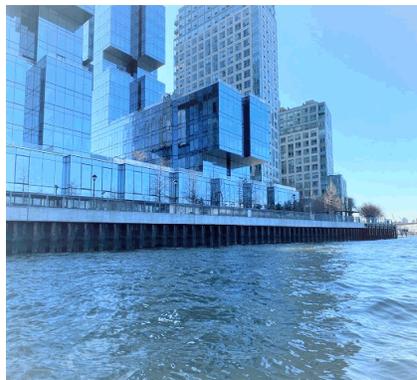
Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Bulkheads		\$139,000
Total		\$139,000
Importance Code B		\$139,000
Total		\$139,000

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$700		\$500	\$400
Total	\$700		\$500	\$400
Importance Code A	\$700			
Importance Code B			\$500	\$400
Total	\$700		\$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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Sheet Piles								
Steel	80%			LIFE	**	10		
		<i>Corrosion, Extent : Light, Area Affected : 10%</i>						
		<i>Location : In Splash Zone On Sheet Piles</i>						
		<i>Missing Coating, Extent : Light, Area Affected : 10%</i>						
		<i>Location : In Splash Zone Of Sheet Piles</i>						
Not Accessible	20%							
<hr/>								
Pile Caps								
Concrete	100%			LIFE	**	5	\$1,400	
		<i>Cracking, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Isolated At Center Of Asset</i>						
<hr/>								
Backfill								
Fill								
Not Accessible	100%							
<hr/>								
Surface								
Asphalt Pavers	35%			2047	**	5	\$1,000	
Topsoil	65%			2033	\$15,300	5	\$700	
<hr/>								
Deck Elements								
Railing								
Steel	100%			2033	\$139,000			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : SEA TRAVELERS MARINA REVETMENT AND BULKHEAD
Address : 2875 FLATBUSH AVE. MILL BASIN
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR026.067 / 21 **Yr Built/Renovated** :
Linear Ft : 560 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 12-Jun-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 8591 **Lot** : 200 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$66,100			
Total	\$66,100			
Importance Code A	\$41,000			
Importance Code B	\$7,800			
Importance Code C	\$17,300			
Total	\$66,100			



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
SEA TRAVELERS MARINA REVETMENT AND BULKHEAD

Asset # : 21

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Revetment								
Asphalt Remnants	85%	4+	\$17,300	LIFE	**	5	\$400	
<i>Erosion, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Isolated Areas Along Entire Shoreline</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Widespread</i>								
<i>Explanation : Poor Placement Of Asphalt And Concrete Debris</i>								
No Component	15%							
Sheet Piles								
Steel	13%			LIFE	**			
<i>Corrosion, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Tidal Zone</i>								
Timber	2%	4+	\$41,000	LIFE	**	4	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Opening At Corner Near Boat Lift</i>								
<i>Explanation : Fill Loss</i>								
No Component	85%							
Backfill								
Fill								
Topsoil	2%	Now	\$2,400	2071	**			
<i>Erosion, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North And South Ends Of Bulkhead</i>								
Not Accessible	98%							
Surface								
Concrete	8%			2040	**	5	\$500	
<i>Cracking, Extent : Light, Area Affected : 10%</i>								
<i>Location : Isolated Locations</i>								
Concrete	2%	Now	\$5,000	2046	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : North And South Ends Of Bulkhead</i>								
<i>Explanation : Undermining</i>								
Gravel	20%			2040	**	2-5	\$300	
Topsoil	70%			2029	\$38,500	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.

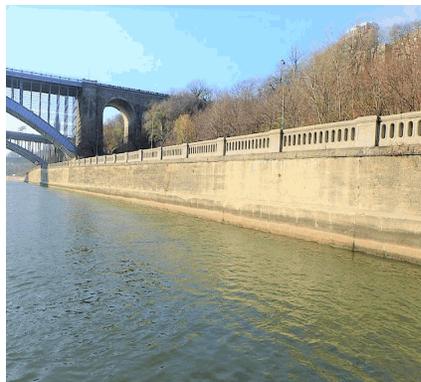
Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : SEAWALL BULKHEAD
Address : W181 @SO. SIDE WASHINGTON BRIDGE TO W184 ST HARLEM RIVER SUB 4 BL
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR070.000 / 13814 **Yr Built/Renovated** :
Linear Ft : 887 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 22-Dec-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2149 **Lot** : 997 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$453,100	\$1,018,300
Total	\$453,100	\$1,018,300
Importance Code A	\$453,100	\$68,700
Importance Code B		\$949,600
Total	\$453,100	\$1,018,300

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$11,300	\$4,300		
Total	\$11,300	\$4,300		
Importance Code A				
Importance Code B	\$11,300	\$4,300		
Importance Code C				
Total	\$11,300	\$4,300		



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
**** Replacement cost estimated to be beyond ten years is not included in this report.**

DEPT. OF SMALL BUSINESS SERV. - 801
SEAWALL BULKHEAD
Asset # : 13814

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Coping/Curb Stone	100%			LIFE	**	5	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Entire Length</i>								
<i>Explanation : Partial Loss Of Mortar Bedding And Joint Seal</i>								
<hr/>								
Gravity Wall								
Conc w/Stone Face	78%			LIFE	**	5	\$62,400	
<i>Erosion, Extent : Light, Area Affected : 25%</i>								
<i>Location : Above Concrete Encasement In Tidal Zone. Top 15 Feet Of Wall.</i>								
<i>Spalling, Extent : Light, Area Affected : 2%</i>								
<i>Location : At Construction Joints</i>								
Conc w/Stone Face	8%	4+	\$329,300	LIFE	**	5	\$6,400	
<i>Displaced Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Displacement Of Wall At Joint Located 385 Feet From The South</i>								
<i>Exposed Reinforcement, Extent : Light, Area Affected : 25%</i>								
<i>Location : At Locations Of Erosion And Cracking In Top 15 Feet Of Wall, Above Concrete Encasement, Between 218 Feet And 289 Feet From The South</i>								
<i>Spalling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : At Construction Joints And At Newer Construction Located At North End Of Asset</i>								
Stone	14%	4+	\$123,800	LIFE	**	5	\$10,500	
<i>Missing Part, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Single Block Missing 5 Feet From The South</i>								
<i>Missing Block Seal, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : In Tidal Zone At Southern 123 Feet</i>								
<hr/>								
Backfill Fill								
Not Accessible	100%							
<hr/>								
Surface								
Asphalt	85%			2041	**	5	\$8,600	
<i>Cracking, Extent : Light, Area Affected : 5%</i>								
<i>Location : From 710 Feet To 871 Feet From The South</i>								
Asphalt	15%	4+	\$1,800	2041	**	5	\$800	
<i>Settlement, Extent : Light, Area Affected : 50%</i>								
<i>Location : Section 125 Feet From South End</i>								
<hr/>								
Deck Elements								
Parapet								
Concrete	95%			2030			\$902,100	
<i>Erosion, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entire Length</i>								
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Above Coping</i>								
<i>Explanation : Deteriorated Mortar Bedding</i>								
Concrete	5%	4+	\$9,500	2030			\$47,500	
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Parapet 119 Feet, 137 Feet To 142 Feet, 389 Feet, 632 Feet, 732 Feet To 739 Feet, 761 Feet And, 776 Feet From The South</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

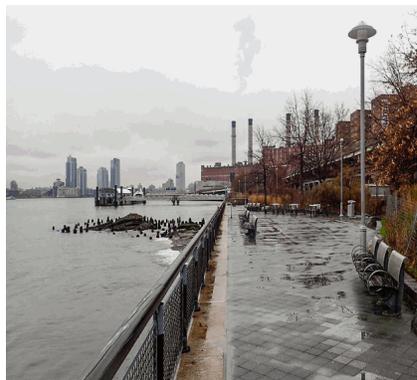
**DEPT. OF SMALL BUSINESS SERV. - 801
SEAWALL BULKHEAD
Asset # : 13814**

Print Date : 22-Aug-2023 **DEPT. OF SMALL BUSINESS SERV. - FY 2024**

Asset Name : SEAWALL AND RELIEVING PLATFORM
 Address : E. RIVER, 15TH TO 23RD ST. CON-ED PLANT TO SKYPORT PARKING
 Borough : MANHATTAN Agency's Number : N/A
 Program / Asset # : DBSR025.061 / 4083 Yr Built/Renovated :
 Linear Ft : 3,007 Project Type : ECONOMIC DEVELOPMENT
 Date of Survey : 17-Mar-2020 Landmark Status : NONE
 Areas Surveyed :
 Block : 991 Lot : 29 BIN :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$574,600	\$1,882,200
Total	\$574,600	\$1,882,200
Importance Code A	\$574,600	\$63,700
Importance Code B		\$1,818,500
Total	\$574,600	\$1,882,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$65,900		\$4,300	
Total	\$65,900		\$4,300	
Importance Code A				
Importance Code B	\$59,600		\$4,300	
Importance Code C	\$6,300			
Total	\$65,900		\$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 AND RELIEVING PLATFORM
Asset # : 4083

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Relieving Platform Top								
Concrete/Stone	25%	4+	\$337,700	LIFE		**		
<i>Cracking, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Several Facing Stones In Southern Half</i>								
<i>Erosion, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Along Bottom Of Concrete; With Exposed Reinforcement</i>								
<i>Missing Part, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Three Missing Facing Stones In Southern Half</i>								
Concrete/Stone	20%			LIFE		**		
<i>Cracking, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Under Platform</i>								
<i>Discolor & Bleeding, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Under Platform</i>								
No Component	50%							
Not Accessible	5%							
Coping/Curb								
Concrete	48%			LIFE		**	5	\$1,400
Concrete	2%	4+	\$6,300	LIFE		**	5	\$100
<i>Spalling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Isolated Spalls Primarily In Northern 440 Feet</i>								
No Component	50%							
Gravity Wall								
Concrete	10%			LIFE		**	5	\$1,200
Concrete	5%	Now	\$176,900	LIFE		**	5	\$600
<i>Erosion, Extent : Severe, Area Affected : 10%</i>								
<i>Location : At Outfalls 1,100 And 1,400 Feet From North End</i>								
<i>Spalling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : At Outfalls 1,100 And 1,400 Feet From North End</i>								
Stone	23%			LIFE		**	5	\$58,600
<i>Missing Block Seal, Extent : Light, Area Affected : 50%</i>								
<i>Location : Tidal Zone</i>								
Stone	2%	2-4	\$60,000	LIFE		**	5	\$5,100
<i>Displaced Elements, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Displaced And Missing Stones At North End Of Platform</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Backfill								
Fill								
Topsoil	5%	Now	\$32,400	2071	**			
<i>Sinkhole, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Large Sinkholes At Failed Outfalls 1,100 And 1,400 Feet From North End</i>								
Not Accessible	95%							
Surface								
Asphalt	14%			2040	**	5	\$4,800	
<i>Settlement, Extent : Light, Area Affected : 5%</i>								
<i>Location : Northern 440 Feet</i>								
Asphalt Pavers	20%			2040	**	5	\$6,900	
<i>Settlement, Extent : Light, Area Affected : 5%</i>								
<i>Location : Isolated Areas Adjacent To Landscaping</i>								
Brick Pavers	25%			2047	**	5	\$8,600	
Concrete	22%			2040	**	5	\$7,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Behind Gravity Wall</i>								
<i>Explanation : FDR Drive Surface</i>								
Stone	1%			2040	**	10		
Topsoil	13%			2029		5	\$1,800	
Topsoil	5%	Now	\$8,900	2031	\$14,800	5	\$400	
<i>Sinkhole, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Large Sinkholes At Failed Outfalls 1,100 And 1,400 Feet From North End</i>								
Deck Elements								
Railing								
Guard Rail	4%			LIFE	**			
Steel	68%			2029	\$1,184,600			
Steel	5%	4+	\$8,700	2030	\$87,100			
<i>Corrosion, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Two Affected Areas Totaling 150 Feet, Centered 725 And 1,235 Feet From North End</i>								
No Component	23%							
Parapet								
Concrete	23%			2032	\$493,600			
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.

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : SEAWALL WITH STONE FACING BULKHEAD
Address : HIGHBRIDGE PK W 185 TO W 186 STS HARLEM RIVER, SUB 2 OF BL
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR068.000 / 13812 **Yr Built/Renovated** :
Linear Ft : 334 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 21-Dec-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2149 **Lot** : 997 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads		\$357,600
Total		\$357,600
Importance Code B		\$357,600
Total		\$357,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$59,000			
Total	\$59,000			
Importance Code A	\$49,900			
Importance Code B	\$9,100			
Importance Code C				
Total	\$59,000			



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
SEAWALL WITH STONE FACING BULKHEAD
Asset # : 13812

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
	Coping/Curb Stone	100%			LIFE	**	5	\$600
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Isolated Locations</i>								
<i>Explanation : Partial Loss Of Mortar Bedding</i>								
<hr/>								
	Gravity Wall Stone	95%			LIFE	**	5	\$26,900
	Stone	5%	4+	\$49,900	LIFE	**	5	\$1,400
<i>Displaced Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 60 Feet From The South (North Side Of Rock Outcropping) And At 196 Feet From The South</i>								
<i>Missing Part, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Located 240 Feet, 265 Feet, And 320 Feet From The South</i>								
<i>Missing Block Seal, Extent : Severe, Area Affected : 25%</i>								
<i>Location : In Tidal Zone Between 50 Feet And 324 Feet From The South</i>								
<hr/>								
Backfill								
	Fill							
	Not Accessible	100%						
<hr/>								
	Surface							
	Asphalt	100%			2035	**	5	\$3,800
<i>Cracking, Extent : Light, Area Affected : 5%</i>								
<i>Location : Full Length Of Asset</i>								
<hr/>								
Deck Elements								
	Parapet							
	Concrete	95%			2030			\$339,700
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Atop Coping</i>								
<i>Explanation : Deteriorated Mortar Bedding</i>								
	Concrete	5%	4+	\$7,200	2030			\$17,900
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : In Arches Of Parapet At Spall Locations</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : In Arches Of Parapet</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : SHEEPSHEAD BAY MARINA BULKHEAD
Address : E 27TH ST AND EMMONS TO PEMBROKE AND SHORE BLVD
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR036.000 / 13482 **Yr Built/Renovated** :
Linear Ft : 8,401 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 04-Feb-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 8813 **Lot** : 70 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$523,900	\$5,558,700
Total	\$523,900	\$5,558,700
Importance Code A		\$59,500
Importance Code B	\$523,900	\$5,499,200
Total	\$523,900	\$5,558,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$103,000			
Total	\$103,000			
Importance Code A	\$37,900			
Importance Code B	\$65,000			
Total	\$103,000			



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
SHEEPSHEAD BAY MARINA BULKHEAD
Asset # : 13482**

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Sheet Piles								
Steel	20%			LIFE	**			
	<i>Corrosion, Extent : Light, Area Affected : 2%</i>							
	<i>Location : Above Mean Low Water</i>							
Not Accessible	44%							
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location : Entire North And West Face Of Bulkhead Consists Of Inaccessible Timber Sheet Piles Due To Concrete Encasement With Exposed Timber Formwork</i>							
	<i>Explanation : Not Accessible</i>							
Not Accessible	36%							
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location : Steel Sheet Pile Below Water</i>							
	<i>Explanation : Not Accessible</i>							
Wales								
Steel	30%			LIFE	**	5	\$59,500	
	<i>Corrosion, Extent : Light, Area Affected : 25%</i>							
	<i>Location : 1,212 And 1,312 Feet Sections Of Wale On South Face At West End And East End, Respectively</i>							
	<i>Missing Coating, Extent : Light, Area Affected : 25%</i>							
	<i>Location : 1,212 And 1,312 Feet Sections Of Wale On South Face At West End And East End, Respectively</i>							
No Component	70%							
Pile Caps								
Concrete	99%			LIFE	**	5	\$25,100	
	<i>Cracking, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Isolated Hairline Cracks</i>							
	<i>Displaced Elements, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Longitudinal Construction Joint Has Expanded Up To 2 Inches From Falmouth St To Southeast End Of Asset</i>							
	<i>Spalling, Extent : Light, Area Affected : 2%</i>							
	<i>Location : Isolated Locations On North Side Of Bay</i>							
Concrete	1%	Now	\$37,900	LIFE	**	5	\$300	
	<i>Missing Part, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : One 40 Foot Long Precast Pile Cap Missing Between Kensington Street And Langham Street</i>							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Concrete	5%	4+	\$188,100	2046	**	5	\$2,400	
	<i>Cracking, Extent : Light, Area Affected : 25%</i>							
	<i>Location : West End Of Bay</i>							
	<i>Settlement, Extent : Light, Area Affected : 10%</i>							
	<i>Location : West End Of Bay And South Face At Oxford Street</i>							
Concrete	95%			2040	**	5	\$91,100	
Deck Elements								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

**DEPT. OF SMALL BUSINESS SERV. - 801
SHEEPSHEAD BAY MARINA BULKHEAD
Asset # : 13482**

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Deck Elements								
Railing								
	Steel	43%			2029	\$2,092,900		
	Steel	1%	4+	\$19,500	2029	\$48,700		
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Mostly Near Piers</i>								
<i>Explanation : Impact Damage</i>								
	No Component	56%						
Parapet								
	Concrete	56%	4+	\$335,800	2032	\$3,357,700		
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Mostly On Concrete Posts Across Entire South Face</i>								
	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.

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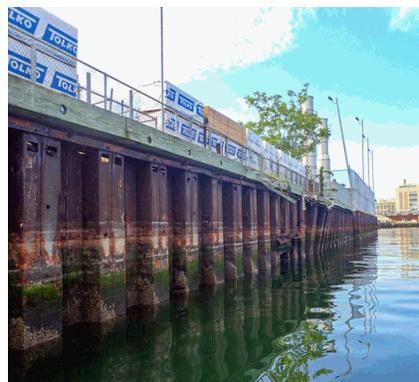
Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : SHEET PILE BULKHEAD AT 22ND ST. GOWANUS BAY
Address : NE CORNER OF BASIN TO 23RD ST
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0026.040 / 1740 **Yr Built/Renovated** :
Linear Ft : 360 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 19-Jun-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 635 **Lot** : 100 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$883,100	
Total	\$883,100	
Importance Code A	\$701,600	
Importance Code B	\$181,500	
Total	\$883,100	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$32,600	\$2,300		
Total	\$32,600	\$2,300		
Importance Code A	\$15,400	\$2,300		
Importance Code B	\$13,700			
Importance Code C	\$3,500			
Total	\$32,600	\$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
SHEET PILE BULKHEAD AT 22ND ST. GOWANUS BAY
Asset # : 1740

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
	Coping/Curb							
	Timber	37%			LIFE	**	5	\$100
	Timber	8%	Now	\$3,500	LIFE	**	5	
		<i>Broken, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Impact Damage, Center Of Kamco Lot</i>						
	No Component	55%						
Sheet Piles								
	Steel	2%	Now	\$35,100	LIFE	**		
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Failed Section Of Bulkhead, 12 Feet At Center Of Kamco Lot</i>						
		<i>Explanation : Buckling</i>						
	Steel	15%	0-2	\$263,100	LIFE	**		
		<i>Corrosion, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : Large Holes In Sheet Piles Along Low Water Elevation, Northern 150 Feet</i>						
	Steel	23%	2-4	\$403,400	LIFE	**		
		<i>Corrosion, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : Large Holes In Sheet Piles Along Low Water Elevation, Southern 210 Feet</i>						
	Not Accessible	60%						
Backfill								
	Fill							
	Topsoil	2%	Now	\$1,600	2071	**		
		<i>Sinkhole, Extent : Severe, Area Affected : 60%</i>						
		<i>Location : South End, Adjacent To Asset 2977</i>						
	Not Accessible	98%						
Surface								
	Asphalt	38%			2040	**	5	\$1,600
	Asphalt	2%	Now	\$800	2046	**	5	
		<i>Sinkhole, Extent : Severe, Area Affected : 40%</i>						
		<i>Location : South End, Adjacent To Asset 2977</i>						
	Concrete	5%	2-4	\$8,100	2046	**	5	\$100
		<i>Spalling, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Several Spalls At Fence Post Foundations</i>						
	Not Accessible	55%						
Fender								
	Wales and Chocks							
	Timber	100%	Now	\$181,500	2046	**	4	\$19,500
		<i>Missing Part, Extent : Severe, Area Affected : 90%</i>						
		<i>Location : Entire Length Of Asset</i>						
Deck Elements								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
SHEET PILE BULKHEAD AT 22ND ST. GOWANUS BAY

Asset # : 1740

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Deck Elements								
Railing								
Fencing	40%			2032	\$11,100	3	\$100	
Fencing	8%	0-2	\$1,300	2036	**	3		
<i>Not Plumb, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : North Corner Of Fence, Center Of Asset</i>								
Fencing	7%	2-4	\$1,200	2036	**	3		
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Several PVC Foundations In Southern 180 Feet Exposed Due To Spalling Of Concrete Deck</i>								
<i>Explanation : Exposed Foundations</i>								
Guard Rail	5%			LIFE	**			
No Component	40%							
Electrical								
Lighting Fixture								
Incandescent	15%	Now	\$2,300	2026	\$2,300			
<i>Broken, Extent : Light, Area Affected : 100%</i>								
<i>Location : One Fixture Out Of Seven Total</i>								
Incandescent	85%			2025	\$13,100			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : SHEETPILE BULKHEAD BEHIND ASSET 13803
Address : NO. SIDE OF CON ED FACILITY FOOT OF W 201 ST HARLEM RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR061.010 / 13854 **Yr Built/Renovated** :
Linear Ft : 245 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 24-Nov-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2184 **Lot** : 997 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$711,400	
Total	\$711,400	
Importance Code A	\$656,500	
Importance Code B	\$54,900	
Total	\$711,400	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$64,600			
Total	\$64,600			
Importance Code A	\$9,000			
Importance Code B	\$11,000			
Importance Code C	\$44,700			
Total	\$64,600			



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
SHEETPILE BULKHEAD BEHIND ASSET 13803

Asset # : 13854

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Coping/Curb								
Timber	10%	Now	\$3,000	LIFE	**	5		
	<i>Rotting/Splitting, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : 227 Feet To 245 Feet From The North</i>							
Timber	30%	4+	\$4,500	LIFE	**	5		
	<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : 155 Feet To 227 Feet From The North</i>							
No Component	60%							
Revetment								
Stone	20%	4+	\$37,200	LIFE	**	5	\$300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Northern 50 Feet</i>							
	<i>Explanation : Inadequate Protection</i>							
No Component	80%							
Sheet Piles								
Steel	55%	4+	\$656,500	LIFE	**			
	<i>Corrosion, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : In Tidal Zone And Splash Zone</i>							
	<i>Other Observation, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : In Tidal Zone Under Pier</i>							
	<i>Explanation : Corrosion Holes</i>							
No Component	20%							
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location : Northern 46 Feet</i>							
	<i>Explanation : Revetment</i>							
Not Accessible	25%							
Wales								
Steel	20%	Now	\$9,000	LIFE	**	5	\$1,200	
	<i>Corrosion, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Along Exposed Length Of Wale</i>							
Not Accessible	80%							
Backfill								
Fill								
Topsoil	15%	Now	\$7,900	2072	**			
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : From 179 To 215 Feet And 227 To 232 Feet From The North</i>							
	<i>Explanation : Sinkhole/ Fill Loss</i>							
Not Accessible	85%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
SHEETPILE BULKHEAD BEHIND ASSET 13803

Asset # : 13854

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Backfill								
Surface								
Concrete	35%	4+	\$38,400	2047	**	5	\$500	
<i>Broken, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Settlement/ Broken Adjacent To Pier</i>								
Concrete	15%	Now	\$16,500	2047	**	5	\$200	
<i>Sinkhole, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 179 To 215 Feet And 227 To 232 Feet From The North</i>								
Topsoil	20%	Now	\$2,900	2032	\$4,800	5	\$100	
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : At Southern End</i>								
Topsoil	30%			2030	\$7,200	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 : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Bulkheads		\$289,200
Total		\$289,200
Importance Code B		\$289,200
Total		\$289,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$12,500		\$3,500	
Total	\$12,500		\$3,500	
Importance Code A				
Importance Code B			\$3,500	
Importance Code C	\$12,500			
Total	\$12,500		\$3,500	



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
**** Replacement cost estimated to be beyond ten years is not included in this report.**

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL 30TH STREET PIER
Asset # : 4080

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Piles and Bracing								
Steel	10%			LIFE	**	5	\$38,200	
		<i>Corrosion, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Tidal Zone</i>						
		<i>Missing Coating, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Tidal Zone</i>						
No Component	60%							
Not Accessible	30%							
Revetment								
Stone	58%			LIFE	**	5	\$8,600	
Stone	2%	4+	\$12,500	LIFE	**	5	\$300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : 0 Feet To 23 Feet And 1383 Feet To 1409 Feet From The Northeastern Corner Of Asset</i>						
		<i>Explanation : Light Stone</i>						
No Component	40%							
Sheet Piles								
Steel	20%			LIFE	**			
		<i>Corrosion, Extent : Light, Area Affected : 15%</i>						
		<i>Location : In Tidal And Splash Zones</i>						
		<i>Missing Coating, Extent : Light, Area Affected : 10%</i>						
		<i>Location : In Tidal And Splash Zones</i>						
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	\$145,800	5	\$6,900	
Not Accessible	40%							
Deck Elements								
Railing								
Steel	10%			2032	\$143,400			
No Component	90%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Bulkheads	\$1,752,100	
Total	\$1,752,100	
Importance Code A	\$1,507,100	
Importance Code B	\$245,100	
Total	\$1,752,100	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$29,600			
Total	\$29,600			
Importance Code A				
Importance Code B	\$29,600			
Total	\$29,600			



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
SOUTH BROOKLYN MARINE TERMINAL 31ST TO 33RD ST BULKHEAD
Asset # : 14798

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Relieving Platform Top								
Concrete	10%	4+	\$142,000	LIFE	**	5	\$200	
<i>Erosion, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Tidal Zone</i>								
<i>Spalling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Tidal Zone</i>								
Concrete	50%	Now	\$709,900	LIFE	**	5	\$1,000	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 200 Feet From The South To 480 Feet From The South End</i>								
<i>Explanation : Large Sinkholes And Fill Loss</i>								
No Component	40%							
Gravity Wall								
Concrete	10%	4+	\$64,700	LIFE	**	5	\$200	
<i>Erosion, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 50 Feet From South Near Start Of Low Level Platform</i>								
Concrete	5%	Now	\$97,100	LIFE	**	5	\$100	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 50 Feet From South End Of Asset, At Transition From Gravity Wall To Low Level Relieving Platform</i>								
Stone	10%			LIFE	**	5	\$4,700	
Stone	15%	2-4	\$493,400	LIFE	**	5	\$7,000	
<i>Displaced Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout Northern Length Of Wall</i>								
No Component	60%							
Piles and Bracing								
No Component	40%							
Not Accessible	60%							
Backfill								
Fill								
Topsoil	25%	Now	\$29,600	2073	**			
<i>Sinkhole, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 5 Large Sinkholes Throughout Behind Gravity Wall</i>								
Not Accessible	75%							
Surface								
Asphalt	65%	4+	\$98,000	2048	**	5	\$2,000	
<i>Cracking, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Surface Wearing/Scaling, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Asphalt	35%	Now	\$52,800	2048	**	5	\$1,100	
<i>Sinkhole, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Large Sinkholes Throughout Behind Gravity Wall</i>								
Fender								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL 31ST TO 33RD ST BULKHEAD

Asset # : 14798

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fender								
Buffer								
Rubber	50%	2-4	\$94,200	2048	**	4-5	\$4,600	
			<i>Loose Connections, Extent : Severe, Area Affected : 15%</i>					
			<i>Location : Connections In Tidal Zone</i>					
			<i>Other Observation, Extent : Moderate, Area Affected : 90%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Hardware Corrosion</i>					
No Component	50%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Bulkheads	\$97,400	
Total	\$97,400	
Importance Code A	\$97,400	
Total	\$97,400	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads		\$400	\$200	
Total		\$400	\$200	
Importance Code B		\$400	\$200	
Importance Code C				
Total		\$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
SOUTH BROOKLYN MARINE TERMINAL 34TH TO 36TH ST BULKHEAD
Asset # : 1736

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Revetment								
Stone	45%			LIFE	**	5	\$1,100	
No Component	55%							
Sheet Piles								
Steel	75%			LIFE	**			
<i>Corrosion, Extent : Light, Area Affected : 25%</i>								
<i>Location : Tidal Zone Of Cellular Sheet Piles</i>								
Steel	5%	4+	\$97,400	LIFE	**			
<i>Displaced Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : North Of Cellular Sheet Piles</i>								
Not Accessible	20%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	10%			2042	**	5	\$500	
Topsoil	45%			2031	\$17,700	5	\$800	
Not Accessible	45%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : South End Of Asset From 175 Feet To 400 Feet</i>								
<i>Explanation : Under Construction Equipment And Materials</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : SOUTH BROOKLYN MARINE TERMINAL 35TH STREET PIER
Address : GOWANUS BAY BETWEEN 33RD ST AND 35TH ST
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0013.107 / 1754 **Yr Built/Renovated** :
Linear Ft : 2,960 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 11-Apr-2022 **Landmark Status** : NONE
Areas Surveyed :
Block : 662 **Lot** : 1 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$432,600	\$232,600
Total	\$432,600	\$232,600
Importance Code A	\$432,600	
Importance Code B		\$232,600
Total	\$432,600	\$232,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$109,600	\$5,200	\$2,500	
Total	\$109,600	\$5,200	\$2,500	
Importance Code B	\$64,700	\$5,200	\$2,500	
Importance Code C	\$44,900			
Total	\$109,600	\$5,200	\$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
SOUTH BROOKLYN MARINE TERMINAL 35TH STREET PIER

Asset # : 1754

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Coping/Curb								
Concrete	30%			LIFE	**	5	\$800	
No Component	70%							
Revetment								
Stone	83%			LIFE	**	5	\$14,700	
Stone	2%	4+	\$44,900	LIFE	**	5	\$400	
<i>Erosion, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Insufficient Stone Near Sinkhole 680 Feet From Southeast Corner</i>								
No Component	15%							
Sheet Piles								
Steel	10%	4+	\$432,600	LIFE	**			
<i>Corrosion, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Above Mean Low Water Elevation</i>								
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : At Intersections Of Steel Sheet Pile Cells</i>								
<i>Explanation : Fill Loss Due To Holes In Sheeting Below Waterline</i>								
No Component	85%							
Not Accessible	5%							
Backfill								
Fill								
Topsoil	5%	Now	\$9,600	2068	**			
<i>Sinkhole, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 680 Feet From Southeast Corner</i>								
Not Accessible	95%							
Surface								
Asphalt	15%			2042	**	5	\$5,100	
<i>Cracking, Extent : Light, Area Affected : 10%</i>								
<i>Location : Isolated Throughout</i>								
Asphalt	5%	Now	\$40,600	2048	**	5	\$800	
<i>Missing Part, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : At Offshore Cell Interfaces</i>								
Topsoil	75%			2031	\$218,000	5	\$10,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : In Topsoil Over Asphalt On North And South</i>								
<i>Explanation : Heavy Vegetation</i>								
Topsoil	5%	Now	\$14,500	2033	\$14,500	5	\$300	
<i>Sinkhole, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 680 Feet From Southeast Corner</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Bulkheads	\$6,024,300	\$160,500
Total	\$6,024,300	\$160,500
Importance Code A	\$5,343,000	
Importance Code B	\$570,200	\$160,500
Importance Code C	\$111,100	
Total	\$6,024,300	\$160,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$43,100	\$2,400	\$17,900	\$11,700
Total	\$43,100	\$2,400	\$17,900	\$11,700
Importance Code A				
Importance Code B	\$43,100	\$2,400	\$17,900	\$11,700
Importance Code C				
Total	\$43,100	\$2,400	\$17,900	\$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
SOUTH BROOKLYN MARINE TERMINAL 39TH STREET PIER
Asset # : 1777

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Coping/Curb Concrete	50%			LIFE	**	5	\$1,500	
<i>Cracking, Extent : Light, Area Affected : 100%</i>								
<i>Location : Along North And West Bulkheads</i>								
Concrete	30%	Now	\$101,000	LIFE	**	5	\$900	
<i>Broken, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Isolated At North End Of West Bulkhead And Along Majority Of South Bulkhead</i>								
Concrete	10%	4+	\$10,100	LIFE	**	5	\$300	
<i>Spalling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : At North And South Ends Of West Bulkhead And Throughout 20 Percent Of South Bulkhead</i>								
<i>Other Observation, Extent : Light, Area Affected : 25%</i>								
<i>Location : From 650 To 880 Feet And 1,350 To 1,490 Feet From The Northeast</i>								
<i>Explanation : Corrosion Of Steel Rope Guard</i>								
No Component	10%							
Gravity Wall								
Concrete	10%			LIFE	**	5	\$1,300	
<i>Cracking, Extent : Light, Area Affected : 10%</i>								
<i>Location : Along Cantilever Wall Along Revetment At The Inshore End</i>								
No Component	90%							
Revetment								
Stone	10%			LIFE	**	5	\$1,900	
No Component	90%							
Sheet Piles								
Steel	10%			LIFE	**			
Steel	25%	4+	\$3,897,500	LIFE	**			
<i>Not Plumb, Extent : Light, Area Affected : 100%</i>								
<i>Location : Along South Side Of Pier For The Southeast 800 Feet Of The Bulkhead</i>								
No Component	10%							
Not Accessible	55%							
Pile Caps								
Concrete	60%			LIFE	**	5	\$5,800	
<i>Cracking, Extent : Light, Area Affected : 2%</i>								
<i>Location : Along North And West Side Of The Pier</i>								
<i>Erosion, Extent : Light, Area Affected : 10%</i>								
<i>Location : In The Tidal Zone Along The North And West Faces Of The Pier</i>								
Concrete	30%	4+	\$1,445,500	LIFE	**	5	\$2,900	
<i>Spalling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : In The Tidal Zone Along The West And South Side Of The Pier</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Along The Southeast 800 Feet Of The Pier</i>								
<i>Explanation : Not Plumb</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Backfill								
Fill								
Gravel	2%	Now	\$24,400	2048	**	5	\$100	
<i>Other Observation, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Along South Bulkhead 600 Feet From Southeast End Of Asset</i>								
<i>Explanation : Settlement And Fill Loss</i>								
Not Accessible	98%							
Surface								
Asphalt	55%			2042	**	5	\$20,100	
Concrete	10%			2042	**	5	\$3,700	
<i>Cracking, Extent : Light, Area Affected : 2%</i>								
<i>Location : Isolated Throughout West Bulkhead And South Bulkhead</i>								
Concrete	35%	4+	\$501,600	2048	**	5	\$6,400	
<i>Cracking, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Isolated Along West Bulkhead And South Bulkhead</i>								
<i>Settlement, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Isolated Along West Bulkhead And South Bulkhead</i>								
Fender								
Buffer								
Pneumatic Fenders	5%	2-4	\$6,400	2031	\$32,100			
<i>Missing Connections, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Lower Hardware Connections At One Fender On The North</i>								
Pneumatic Fenders	20%			2031	\$128,400			
Rubber	20%			2042	**	4-5	\$19,200	
<i>Surface Wearing/Scaling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Along West And South Bulkheads</i>								
Rubber	5%	Now	\$54,800	2048	**	4-5	\$2,700	
<i>Missing Part, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Isolated Along West Bulkhead</i>								
Rubber	25%	4+	\$13,700	2042	**	4-5	\$13,500	
<i>Missing Connections, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Severe Corrosion/Missing Hardware Along West Bulkhead</i>								
Timber	1%			2028	\$11,400	5	\$300	
<i>Weathering, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offshore End Of South Bulkhead</i>								
No Component	24%							
Deck Elements								
Railing								
Fencing	10%	4+	\$12,400	2034	\$24,700	3	\$100	
<i>Impact Damage, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Approximately Half Of The Posts At Fencing Along The Northeast 300 Feet Of The Asset</i>								
No Component	90%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$48,600		\$2,300	
Total	\$48,600		\$2,300	
Importance Code A	\$48,600			
Importance Code B			\$2,300	
Total	\$48,600		\$2,300	



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
**** Replacement cost estimated to be beyond ten years is not included in this report.**

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL SHEET PILE/GRAVITY WALL BULKHEAD
Asset # : 13545

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Gravity Wall								
Concrete	30%			LIFE	**	5	\$800	
			<i>Spalling, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Intermittent Locations Along Entire Asset</i>					
Stone	18%			LIFE	**	5	\$10,100	
			<i>Displaced Elements, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Intermittent Locations Along Entire Asset</i>					
			<i>Missing Block Seal, Extent : Moderate, Area Affected : 85%</i>					
			<i>Location : Throughout</i>					
Not Accessible	52%							
Sheet Piles								
Composite, 5' Water	45%			LIFE	**			
Composite, 5' Water	5%	2-4	\$48,600	LIFE	**			
			<i>Broken, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Composite Sheeting Concrete Blowout At Approximately 500 Feet From The West End</i>					
No Component	25%							
Not Accessible	25%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Concrete	60%			2042	**	5	\$4,600	
			<i>Cracking, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Intermittent Locations From 0 Feet To 480 From West End Of Asset</i>					
Not Accessible	40%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Bulkheads	\$875,900	\$88,100
Total	\$875,900	\$88,100
Importance Code A	\$824,800	
Importance Code B	\$51,100	\$88,100
Total	\$875,900	\$88,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$33,400		\$100	\$300
Total	\$33,400		\$100	\$300
Importance Code A	\$33,400			
Importance Code B			\$100	\$300
Total	\$33,400		\$100	\$300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
**** Replacement cost estimated to be beyond ten years is not included in this report.**

DEPT. OF SMALL BUSINESS SERV. - 801
STEEL BULKHEAD BET. RIVER CAFE AND FULTON FERRY LANDING
Asset # : 13957

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
	Piles and Bracing							
	Steel	60%	4+	\$121,300	LIFE	**	5	\$14,100
		<i>Corrosion, Extent : Severe, Area Affected : 40%</i>						
		<i>Location : Splash Zone</i>						
	No Component	40%						
	Sheet Piles							
	Steel	95%	4+	\$703,500	LIFE	**		
		<i>Corrosion, Extent : Severe, Area Affected : 75%</i>						
		<i>Location : Splash And Tidal Zones, North Side</i>						
	Not Accessible	5%						
	Pile Caps							
	Concrete	40%			LIFE	**	5	\$400
		<i>Cracking, Extent : Light, Area Affected : 100%</i>						
		<i>Location : East Side</i>						
	Steel	60%	4+	\$33,200	2035	**	5	\$400
		<i>Corrosion, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : North Side</i>						
Backfill								
	Fill							
	Not Accessible	100%						
	Surface							
	Asphalt	40%			2043	**	5	\$700
	Stone	10%			2043	**	10	
	Timber	20%			2043	**	10	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : On Elevated Timber Walkway</i>						
		<i>Explanation : Weathering</i>						
	Topsoil	20%			2032	\$3,000	5	\$100
	Not Accessible	10%						
Deck Elements								
	Railing							
	Steel	60%	4+	\$15,900	2032	\$52,800		
		<i>Corrosion, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : East Side, Mostly Along Rail Base</i>						
	Steel	40%	0-2	\$35,200	2034	\$35,200		
		<i>Corrosion, Extent : Severe, Area Affected : 60%</i>						
		<i>Location : North Side And North East</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : STEEL SHEETPILE BULKHEAD
Address : W 220TH ST. NORTH TO 9TH AVE EXTENSION. ALONG HARLEM RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR054.000 / 13792 **Yr Built/Renovated** :
Linear Ft : 250 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 19-Jan-2021 **Landmark Status** : NONE
Areas Surveyed :
Block : 2197 **Lot** : 997 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$780,500	
Total	\$780,500	
Importance Code A	\$679,600	
Importance Code B	\$100,900	
Total	\$780,500	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$110,300			
Total	\$110,300			
Importance Code A				
Importance Code B	\$110,300			
Total	\$110,300			



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 SHEETPILE BULKHEAD
Asset # : 13792

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Gravity Wall								
Timber Crib w/Stone	20%	Now	\$92,000	LIFE	**	4	\$1,500	
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : 210 Feet To 250 Feet From North</i>					
			<i>Explanation : Collapsed/ Failed</i>					
No Component	80%							
Sheet Piles								
Steel	70%	Now	\$511,600	LIFE	**			
			<i>Corrosion, Extent : Severe, Area Affected : 60%</i>					
			<i>Location : Across Entire Length At Waterline</i>					
No Component	20%							
Not Accessible	10%							
Pile Caps								
Timber	80%	Now	\$76,100	LIFE	**	4	\$1,600	
			<i>Broken, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Northern 210 Feet Of Asset</i>					
No Component	20%							
Backfill								
Fill								
Topsoil	70%	Now	\$37,700	2072	**			
			<i>Sinkhole, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Inshore Of Sheet Pile Bulkhead</i>					
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Inshore Of Sheet Pile Bulkhead</i>					
			<i>Explanation : Significant Fill Loss</i>					
Not Accessible	30%							
Surface								
Concrete	20%	Now	\$22,400	2047	**	5	\$300	
			<i>Erosion, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : 210 Feet To 250 Feet From The North. Located Inshore Of Crib</i>					
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : 210 Feet To 250 Feet From The North. Located Inshore Of Crib</i>					
			<i>Explanation : Loss Of Structural Support</i>					
Gravel	10%			2047	**	2-5	\$100	
			<i>Erosion, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Filter Fabric Exposed Under Gravel Surface</i>					
Topsoil	70%	Now	\$10,300	2032	\$17,200	5	\$400	
			<i>Settlement, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Inshore Of Sheet Pile Bulkhead</i>					
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Inshore Of Sheet Piles At The Northern 210 Feet</i>					
			<i>Explanation : Sinkholes/ Fill Loss</i>					
Fender								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
STEEL SHEETPILE BULKHEAD
Asset # : 13792

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fender								
Piles								
	Timber	80%	Now	\$39,900	2047	**	4	\$4,800
		<i>Broken, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Along Sheet Pile Bulkhead</i>						
No Component		20%						
Wales and Chocks								
	Timber	80%	Now	\$100,900	2047	**	4	\$10,900
		<i>Broken, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Along Sheet Pile Bulkhead</i>						
No Component		20%						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : TIMBER BULKHEAD MARINA SOUTH OF NICKS LOBSTER
Address : FLATBUSH AVE. MILL BASIN
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR026.066 / 20 **Yr Built/Renovated** :
Linear Ft : 120 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 12-Jun-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 8591 **Lot** : 175 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$748,200	
Total	\$748,200	
Importance Code A	\$748,200	
Total	\$748,200	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$15,100	\$7,300		
Total	\$15,100	\$7,300		
Importance Code A	\$15,100			
Importance Code B		\$7,300		
Total	\$15,100	\$7,300		



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
**** Replacement cost estimated to be beyond ten years is not included in this report.**

DEPT. OF SMALL BUSINESS SERV. - 801
TIMBER BULKHEAD MARINA SOUTH OF NICKS LOBSTER
Asset # : 20

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Piles and Bracing Timber	100%	0-2	\$308,800	2046	**	4	\$18,000	
<i>Not Plumb, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Primarily At Center Of Asset</i>								
<i>Rotting/Splitting, Extent : Severe, Area Affected : 40%</i>								
<i>Location : All Piles In Tidal Zone</i>								
Sheet Piles Timber	100%	0-2	\$439,400	LIFE	**	4	\$2,200	
<i>Not Plumb, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Primarily At Center Of Asset</i>								
<i>Rotting/Splitting, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Tidal Zone</i>								
Wales Timber	100%	2-4	\$15,100	LIFE	**	4	\$1,800	
<i>Rotting/Splitting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Along Entire Length Of Asset</i>								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Gravel	40%			2034	\$15,900	2-5	\$100	
Topsoil	60%			2026	\$7,100	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.

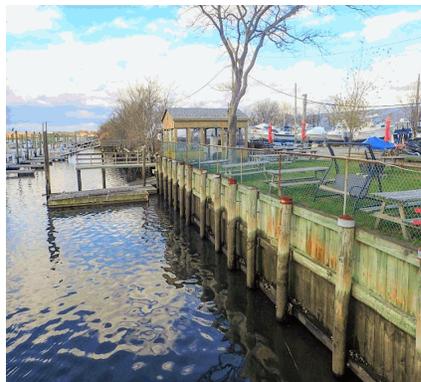
Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : TIMBER BULKHEAD MIDGET SQUADRON YACHT CLUB
Address : PAERDERGAT BASIN PAERDERGAT AVE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR034.000 / 13480 **Yr Built/Renovated** :
Linear Ft : 862 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 01-Dec-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 8012 **Lot** : 1 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$1,436,600	\$103,300
Total	\$1,436,600	\$103,300
Importance Code A	\$1,167,400	
Importance Code B	\$109,700	\$103,300
Importance Code C	\$159,500	
Total	\$1,436,600	\$103,300

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$55,700	\$200	\$500	
Total	\$55,700	\$200	\$500	
Importance Code A	\$12,900			
Importance Code B	\$42,800	\$200	\$500	
Total	\$55,700	\$200	\$500	



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
TIMBER BULKHEAD MIDGET SQUADRON YACHT CLUB

Asset # : 13480

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Piles and Bracing								
Timber	20%			2041	**	4	\$38,700	
<i>Missing Part, Extent : Light, Area Affected : 5%</i>								
<i>Location : Two Piles Missing Top Caps</i>								
Timber	57%	Now	\$505,800	2047	**	4	\$73,500	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Eastern 235 Feet And From 430 To 680 Feet From The Eastern End Of Asset</i>								
No Component	20%							
Not Accessible	3%							
Revetment								
Concrete	30%	Now	\$159,500	LIFE	**			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Eastern 100 Feet And Western 150 Feet</i>								
<i>Explanation : Minimal To No Shoreline Protection</i>								
No Component	70%							
Sheet Piles								
Timber	20%			LIFE	**	4	\$3,200	
Timber	57%	Now	\$599,700	LIFE	**	4	\$9,200	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Eastern 235 Feet And From 430 To 680 Feet From The Eastern End Of Asset</i>								
No Component	20%							
Not Accessible	3%							
Wales								
Timber	20%			LIFE	**	4	\$2,600	
Timber	57%	Now	\$61,900	LIFE	**	4	\$7,400	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Eastern 235 Feet And From 430 To 680 Feet From The Eastern End Of Asset</i>								
No Component	20%							
Not Accessible	3%							
Backfill								
Fill								
Topsoil	50%	Now	\$92,800	2072	**			
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : At Failed Bulkhead Wall At East And West Ends</i>								
Not Accessible	50%							
Surface								
Concrete	3%			2041	**	5	\$300	
Gravel	10%			2041	**	2-5	\$300	
Topsoil	20%			2027	\$16,900	5	\$800	
Topsoil	67%	Now	\$34,000	2032	\$56,700	5	\$1,400	
<i>Erosion, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Loss Of Soil At Isolated Settlement Locations And Sinkhole At 175 Feet From Eastern End Of Asset</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Deck Elements								
Railing								
Fencing	70%			2033	\$46,600	3	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Along Entire Bulkhead</i>								
<i>Explanation : Chain Link Fence</i>								
Fencing	22%	Now	\$8,800	2037	**	3	\$100	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Eastern 230 Feet Of Fencing</i>								
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 : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : TIMBER CRIBBING, STACKED TIMBERS
Address : BARD AVE AND RICHMOND TERRACE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : PAR0194.000 / 13934 **Yr Built/Renovated** :
Linear Ft : 160 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 15-Mar-2023 **Landmark Status** : NONE
Areas Surveyed :
Block : 184 **Lot** : 188 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$294,400	
Total	\$294,400	
Importance Code A	\$294,400	
Total	\$294,400	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$26,700			
Total	\$26,700			
Importance Code A				
Importance Code B	\$26,700			
Total	\$26,700			



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
**** Replacement cost estimated to be beyond ten years is not included in this report.**

DEPT. OF SMALL BUSINESS SERV. - 801
TIMBER CRIBBING, STACKED TIMBERS
Asset # : 13934

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Gravity Wall								
Timber Crib w/Stone	100%	4+	\$294,400	LIFE		**	4	\$4,700
	<i>Missing Part, Extent : Severe, Area Affected : 60%</i>							
	<i>Location : Eastern Half</i>							
	<i>Rotting/Splitting, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Western Half</i>							
<hr/>								
Backfill								
Fill								
Topsoil	50%	Now	\$17,200	2074		**		
	<i>Erosion, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : At Western Half</i>							
Not Accessible	50%							
<hr/>								
Surface								
Topsoil	100%	Now	\$9,400	2032	\$15,700		5	\$400
	<i>Erosion, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Behind Bulkhead</i>							
<hr/>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : U.N. SCHOOL BULKHEAD
Address : 24-50 FDR DRIVE EAST RIVER, EAST 25TH ST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR025.067 / 4474 **Yr Built/Renovated** :
Linear Ft : 855 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 27-Mar-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 991 **Lot** : 59 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$83,300	\$214,600
Total	\$83,300	\$214,600
Importance Code A	\$83,300	
Importance Code B		\$214,600
Total	\$83,300	\$214,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$2,900			
Total	\$2,900			
Importance Code A				
Importance Code B	\$2,900			
Importance Code C				
Total	\$2,900			



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
U.N. SCHOOL BULKHEAD
Asset # : 4474

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Revetment								
Stone	100%			LIFE	**	5	\$5,100	
Sheet Piles								
Steel	20%	4+	\$83,300	LIFE	**			
			<i>Corrosion, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Approximately 175 Feet Of Steel Sheet Piles Exposed At Offshore Corner</i>					
Not Accessible	80%							
Pile Caps								
Concrete	100%			LIFE	**	5	\$2,600	
			<i>Cracking, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Isolated Locations</i>					
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	55%			2040	**	5	\$5,400	
Concrete	5%			2040	**	5	\$500	
Topsoil	10%			2029	\$8,400	5	\$400	
Not Accessible	30%							
Fender								
Facing								
Composite	80%			2030	\$214,600			
No Component	20%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

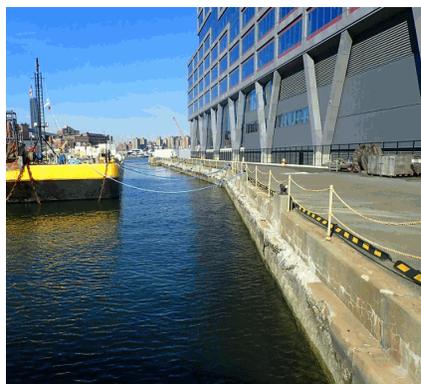
Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : WET BERTH 2 BULKHEAD
Address : FORMERLY DRY DOCK 2 BROOKLYN NAVY YARD
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR045.120 / 13533 **Yr Built/Renovated** :
Linear Ft : 1,106 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 20-Nov-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$436,400	\$640,800
Total	\$436,400	\$640,800
Importance Code A	\$323,600	
Importance Code B	\$112,800	\$640,800
Total	\$436,400	\$640,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$3,100			
Total	\$3,100			
Importance Code A				
Importance Code B	\$3,100			
Total	\$3,100			



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
**** Replacement cost estimated to be beyond ten years is not included in this report.**

DEPT. OF SMALL BUSINESS SERV. - 801
WET BERTH 2 BULKHEAD
Asset # : 13533

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Gravity Wall								
Conc w/Stone Face	5%	4+	\$128,300	LIFE	**	5	\$5,000	
	<i>Displaced Elements, Extent : Severe, Area Affected : 10%</i> <i>Location : 1059 Feet From Asset 13532</i> <i>Erosion, Extent : Moderate, Area Affected : 25%</i> <i>Location : In Tidal Zone</i> <i>Missing Block Seal, Extent : Moderate, Area Affected : 100%</i> <i>Location : Various Points Along Stone Face</i> <i>Spalling, Extent : Moderate, Area Affected : 25%</i> <i>Location : Isolated Along Concrete At Top Of Wall</i>							
Concrete	10%	4+	\$195,300	LIFE	**	5	\$400	
	<i>Cracking, Extent : Moderate, Area Affected : 15%</i> <i>Location : Above Mean Low Water</i> <i>Efflorescence, Extent : Severe, Area Affected : 25%</i> <i>Location : Above Mean Low Water</i> <i>Spalling, Extent : Moderate, Area Affected : 25%</i> <i>Location : Above Mean Low Water</i> <i>Other Observation, Extent : Moderate, Area Affected : 25%</i> <i>Location : Above Mean Low Water</i> <i>Explanation : Delaminations</i>							
Concrete	5%			LIFE	**	5	\$200	
	<i>Cracking, Extent : Light, Area Affected : 15%</i> <i>Location : Cracking With Efflorescence Throughout</i>							
Not Accessible	80%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	93%	4+	\$112,800	2047	**	5	\$5,900	
	<i>Cracking, Extent : Moderate, Area Affected : 25%</i> <i>Location : Multiple Cracks Along Surface</i>							
Concrete	5%	4+	\$3,100	2041	**	5	\$300	
	<i>Cracking, Extent : Light, Area Affected : 5%</i> <i>Location : Northern End Of Asset</i> <i>Spalling, Extent : Moderate, Area Affected : 10%</i> <i>Location : Northern End Of Asset</i>							
Not Accessible	2%							
	<i>Other Observation, Extent : Light, Area Affected : 0%</i> <i>Location : Under Pipe Rack</i> <i>Explanation : Concrete Catch Basin</i>							
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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost

Deck Elements

Railing

Steel

100%

2030

\$640,800

*Corrosion, Extent : Light, Area Affected : 5%**Location : Railing Posts**Displaced Elements, Extent : Light, Area Affected : 10%**Location : Railing Posts**Other Observation, Extent : Light, Area Affected : 5%**Location : Railing Chains And Posts**Explanation : Coating Loss*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : WET BERTH 3 BULKHEAD
Address : FORMERLY DRY DOCK 3 BROOKLYN NAVY YARD
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR045.100 / 13531 **Yr Built/Renovated** :
Linear Ft : 1,700 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 17-Nov-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$1,435,100	
Total	\$1,435,100	
Importance Code A	\$450,200	
Importance Code B	\$984,900	
Total	\$1,435,100	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$286,100	\$8,700	\$2,500	
Total	\$286,100	\$8,700	\$2,500	
Importance Code A				
Importance Code B	\$241,400	\$8,700	\$2,500	
Importance Code C	\$44,700			
Total	\$286,100	\$8,700	\$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
WET BERTH 3 BULKHEAD
Asset # : 13531

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Coping/Curb Concrete	25%	Now	\$44,700	LIFE	**	5	\$400	
	<i>Broken, Extent : Severe, Area Affected : 100%</i> <i>Location : Isolated Locations Along Entire Curb</i>							
Concrete	73%			LIFE	**	5	\$1,200	
	<i>Cracking, Extent : Moderate, Area Affected : 20%</i> <i>Location : Along Entire Curb</i>							
No Component	2%							
Gravity Wall								
Concrete	3%	Now	\$300,100	LIFE	**	5	\$200	
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i> <i>Location : On Isolated Apron Columns Along Entire Berth</i> <i>Explanation : Broken/ Impact Damage</i>							
Concrete	4%			LIFE	**	5	\$300	
	<i>Cracking, Extent : Light, Area Affected : 10%</i> <i>Location : Entire Length Of Wall</i> <i>Spalling, Extent : Light, Area Affected : 20%</i> <i>Location : Isolated Locations Along Entire Wall</i>							
Concrete	3%	4+	\$150,100	LIFE	**	5	\$200	
	<i>Cracking, Extent : Moderate, Area Affected : 50%</i> <i>Location : Isolated Locations Along Entire Wall</i> <i>Spalling, Extent : Moderate, Area Affected : 50%</i> <i>Location : Isolated Locations Along Entire Wall</i>							
Not Accessible	90%							
	<i>Other Observation, Extent : Light, Area Affected : 0%</i> <i>Location :</i> <i>Explanation : Underwater And At Berthed Vessel</i>							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Concrete	5%	4+	\$38,100	2047	**	5	\$500	
	<i>Spalling, Extent : Moderate, Area Affected : 50%</i> <i>Location : Isolated Locations Across Entire Area</i>							
Concrete	90%			2041	**	5	\$17,500	
	<i>Cracking, Extent : Light, Area Affected : 10%</i> <i>Location : Isolated Across Entire Surface</i> <i>Erosion, Extent : Light, Area Affected : 25%</i> <i>Location : Across Entire Surface</i>							
Not Accessible	5%							
	<i>Other Observation, Extent : Light, Area Affected : 0%</i> <i>Location :</i> <i>Explanation : Debris</i>							
Fender								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
WET BERTH 3 BULKHEAD
Asset # : 13531

Bulkheads		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender								
Buffer								
Rubber	40%			2035	**	4-5	\$17,800	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : North Wall</i>							
	<i>Explanation : Rubber Tires</i>							
No Component	60%							
Deck Elements								
Railing								
Steel	100%	Now	\$197,000	2025	\$984,900			
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Perimeter Of Berth</i>							
	<i>Explanation : Abandoned In Place At Wet Berth (Dry Dock De-activated)</i>							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : WILLIAMSBURG YACHT CLUB SHORELINE AND TIMBER BULKHEAD
Address : 119-08 29TH AVENUE COLLEGE POINT
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DBSR037.010 / 13483 **Yr Built/Renovated** :
Linear Ft : 205 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 30-Jun-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 4346 **Lot** : 200 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$663,700	
Total	\$663,700	
Importance Code A	\$663,700	
Total	\$663,700	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$13,400			
Total	\$13,400			
Importance Code A				
Importance Code B	\$13,400			
Importance Code C				
Total	\$13,400			



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
WILLIAMSBURG YACHT CLUB SHORELINE AND TIMBER BULKHEAD
Asset # : 13483

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Gravity Wall								
Concrete	45%			LIFE	**	5	\$400	
Timber Crib w/Stone	40%	Now	\$452,600	LIFE	**	4	\$2,400	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Full Length Of Crib Wall Is Not Plumb, Missing Timbers, And Losing Fill</i>								
No Component	15%							
Piles and Bracing								
Timber	40%	2-4	\$211,000	2046	**	4	\$12,300	
<i>Displaced Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Full Length Of Timber Cribbing</i>								
<i>Rotting/Splitting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Full Length Of Timber Cribbing</i>								
No Component	60%							
Revetment								
Stone	60%			LIFE	**	5	\$700	
No Component	40%							
Backfill								
Fill								
Stone	15%	Now	\$10,200	LIFE	**	5		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Full Length Of Crib Wall</i>								
<i>Explanation : Fill Material Visible Through Failing Crib Wall</i>								
Not Accessible	85%							
Surface								
Concrete	5%			2040	**	5	\$100	
Gravel	15%	Now	\$3,100	2046	**	2-5	\$100	
<i>Settlement, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Southeast Corner</i>								
Gravel	35%			2040	**	2-5	\$200	
Not Accessible	45%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : 65TH STREET RAIL YARD MARINA TRANSFER BRIDGES
Address : FOOT OF 66TH ST NEXT TO BAT
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR038.020 / 13492 **Yr Built/Renovated** : 1999 / 2012
Area Sq Ft : 9,930 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 05-Feb-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 5804 **Lot** : 2 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Marinas/Docks	\$75,600	\$480,800
Total	\$75,600	\$480,800
Importance Code A	\$75,600	\$480,800
Total	\$75,600	\$480,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Marinas/Docks	\$73,600	\$7,100	\$500	
Total	\$73,600	\$7,100	\$500	
Importance Code A	\$73,600	\$7,100	\$500	
Total	\$73,600	\$7,100	\$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
65TH STREET RAIL YARD MARINA TRANSFER BRIDGES
Asset # : 13492

Marinas/Docks		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Access Walkways								
Deck								
Concrete	100%			2040	**	5	\$12,000	
Piles and Bracing								
Timber	25%			2051	**	4-5	\$15,300	
		<i>Other Observation, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Isolated Locations In The Tidal Zone</i>						
		<i>Explanation : Tear In Pile Wrap Material</i>						
Not Accessible	75%							
Protective Structure								
Donut Fender								
Steel/Rubber	100%			2031			\$124,500	
		<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : All Donut Fenders And Piles</i>						
Deck Elements								
Railing								
Steel	100%			2029			\$356,300	
Electrical								
Lighting Fixture								
Incandescent	100%			2025			\$11,000	
Gallows Frames								
Tower Frames								
Steel	100%			2044	**			
		<i>Recent Repair Evident, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : All Steel Framing</i>						
Movable Ramps								
Bearings								
Steel	100%	4+	\$38,400	2040	**			
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : All Steel Bearings</i>						
		<i>Explanation : Corrosion</i>						
Deck and Railing								
Steel	5%	4+	\$18,300	2040	**			
		<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Primarily At South End And Along Bottom Flanges</i>						
		<i>Explanation : Corrosion/Coating Loss</i>						
Steel	20%			2040	**			
Timber Deck on Steel	13%	4+	\$75,600	2040	**			
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Bottom Of Steel Girders And Isolated Locations On Deck Framing Members Of The South Bridge</i>						
		<i>Explanation : Corrosion</i>						
Not Accessible	12%							
Under Construction	50%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 : 16-Mar-2021 **Landmark Status** : NONE
Areas Surveyed :
Block : 490 **Lot** : 100 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Marinas/Docks	\$222,300	\$162,400
Total	\$222,300	\$162,400
Importance Code A	\$222,300	\$162,400
Total	\$222,300	\$162,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Marinas/Docks	\$50,500	\$700	\$1,800	\$9,000
Total	\$50,500	\$700	\$1,800	\$9,000
Importance Code A	\$39,800		\$1,100	\$1,100
Importance Code B	\$7,500	\$300	\$300	\$7,500
Importance Code C	\$3,200	\$400	\$400	\$400
Total	\$50,500	\$700	\$1,800	\$9,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
ASTORIA FERRY LANDING
Asset # : 15297

Marinas/Docks		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Access Walkways								
Gangways								
Aluminum	100%			2052	* *	1-3	\$32,000	
Pile Caps								
Concrete	100%			2052	* *	5	\$200	
Piles and Bracing								
Steel	30%			2052	* *	5-10	\$200	
Not Accessible	70%							
Floating Docks								
Anchor Piles								
Steel	40%			2052	* *	3-5	\$4,600	
		<i>Corrosion, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Isolated Areas</i>						
Not Accessible	60%							
Fenders								
Rubber	50%			2030	\$15,300	1-2	\$1,800	
Rubber	50%	4+	\$3,100	2032	\$15,300	1-2	\$1,500	
		<i>Worn, Extent : Light, Area Affected : 50%</i>						
		<i>Location : 5 Foot High Band At Slip Fender Racks</i>						
Floats/ Frames								
Polyethylene	20%			2037	* *	1-5	\$200	
Steel	80%			2037	* *	5-10	\$1,200	
Barge								
Steel	50%	4+	\$38,700	2041	* *	5	\$2,800	
		<i>Corrosion, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Splash Zone</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Slight List Towards The South</i>						
		<i>Explanation : List</i>						
Not Accessible	50%							
Protective Structure								
Donut Fender								
Steel/Rubber	40%			2030	\$49,800			
Not Accessible	60%							
Deck Elements								
Railing								
Steel	100%			2030	\$92,700			
Electrical								
Conduit								
PVC	100%			2028	\$222,300			
Lighting Fixture								
LED	100%			2030	\$69,700			
Movable Ramps								
Deck and Railing								
Steel	100%			2041	* *			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Marinas/Docks	\$74,700	
Total	\$74,700	
Importance Code A	\$74,700	
Total	\$74,700	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Access Walkways								
Deck								
Steel	5%			2060		**		
	<i>Worn, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Wear On The Inside Curb Of Car Ports</i>							
Timber	95%			2033		5		
Fender								
Facing								
Composite	88%			2032	\$27,600			
	<i>Other Observation, Extent : Light, Area Affected : 50%</i>							
	<i>Location : In Boat Contact Surfaces Within Ferry Slip</i>							
	<i>Explanation : Wearing</i>							
Composite	2%	Now	\$600	2034	\$600			
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Isolated Locations At Slip 6 And Slip 7</i>							
	<i>Explanation : Broken</i>							
Not Accessible	10%							
Piles								
Timber	8%			2035		**		
	<i>Other Observation, Extent : Light, Area Affected : 60%</i>							
	<i>Location : Throughout Fender Racks At Slips 6 And 7 Above Mean Low Water Elevation</i>							
	<i>Explanation : Rot</i>							
Timber	2%	4+	\$74,700	2035		**		
	<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Slip 6 And Slip 7</i>							
	<i>Explanation : Splitting At Tops Of Fender Piles</i>							
Not Accessible	90%							
Gallows Frames								
Tower Frames								
Steel	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 : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Marinas/Docks		\$799,800
Total		\$799,800
Importance Code A		\$799,800
Total		\$799,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Marinas/Docks	\$1,500	\$1,600	\$4,100	\$6,100
Total	\$1,500	\$1,600	\$4,100	\$6,100
Importance Code A		\$1,400	\$3,900	\$400
Importance Code B	\$1,500	\$200	\$200	\$5,700
Total	\$1,500	\$1,600	\$4,100	\$6,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
BAY RIDGE/ 69TH ST FERRY LANDING @AMERICAN VETERANS MEMORIAL PIER
Asset # : 15425

Marinas/Docks		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Access Walkways								
Gangways								
Aluminum	100%	4+	\$1,500	2053	**	1-3	\$18,500	
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Southeast Corner Of Main Access Gangway Where Open Security Fence Rubs Against Gangway</i>								
<i>Explanation : Abrasion</i>								
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	
<i>Missing Coating, Extent : Light, Area Affected : 5%</i>								
<i>Location : Isolated Locations Throughout</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Secure To Barge</i>								
<i>Explanation : 6 Piles</i>								
Not Accessible	50%							
Railing								
Steel	100%			2031			\$72,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Deck Of Barge</i>								
<i>Explanation : 125 Linear Feet</i>								
Barge								
Steel	70%			2042	**	5	\$7,700	
<i>Corrosion, Extent : Light, Area Affected : 5%</i>								
<i>Location : Tidal Zone</i>								
<i>Missing Coating, Extent : Light, Area Affected : 5%</i>								
<i>Location : Tidal Zone</i>								
Not Accessible	30%							
Protective Structure								
Fenders								
Steel/Rubber	100%			2031			\$249,500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout Barge</i>								
<i>Explanation : 24 D-fenders</i>								
Donut Fender								
Steel/Rubber	60%			2031			\$74,700	
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : At Both Fenders Located North Of The Barge</i>								
<i>Explanation : Abrasion</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Electrical								
Conduit								
Steel	100%			2031	\$333,400			
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Deck Of Barge</i>							
	<i>Explanation : 1,225 Linear Feet</i>							
Lighting Fixture								
LED	100%			2031	\$69,700			
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Along Gangway And Canopy</i>							
	<i>Explanation : 16 Lighting Elements</i>							
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 : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Marinas/Docks		\$873,000
Total		\$873,000
Importance Code A		\$873,000
Total		\$873,000

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Marinas/Docks	\$1,600	\$5,600	\$4,600	\$800
Total	\$1,600	\$5,600	\$4,600	\$800
Importance Code A		\$1,400	\$4,100	\$400
Importance Code B	\$1,300	\$4,100	\$200	\$300
Importance Code C	\$300	\$200	\$300	\$200
Total	\$1,600	\$5,600	\$4,600	\$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
BKLYN. BRDG PIER 6 FERRY LANDING
Asset # : 15432

System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Access Walkways								
Gangways								
Aluminum	98%			2053	**	1-3	\$13,300	
Aluminum	2%	Now	\$1,100	2063	**	1-3	\$300	
<i>Handrail Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Broken Top Safety Chain At Gangway Handrail To Ferry Barge</i>								
<hr/>								
Pile Caps								
Concrete	100%			2053	**	5	\$500	
<hr/>								
Piles and Bracing								
Steel	25%			2053	**	5-10	\$600	
Not Accessible	75%							
<hr/>								
Floating Docks								
Anchor Piles								
Steel	50%			2053	**	3-5	\$4,400	
<i>Corrosion, Extent : Light, Area Affected : 5%</i>								
<i>Location : In The Tidal Zone</i>								
<i>Missing Coating, Extent : Light, Area Affected : 5%</i>								
<i>Location : In The Tidal Zone</i>								
<hr/>								
Not Accessible	50%							
<hr/>								
Fenders								
Rubber	100%			2031	\$19,600	1-2	\$2,300	
<hr/>								
Barge								
Steel	75%			2042	**	5	\$8,300	
Not Accessible	25%							
<hr/>								
Protective Structure								
Donut Fender								
Steel/Rubber	100%			2031	\$249,000			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 4 Monopiles With Donut Fenders</i>								
<i>Explanation : Note</i>								
<hr/>								
Deck Elements								
Railing								
Steel	100%			2031	\$92,700			
<i>Corrosion, Extent : Light, Area Affected : 5%</i>								
<i>Location : At Base Plate Connections And Top Rail</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 160 Linear Feet Of Steel Railing</i>								
<i>Explanation : Note</i>								
<hr/>								
Electrical								
Conduit								
Steel	100%			2031	\$435,500			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1600 Linear Feet Of Steel Conduit</i>								
<i>Explanation : Note</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

**DEPT. OF SMALL BUSINESS SERV. - 801
BKLYN. BRDG PIER 6 FERRY LANDING
Asset # : 15432**

Marinas/Docks		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Electrical								
Lighting Fixture								
LED	100%			2031	\$95,800			
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : 16 Light Fixtures On Ferry Barge And 6 Light Fixtures On Gangway Railing</i>						
		<i>Explanation : Note</i>						
Movable Ramps								
Deck and Railing								
Aluminum	100%			2042			**	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : 2 Bow loaders, 352 Square Feet Total</i>						
		<i>Explanation : Note</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : **BROOKLYN NAVY YARD PIER C DOCKS CITYWIDE FERRY SERVICE HOMEPORT**
Address : **EASYWAY AND FRONT AVENUE BROOKLYN NAVY YARD**
Borough : **BROOKLYN** Agency's Number : N/A
Program / Asset # : **DBSR045.200 / 15252** Yr Built/Renovated : 2017 /
Area Sq Ft : **21,450** Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **12-Feb-2021** Landmark Status : **NONE**
Areas Surveyed :
Block : Lot : BIN :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Marinas/Docks	\$100,000	\$579,300
Total	\$100,000	\$579,300
Importance Code A	\$100,000	\$100,000
Importance Code C		\$479,300
Total	\$100,000	\$579,300

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Marinas/Docks	\$78,800	\$4,800	\$9,700	\$64,000
Total	\$78,800	\$4,800	\$9,700	\$64,000
Importance Code A	\$44,700			\$32,900
Importance Code B	\$27,400	\$1,200	\$1,200	\$27,400
Importance Code C	\$6,700	\$3,600	\$8,600	\$3,600
Total	\$78,800	\$4,800	\$9,700	\$64,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
BROOKLYN NAVY YARD PIER C DOCKS CITYWIDE FERRY SERVICE HOMEPORT
Asset # : 15252

Marinas/Docks		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Access Walkways								
Gangways								
Aluminum	100%			2058	**	1-3	\$116,700	
Floating Docks								
Anchor Piles								
Steel	100%			2058	**	3-5	\$127,600	
Fenders								
Rubber	54%			2030	\$263,700	1-2	\$30,100	
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Vertical Fenders, Two At Float 6e And One At Float 5w</i>								
<i>Explanation : Impact Damage</i>								
Vinyl	46%	4+	\$4,300	2031	\$215,500	2	\$24,700	
<i>Missing Components, Extent : Severe, Area Affected : 2%</i>								
<i>Location : One Missing Horizontal Fender At Float 6w</i>								
Floats/ Frames								
Concrete	98%			2045	**	5	\$200,100	
Steel	2%	Now	\$7,200	2040	**	5	\$600	
<i>Missing Components, Extent : Severe, Area Affected : 11%</i>								
<i>Location : 5 Missing Or Damaged Float Connection Cover Plates</i>								
<i>Other Observation, Extent : Light, Area Affected : 14%</i>								
<i>Location : 6 Loose Float Connection Cover Plates</i>								
<i>Explanation : Loose Components</i>								
Fender								
Piles								
Timber	38%			2036	**			
Timber	2%	Now	\$6,600	2037	**			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : One Missing Fender Pile At Float 6w</i>								
<i>Explanation : Missing</i>								
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 : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 : 16-Mar-2021 **Landmark Status** : NONE
Areas Surveyed :
Block : 262 **Lot** : 25 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Marinas/Docks	\$222,300	\$162,400
Total	\$222,300	\$162,400
Importance Code A	\$222,300	\$162,400
Total	\$222,300	\$162,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Marinas/Docks	\$18,200	\$3,400	\$800	\$8,900
Total	\$18,200	\$3,400	\$800	\$8,900
Importance Code A	\$7,400	\$2,800	\$200	\$1,000
Importance Code B	\$7,500	\$300	\$300	\$7,500
Importance Code C	\$3,200	\$400	\$400	\$400
Total	\$18,200	\$3,400	\$800	\$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
CORLEARS HOOK FERRY LANDING
Asset # : 15299

Marinas/Docks		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Access Walkways								
Gangways								
Aluminum	100%			2052	**	1-3	\$32,000	
<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Barge-side Bearing Pads</i>								
Pile Caps								
Concrete	100%			2052	**	5	\$200	
Piles and Bracing								
Steel	30%			2052	**	5-10		
Not Accessible	70%							
Floating Docks								
Anchor Piles								
Steel	36%			2052	**	3-5	\$4,200	
<i>Corrosion, Extent : Light, Area Affected : 10%</i>								
<i>Location : Isolated Areas</i>								
Not Accessible	64%							
Fenders								
Rubber	50%	2-4	\$3,100	2032	\$15,300	1-2	\$1,500	
<i>Worn, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 5 Foot High Band At Slip Fender Racks</i>								
Rubber	50%			2030	\$15,300	1-2	\$1,800	
Floats/ Frames								
Polyethylene	20%	2-4	\$3,100	2042	**	1-5	\$200	
<i>Damaged/Missing Pile Guide, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Up To 30 Percent Section Loss At Buffer Pads</i>								
Steel	80%	4+	\$3,300	2040	**	5	\$300	
<i>Missing Coating, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Pile Guide Frames, Worse At Two On Offshore Side</i>								
Barge								
Steel	50%			2041	**	5	\$5,500	
<i>Corrosion, Extent : Light, Area Affected : 10%</i>								
<i>Location : Barge Splash Zone And At Fender Rack Framing</i>								
Not Accessible	50%							
Protective Structure								
Donut Fender								
Steel/Rubber	36%			2030	\$44,800			
<i>Corrosion, Extent : Light, Area Affected : 10%</i>								
<i>Location : Above Donuts</i>								
Not Accessible	64%							
Deck Elements								
Railing								
Steel	100%			2030	\$92,700			
Electrical								
Conduit								
PVC	100%			2028	\$222,300			
Lighting Fixture								
LED	100%			2030	\$69,700			

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
CORLEARS HOOK FERRY LANDING
Asset # : 15299**

Marinas/Docks		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Movable Ramps Deck and Railing Steel	100%			2041		* *		

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 : 02-Mar-2020 Landmark Status : NONE
 Areas Surveyed :
 Block : 1592 Lot : 1 BIN :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Marinas/Docks	\$106,700	\$676,700
Total	\$106,700	\$676,700
Importance Code A	\$106,700	\$676,700
Total	\$106,700	\$676,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Marinas/Docks	\$20,000	\$10,400	\$6,400	\$400
Total	\$20,000	\$10,400	\$6,400	\$400
Importance Code A	\$19,700	\$10,000	\$3,700	
Importance Code B	\$100	\$100	\$2,600	\$100
Importance Code C	\$200	\$300	\$200	\$300
Total	\$20,000	\$10,400	\$6,400	\$400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
E. 90TH ST FERRY LANDING NORTH END OF CARL SCHURZ PARK
Asset # : 14118

Marinas/Docks		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Deck								
Timber	55%			2029	\$405,000	5	\$6,700	
<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 50%</i>								
<i>Location : Deck Surface</i>								
Not Accessible	45%							
Gangways								
Aluminum	100%			2051	* *	1-3	\$8,500	
Pile Caps								
Timber	40%			2051	* *	4	\$400	
Not Accessible	60%							
Piles and Bracing								
Timber	60%			2051	* *	4-5	\$21,500	
<i>Splitting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Top 2 Feet Of Several Piles</i>								
Not Accessible	40%							
Floating Docks								
Anchor Piles								
Steel	60%			2057	* *	3-5	\$7,900	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : All Floating Dock Components Recently Replaced</i>								
Not Accessible	40%							
Fenders								
Rubber	100%			2030	\$19,400	1-2	\$2,200	
Barge								
Steel	45%			2044	* *	5	\$5,000	
Not Accessible	55%							
Deck Elements								
Railing								
Steel	100%			2029	\$271,700			
Electrical								
Conduit								
PVC	100%			2028	\$106,700			
Lighting Fixture								
Incandescent	100%			2025	\$19,700			
Fender								
Piles								
Steel	60%			2035	* *			
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Four New Donut Fenders</i>								
Not Accessible	40%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Marinas/Docks		\$781,800
Total		\$781,800
Importance Code A		\$781,800
Total		\$781,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Marinas/Docks	\$1,200	\$4,400	\$3,900	\$900
Total	\$1,200	\$4,400	\$3,900	\$900
Importance Code A		\$1,400	\$3,500	\$700
Importance Code B	\$100	\$2,900	\$100	\$100
Importance Code C	\$1,100	\$200	\$200	\$200
Total	\$1,200	\$4,400	\$3,900	\$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 20TH STREET STUYVESANT COVE FERRY LANDING

Asset # : 15422

Marinas/Docks		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Access Walkways								
Deck								
Concrete	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	\$16,500	1-2	\$1,900	
<i>Worn, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Bowloader Ramps Where Ferries Contact Fendering</i>								
Rubber	5%	Now	\$900	2033	\$900	1-2	\$100	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Fenders Protecting Anchor Pile Guides At Northeast And Southeast Anchor Piles</i>								
Barge								
Steel	60%			2042	**	5	\$6,600	
<i>Corrosion, Extent : Light, Area Affected : 5%</i>								
<i>Location : Isolated Locations Of Corrosion In The Tidal Zone</i>								
Not Accessible	40%							
Protective Structure								
Donut Fender								
Steel/Rubber	50%			2031	\$62,300			
Not Accessible	50%							
Deck Elements								
Railing								
Steel	100%			2031	\$92,700			
Electrical								
Conduit								
Steel	100%			2031	\$417,800			
Lighting Fixture								
LED	100%			2031	\$209,100			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 32 Lights Along Gangways And 16 Lights In Canopy On Barge</i>								
<i>Explanation : Lights</i>								
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.

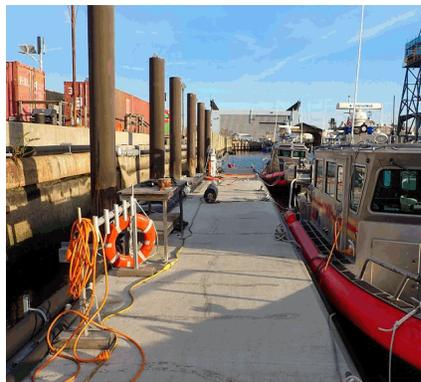
Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : FDNY MARINA @ BERTHS 11 AND 12 NEXT TO ASSET 13527
Address : NORTHWEST SIDE OF HAMMERHEAD AVE BROOKLYN NAVY YARD
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR045.06A / 14726 **Yr Built/Renovated** :
Area Sq Ft : 3,000 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 27-Oct-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Marinas/Docks	\$68,500	\$400,000
Total	\$68,500	\$400,000
Importance Code A	\$68,500	\$400,000
Total	\$68,500	\$400,000

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Marinas/Docks	\$15,300	\$9,800	\$8,400	\$31,300
Total	\$15,300	\$9,800	\$8,400	\$31,300
Importance Code A	\$13,600	\$9,700	\$8,300	\$29,600
Importance Code B	\$1,700	\$100	\$100	\$1,700
Total	\$15,300	\$9,800	\$8,400	\$31,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
FDNY MARINA @ BERTHS 11 AND 12 NEXT TO ASSET 13527

Asset # : 14726

Marinas/Docks		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Deck								
Steel	100%			2052	**			
<i>Corrosion, Extent : Light, Area Affected : 5%</i>								
<i>Location : At Travel Lift</i>								
Gangways								
Aluminum	100%			2052	**	1-3	\$7,300	
Piles and Bracing								
Steel	30%	4+	\$2,600	2062	**	5		
<i>Corrosion, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Top Of Piles And Collars</i>								
Not Accessible	70%							
Floating Docks								
Anchor Piles								
Steel	60%			2052	**	3-5	\$36,500	
<i>Missing Coating, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : In Rub Areas Of Tidal Zone</i>								
<i>Missing Components, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Missing Pile Cap Tops, 17 Locations</i>								
Not Accessible	40%							
Deck								
Concrete	50%			2041	**	5		
<i>Cracking, Extent : Light, Area Affected : 10%</i>								
<i>Location : Top Surface Of Dock</i>								
Not Accessible	50%							
Fenders								
Rubber	100%			2030		1-2		
Launch/Haulout								
Piles and Bracing								
Steel	25%			2052	**	5-10	\$273,800	
<i>Corrosion, Extent : Light, Area Affected : 10%</i>								
<i>Location : Top 2 Feet.</i>								
<i>Missing Coating, Extent : Light, Area Affected : 10%</i>								
<i>Location : Top 2 Feet.</i>								
Not Accessible	75%							
Runway								
Concrete	80%			2052	**	5	\$900	
Steel	20%			2052	**	5	\$800	
Protective Structure								
Fenders								
Steel/Rubber	100%			2030	\$62,400			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Launch Hallout</i>								
<i>Explanation : Observed On Either Side Of Launch Hallout</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Railing								
Steel	100%			2030	\$67,200			
<i>Corrosion, Extent : Light, Area Affected : 5%</i>								
<i>Location : Handrail Only At Boat Launch</i>								
<i>Loose Connections, Extent : Light, Area Affected : 50%</i>								
<i>Location : Loose Handrails At Access Walkway But All Hardware Secure.</i>								
Electrical								
Conduit								
PVC	100%			2028	\$20,700			
Lighting Fixture								
Sodium	100%			2026	\$9,700			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Locations Throughout</i>								
<i>Explanation : 4 Lights Observed</i>								
Electrical/Mech.								
Power Supply/Bollards								
Steel	100%			2030	\$9,800			
Mech./Plumbing								
Water Supply								
PVC	5%	4+	\$2,200	2030	\$3,600			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Minor Leak At South Dock And On Bulkhead Adjacent To South Dock</i>								
<i>Explanation : Leaking Connection</i>								
PVC	95%			2028	\$68,500			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Locations Throughout</i>								
<i>Explanation : Waterlines Protected In PVC Heat Tracing Pipe.</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Marinas/Docks		\$441,500
Total		\$441,500
Importance Code A		\$441,500
Total		\$441,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Marinas/Docks	\$1,700	\$600	\$21,700	\$600
Total	\$1,700	\$600	\$21,700	\$600
Importance Code A	\$1,100		\$7,400	
Importance Code B	\$600	\$600	\$14,400	\$600
Total	\$1,700	\$600	\$21,700	\$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
FERRY POINT PARK FERRY LANDING THROGS NECK FERRY TERMINAL
Asset # : 15548

Marinas/Docks		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Access Walkways								
Deck								
	Concrete	100%			2047	* *	5	\$3,600
Gangways								
	Aluminum	100%			2060	* *	1-3	\$47,300
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	\$6,600
	Not Accessible	50%						
Railing								
	Steel	100%			2033	\$73,000		
Barge								
	Steel	60%			2047	* *	5	\$7,000
	Not Accessible	40%						
Protective Structure								
Fenders								
	Steel/Rubber	100%			2033	\$20,800		
Donut Fender								
	Steel/Rubber	50%			2033	\$62,300		
	Not Accessible	50%						
Deck Elements								
Railing								
	Steel	100%			2033	\$63,700		
Electrical								
Conduit								
	Steel	100%			2033	\$172,800		
Lighting Fixture								
	LED	100%			2033	\$69,700		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : FULTON FERRY LANDING
Address : NORTHSIDE - FULTON LANDING PIER @EAST RIVER
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0054.000 / 14197 **Yr Built/Renovated** : 2003 /
Area Sq Ft : 3,060 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 28-Oct-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 199 **Lot** : 1 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Marinas/Docks		\$81,700
Total		\$81,700
Importance Code A		\$81,700
Total		\$81,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Marinas/Docks	\$23,000	\$16,900	\$15,700	\$1,400
Total	\$23,000	\$16,900	\$15,700	\$1,400
Importance Code A	\$18,800	\$16,600		
Importance Code B	\$2,000	\$100	\$100	\$1,200
Importance Code C	\$2,300	\$200	\$15,700	\$200
Total	\$23,000	\$16,900	\$15,700	\$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
FULTON FERRY LANDING
Asset # : 14197

Marinas/Docks		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Gangways								
Aluminum	95%			2052	**	1-3	\$4,900	
Aluminum	5%	4+	\$800	2062	**	1-3	\$200	
<i>Cracked Weld, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Two Cracked Welds At Landside Connection</i>								
Floating Docks								
Anchor Piles								
Steel	40%			2052	**	3-5		
<i>Corrosion, Extent : Light, Area Affected : 5%</i>								
<i>Location : Within Tidal Zone And At Pile Guide Wear Pads</i>								
Not Accessible	60%							
Fenders								
Rubber	60%			2027		1-2	\$1,800	
<i>Worn, Extent : Light, Area Affected : 10%</i>								
<i>Location : On Offshore Face Of Anchor Pile Guides</i>								
Rubber	40%	Now	\$2,000	2032		1-2	\$1,000	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Broken Fender At Northwest And Southwest Anchor Pile Guides</i>								
Barge								
Steel	60%			2041	**	5	\$3,400	
<i>Corrosion, Extent : Light, Area Affected : 20%</i>								
<i>Location : Above The Waterline</i>								
<i>Missing Coating, Extent : Light, Area Affected : 5%</i>								
<i>Location : Above The Waterline</i>								
Not Accessible	40%							
Protective Structure								
Fenders								
Steel/Rubber	50%	4+	\$5,200	2030			\$10,400	
<i>Corrosion, Extent : Light, Area Affected : 25%</i>								
<i>Location : At Steel Fender Rack Frames</i>								
Steel/Rubber	50%	2-4	\$10,400	2032			\$10,400	
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Rubber Fenders At Berthing Face</i>								
<i>Explanation : Abrasion And Impact Damage</i>								
Donut Fender								
Steel/Rubber	40%			2030			\$49,800	
<i>Worn, Extent : Light, Area Affected : 10%</i>								
<i>Location : Minor Abrasion At The Waterline</i>								
Not Accessible	60%							
Deck Elements								
Railing								
Steel	100%			2030			\$45,200	
<i>Corrosion, Extent : Light, Area Affected : 10%</i>								
<i>Location : All Hand Rails</i>								
Electrical								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Electrical								
Conduit								
Steel	100%	4+	\$1,600	2030	\$81,700			
	<i>Other Observation, Extent : Light, Area Affected : 5%</i>							
	<i>Location : At The Steel Conduit Connections</i>							
	<i>Explanation : Corrosion</i>							
Lighting Fixture								
Incandescent	85%			2026	\$14,900			
LED	15%	Now	\$1,600	2030	\$5,200			
	<i>Broken, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : One Of Eight Lights On The Barge</i>							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : GREENPOINT FERRY LANDING
Address : 10 INDIA STREET EAST RIVER
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DSB0067.005 / 15301 **Yr Built/Renovated** : 2011 /
Area Sq Ft : 2,536 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 17-Mar-2021 **Landmark Status** : NONE
Areas Surveyed :
Block : 2530 **Lot** : 8 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Marinas/Docks		\$223,300
Total		\$223,300
Importance Code A		\$223,300
Total		\$223,300

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Marinas/Docks	\$46,700	\$1,900	\$1,600	\$25,800
Total	\$46,700	\$1,900	\$1,600	\$25,800
Importance Code A	\$28,900	\$1,400	\$1,000	\$19,200
Importance Code B	\$14,500	\$300	\$300	\$6,400
Importance Code C	\$3,300	\$200	\$300	\$200
Total	\$46,700	\$1,900	\$1,600	\$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
GREENPOINT FERRY LANDING
Asset # : 15301

Marinas/Docks		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Gangways								
Aluminum	90%			2052	**	1-3	\$24,500	
Aluminum	10%	2-4	\$8,700	2062	**	1-3	\$2,100	
<i>Loose Connections, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Displaced Pier-side Toe Plate Through Rod</i>								
<i>Surface Wearing/Scaling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Barge-side Bearing Pads</i>								
Floating Docks								
Anchor Piles								
Steel	12%	0-2	\$2,800	2062	**	3-5	\$1,000	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Northwest Anchor Pile</i>								
<i>Explanation : Excess Movement</i>								
Steel	38%			2052	**	3-5	\$4,400	
<i>Corrosion, Extent : Light, Area Affected : 10%</i>								
<i>Location : Isolated Areas</i>								
Not Accessible	50%							
Fenders								
Rubber	80%	4+	\$3,300	2032	\$16,400	1-2	\$1,700	
<i>Worn, Extent : Light, Area Affected : 40%</i>								
<i>Location : 4 Foot High Bands At Slip Fender Racks</i>								
Rubber	20%			2030	\$4,100	1-2	\$500	
Floats/ Frames								
Polyethylene	20%			2037	**	1-5	\$200	
<i>Damaged/Missing Pile Guide, Extent : Light, Area Affected : 10%</i>								
<i>Location : Light Wear On Buffer Pads</i>								
Steel	80%			2037	**	5-10	\$1,200	
Barge								
Steel	45%			2041	**	5	\$2,800	
<i>Corrosion, Extent : Light, Area Affected : 10%</i>								
<i>Location : Splash Zone And Isolated Areas</i>								
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : At Base Of Gangway Due To Deteriorated Buffer Pads</i>								
<i>Explanation : Abrasion Damage</i>								
Steel	5%	Now	\$13,300	2041	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Impact Damaged Safety Ladder</i>								
<i>Explanation : Damaged Component</i>								
Not Accessible	50%							
Deck Elements								
Railing								
Steel	100%			2030	\$92,700			
<i>Corrosion, Extent : Light, Area Affected : 10%</i>								
<i>Location : Isolated Areas</i>								
Electrical								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Electrical								
Conduit								
Steel	75%			2030	\$122,500			
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Primarily At Fittings</i>							
	<i>Explanation : Corrosion</i>							
Steel	5%	2-4	\$2,500	2032	\$8,200			
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : 30 Feet Loosely Hanging On Pier Side Of Gangway</i>							
	<i>Explanation : Loose Connection</i>							
PVC	20%			2028	\$17,800			
Lighting Fixture								
LED	100%			2030	\$13,100			
Movable Ramps								
Deck and Railing								
Steel	100%	4+	\$9,400	2041				* *
	<i>Other Observation, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Welds Connecting Flood Plate To Framing, South End Of North Ramp</i>							
	<i>Explanation : Cracked Welds</i>							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 : 02-Mar-2021 **Landmark Status** : NONE
Areas Surveyed :
Block : 6 **Lot** : 1 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Marinas/Docks	\$6,200	\$1,100	\$400	\$39,900
Total	\$6,200	\$1,100	\$400	\$39,900
Importance Code A	\$3,600	\$900	\$200	\$37,200
Importance Code B	\$2,600	\$100	\$100	\$2,600
Importance Code C	\$100	\$100	\$100	\$100
Total	\$6,200	\$1,100	\$400	\$39,900



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
HUNTERS POINT SOUTH PARK FERRY LANDING
Asset # : 15289

Marinas/Docks		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Access Walkways								
Gangways								
Aluminum	100%			2052	**	1-3	\$10,900	
<i>Handrail Damage, Extent : Light, Area Affected : 2%</i>								
<i>Location : Crack In One Handrail Post</i>								
Floating Docks								
Anchor Piles								
Steel	85%			2052	**	3-5	\$14,800	
Not Accessible	15%							
Fenders								
Rubber	100%			2030	\$8,200	1-2	\$900	
<i>Worn, Extent : Light, Area Affected : 15%</i>								
<i>Location : Center Of Fender Racks Due To Ferry Berthing</i>								
Railing								
Steel	100%			2030	\$44,000			
Barge								
Steel	100%			2041	**	5	\$1,900	
<i>Corrosion, Extent : Light, Area Affected : 5%</i>								
<i>Location : Isolated Areas In Tidal Zone And On Deck Surface</i>								
Electrical								
Conduit								
PVC	100%			2028	\$33,600			
Lighting Fixture								
LED	100%			2030	\$17,400			
Movable Ramps								
Deck and Railing								
Steel	100%			2041	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 : 16-Mar-2021 **Landmark Status** : NONE
Areas Surveyed :
Block : 21 **Lot** : 500 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Marinas/Docks	\$222,300	\$237,100
Total	\$222,300	\$237,100
Importance Code A	\$222,300	\$237,100
Total	\$222,300	\$237,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Marinas/Docks	\$13,800	\$3,300	\$1,700	\$6,300
Total	\$13,800	\$3,300	\$1,700	\$6,300
Importance Code A	\$6,300	\$2,800	\$1,200	\$1,700
Importance Code B	\$4,300	\$200	\$200	\$4,300
Importance Code C	\$3,200	\$400	\$400	\$400
Total	\$13,800	\$3,300	\$1,700	\$6,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
LONG ISLAND CITY FERRY LANDING GANTRY PLAZA
Asset # : 15298

Marinas/Docks		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Access Walkways								
Gangways								
Aluminum	100%			2052	**	1-3	\$18,200	
Pile Caps								
Concrete	100%			2052	**	5	\$200	
Piles and Bracing								
Steel	15%			2052	**	5-10	\$100	
Not Accessible	85%							
Floating Docks								
Anchor Piles								
Steel	60%			2052	**	3-5	\$7,000	
		<i>Corrosion, Extent : Light, Area Affected : 15%</i>						
		<i>Location : Primarily In Splash Zone</i>						
Not Accessible	40%							
Fenders								
Rubber	50%	4+	\$3,100	2032	\$15,300	1-2	\$1,500	
		<i>Worn, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : 5 Foot High Band At Slip Fender Racks</i>						
Rubber	50%			2030	\$15,300	1-2	\$1,800	
Floats/ Frames								
Polyethylene	20%			2037	**	1-5	\$200	
Steel	80%			2037	**	5-10	\$1,200	
Barge								
Steel	50%			2041	**	5	\$5,500	
		<i>Corrosion, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Primarily In Splash Zone And Within Moveable Ramp Bays</i>						
Not Accessible	50%							
Protective Structure								
Donut Fender								
Steel/Rubber	60%			2030	\$74,700			
		<i>Corrosion, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Above Donut Fenders</i>						
Not Accessible	40%							
Deck Elements								
Railing								
Steel	100%			2030	\$92,700			
Electrical								
Conduit								
PVC	100%			2028	\$222,300			
Lighting Fixture								
LED	100%			2030	\$69,700			
Movable Ramps								
Deck and Railing								
Steel	100%	4+	\$4,600	2045	**			
		<i>Other Observation, Extent : Light, Area Affected : 2%</i>						
		<i>Location : Ramp Hinges</i>						
		<i>Explanation : Corrosion</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

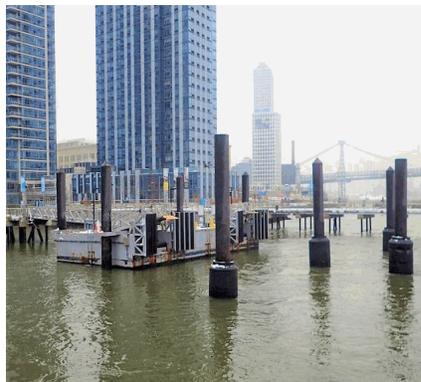
DEPT. OF SMALL BUSINESS SERV. - 801
LONG ISLAND CITY FERRY LANDING GANTRY PLAZA
Asset # : 15298

Print Date : 22-Aug-2023 **DEPT. OF SMALL BUSINESS SERV. - FY 2024**

Asset Name : NORTH WILLIAMSBURG 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 : 09-Feb-2021 **Landmark Status** : NONE
Areas Surveyed :
Block : 2332 **Lot** : 40 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Marinas/Docks		\$285,300
Total		\$285,300
Importance Code A		\$285,300
Total		\$285,300

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Marinas/Docks	\$25,100	\$400	\$300	\$22,800
Total	\$25,100	\$400	\$300	\$22,800
Importance Code A	\$20,400			\$18,000
Importance Code B	\$4,600	\$200	\$200	\$4,600
Importance Code C	\$200	\$200	\$200	\$200
Total	\$25,100	\$400	\$300	\$22,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
**** Replacement cost estimated to be beyond ten years is not included in this report.**

DEPT. OF SMALL BUSINESS SERV. - 801
NORTH WILLIASMBURG FERRY LANDING NORTH 5TH STREET PARK
Asset # : 15250

Marinas/Docks		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Deck								
Concrete	36%			2045	* *	5	\$2,300	
No Component	64%							
Gangways								
Aluminum	100%			2058	* *	1-3	\$19,400	
Pile Caps								
Concrete	36%			2058	* *	5	\$3,100	
No Component	64%							
Piles and Bracing								
Steel	36%			2058	* *	5-10	\$13,900	
No Component	64%							
Floating Docks								
Anchor Piles								
Steel	100%			2058	* *	3-5	\$11,600	
Fenders								
Rubber	100%			2030	\$16,400	1-2	\$1,900	
								<i>Worn, Extent : Light, Area Affected : 40%</i>
								<i>Location : Light Wear At Slip Fenders</i>
Barge								
Steel	64%			2045	* *	5	\$6,700	
								<i>Corrosion, Extent : Light, Area Affected : 10%</i>
								<i>Location : Splash Zone</i>
No Component	36%							
Protective Structure								
Donut Fender								
Steel/Rubber	50%	4+	\$12,500	2031	\$62,300			
								<i>Missing Components, Extent : Light, Area Affected : 5%</i>
								<i>Location : 2 Of 4 Fender Piles Missing Top Caps</i>
Not Accessible	50%							
Deck Elements								
Railing								
Steel	100%			2031	\$223,100			
Electrical								
Conduit								
PVC	100%			2029	\$48,900			
Lighting Fixture								
LED	25%			2031	\$4,400			
LED	75%	Now	\$700	2031	\$13,100			
								<i>Broken, Extent : Light, Area Affected : 5%</i>
								<i>Location : 3 Of 4 Lights On Barge With Broken Bulbs</i>
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 : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Marinas/Docks		\$722,400
Total		\$722,400
Importance Code A		\$722,400
Total		\$722,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Marinas/Docks	\$600	\$7,300	\$4,700	\$900
Total	\$600	\$7,300	\$4,700	\$900
Importance Code A		\$2,100	\$4,100	\$400
Importance Code B	\$200	\$5,000	\$200	\$200
Importance Code C	\$400	\$200	\$400	\$200
Total	\$600	\$7,300	\$4,700	\$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
RED HOOK FERRY LANDING
Asset # : 15426

Marinas/Docks		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Access Walkways								
Gangways								
Aluminum	100%			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	\$27,000	1-2	\$3,100	
Barge								
Steel	75%			2042	**	5	\$8,300	
		<i>Other Observation, Extent : N/A, Area Affected : 10%</i>						
		<i>Location : Guide Pile Pads And Frames In Good Condition</i>						
		<i>Explanation : Note</i>						
Not Accessible	25%							
Protective Structure								
Donut Fender								
Steel/Rubber	100%			2031	\$124,500			
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : 2 Monopiles With Donut Fenders</i>						
		<i>Explanation : Note</i>						
Deck Elements								
Railing								
Steel	100%			2031	\$92,700			
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : 160 Linear Feet Of Steel Railing</i>						
		<i>Explanation : Note</i>						
Electrical								
Conduit								
Steel	100%			2031	\$435,500			
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : 1600 Linear Feet Of Steel Conduit</i>						
		<i>Explanation : Note</i>						
Lighting Fixture								
LED	100%			2032	\$69,700			
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : 16 Light Fixtures</i>						
		<i>Explanation : Note</i>						
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				* *
<i>Other Observation, Extent : N/A, Area Affected : 100%</i> <i>Location : 2 Bow loaders, 352 Square Feet Total</i> <i>Explanation : Note</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Marinas/Docks	\$108,200	\$803,800
Total	\$108,200	\$803,800
Importance Code A	\$108,200	\$803,800
Total	\$108,200	\$803,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Marinas/Docks	\$1,200	\$5,500	\$200	\$600
Total	\$1,200	\$5,500	\$200	\$600
Importance Code A	\$1,000	\$2,000		\$400
Importance Code B	\$200	\$3,600	\$200	\$200
Total	\$1,200	\$5,500	\$200	\$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
ROCKAWAY PARK FERRY LANDING
Asset # : 15424

Marinas/Docks		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	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	
		<i>Missing Coating, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Isolated Locations</i>						
Not Accessible	30%							
Railing								
Steel	100%			2031	\$92,700			
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Deck Of Barge</i>						
		<i>Explanation : 160 Feet Of Railing</i>						
Barge								
Steel	70%	4+	\$108,200	2042	* *	5	\$3,900	
		<i>Corrosion, Extent : Moderate, Area Affected : 15%</i>						
		<i>Location : Typically At Pile Guide Connection Points</i>						
		<i>Missing Coating, Extent : Light, Area Affected : 15%</i>						
		<i>Location : Isolated Locations Throughout</i>						
Not Accessible	30%							
Protective Structure								
Fenders								
Steel/Rubber	90%			2031	\$9,400			
		<i>Worn, Extent : Light, Area Affected : 15%</i>						
		<i>Location : Isolated Locations Throughout</i>						
Steel/Rubber	10%	0-2	\$1,000	2033	\$1,000			
		<i>Damaged/Missing Pile Guide, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : Total 18 Linear Feet Of Buffers Attached To Northern And Southern Pile Guides</i>						
Donut Fender								
Steel/Rubber	70%			2031	\$174,300			
Not Accessible	30%							
Electrical								
Conduit								
Steel	100%			2031	\$440,900			
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Deck Of Barge</i>						
		<i>Explanation : 1,620 Feet Of Conduit</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
ROCKAWAY PARK FERRY LANDING
Asset # : 15424

Marinas/Docks		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Electrical	Lighting Fixture							
	LED	100%			2031	\$95,800		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : On Gangway And Canopy</i>								
<i>Explanation : 22 Light Elements</i>								
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 : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Marinas/Docks		\$606,300
Total		\$606,300
Importance Code A		\$606,300
Total		\$606,300

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Marinas/Docks	\$400	\$8,000	\$3,500	\$700
Total	\$400	\$8,000	\$3,500	\$700
Importance Code A	\$200	\$3,400	\$3,300	\$600
Importance Code B	\$200	\$4,600	\$200	\$200
Total	\$400	\$8,000	\$3,500	\$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
ROOSEVELT ISLAND FERRY LANDING
Asset # : 15421

Marinas/Docks		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	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	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : At Gangway</i>						
		<i>Explanation : 2 Piles</i>						
Floating Docks								
Anchor Piles								
Steel	80%			2053	**	3-5	\$10,600	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Secured To Barge</i>						
		<i>Explanation : 6 Piles</i>						
Not Accessible	20%							
Railing								
Steel	100%			2031			\$92,700	
Barge								
Steel	60%			2042	**	5	\$6,600	
		<i>Corrosion, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Tidal Zone And Isolated Deck Locations</i>						
		<i>Missing Coating, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Tidal Zone And Isolated Deck Locations</i>						
Not Accessible	40%							
Protective Structure								
Fenders								
Steel/Rubber	2%	0-2	\$200	2033			\$200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Northeastern Most Pile Guide Protective Fender</i>						
		<i>Explanation : 8 Linear Feet Of Abrasion Damage Of Pile Guide Fender</i>						
Steel/Rubber	68%			2031			\$7,100	
Not Accessible	30%							
Electrical								
Conduit								
Steel	100%			2031			\$417,800	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Deck Of Barge</i>						
		<i>Explanation : 1,535 Feet Of Conduit</i>						
Lighting Fixture								
LED	100%			2031			\$95,800	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : On Gangway And Canopy</i>						
		<i>Explanation : 22 Light Fixtures</i>						
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 : 22-Aug-2023 **DEPT. OF SMALL BUSINESS SERV. - FY 2024**

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 : 26-Mar-2019 Landmark Status : NONE
 Areas Surveyed :
 Block : 991 Lot : 50 BIN :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Marinas/Docks	\$2,387,400	\$370,800
Total	\$2,387,400	\$370,800
Importance Code A	\$2,387,400	\$370,800
Total	\$2,387,400	\$370,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Marinas/Docks	\$168,900	\$84,800	\$1,900	\$76,600
Total	\$168,900	\$84,800	\$1,900	\$76,600
Importance Code A	\$163,600	\$82,200	\$1,500	\$73,300
Importance Code B	\$5,300	\$2,600	\$400	\$3,200
Total	\$168,900	\$84,800	\$1,900	\$76,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
SKYPORT MARINA (23RD ST MARINA)
Asset # : 13645

Marinas/Docks		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Access Walkways								
Deck								
Concrete	25%	0-2	\$66,200	2045	**	5	\$2,600	
Cracking, Extent : Severe, Area Affected : 5%								
Location : Longitudinal And Transverse Cracking At Eastern Walkway								
Spalling, Extent : Severe, Area Affected : 100%								
Location : Widespread At Eastern Walkway								
Concrete	71%			2033	\$313,100	5	\$14,700	
Cracking, Extent : Light, Area Affected : 10%								
Location : Isolated Locations								
Spalling, Extent : Light, Area Affected : 5%								
Location : Corners								
Timber	4%	4+	\$5,400	2028	\$53,700	5	\$400	
Loose Connections, Extent : Moderate, Area Affected : 5%								
Location : South Timber Approach Platform At Gangway Connections								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Northwest Approach Platform								
Explanation : Height Differential								
Gangways								
Aluminum	12%	4+	\$1,700	2060	**	1-3	\$2,000	
Handrail Damage, Extent : Moderate, Area Affected : 100%								
Location : Northeast Interior And Southeast Interior Gangways								
Aluminum	38%			2050	**	1-3	\$6,400	
Aluminum	50%	Now	\$3,400	2050	**	1-3	\$8,200	
Cracked Weld, Extent : Severe, Area Affected : 75%								
Location : Northwest, Southwest West, And Southeast Interior Gangways. Loose Planks At Southwest West And Southwest East								
Loose Connections, Extent : Severe, Area Affected : 50%								
Location : Damaged Pins At Southwest West Gangway And Loose Connection Bolts At Southwest West And Southwest East Gangways								
Missing Components, Extent : Severe, Area Affected : 25%								
Location : Disconnected Safety Chain At Southeast Interior Gangway								
Roller Malfunction, Extent : Severe, Area Affected : 25%								
Location : Southwest West Gangway Has Severe Abrasion Damage At Landing								
Other Observation, Extent : Severe, Area Affected : 25%								
Location : Southeast Interior Gangway Is Rotating North And At Risk Of Sliding Off Upper Connection								
Explanation : Rotating								
Pile Caps								
Concrete	25%	4+	\$138,500	2060	**	5	\$3,600	
Cracking, Extent : Moderate, Area Affected : 10%								
Location : Eastern Walkway								
Spalling, Extent : Moderate, Area Affected : 100%								
Location : Eastern Walkway								
Concrete	71%			2040	**	5	\$20,400	
Cracking, Extent : Light, Area Affected : 5%								
Location : Isolated Locations								
Timber	4%			2050	**	4	\$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
SKYPORT MARINA (23RD ST MARINA)
Asset # : 13645

Marinas/Docks		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Access Walkways								
Piles and Bracing								
Timber	10%	4+	\$99,400	2060	**	4-5	\$5,700	
<i>Missing Connections, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bracing Not Attached Eastern Walkway</i>								
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Tidal Zone</i>								
Timber	40%			2050	**	4-5	\$44,100	
<i>Rotting/Splitting, Extent : Light, Area Affected : 100%</i>								
<i>Location : Tidal Zone</i>								
Not Accessible	50%							
Fender Piles, Wales and Choc								
Timber	60%	Now	\$118,000	2045	**	3	\$41,200	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Along South Access Walkway And Offshore Face</i>								
Not Accessible	40%							
Floating Docks								
Anchor Piles								
Steel	48%			2050	**	3-5	\$42,200	
<i>Corrosion, Extent : Light, Area Affected : 15%</i>								
<i>Location : At Areas Of Missing Coating</i>								
<i>Missing Coating, Extent : Light, Area Affected : 15%</i>								
<i>Location : Tidal Zone And Above Mean Low Water Elevation</i>								
Timber	24%	0-2	\$38,800	2035	**	4-5	\$2,600	
<i>Abrasion, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Tidal Zone</i>								
Timber	8%			2028		4-5	\$1,500	
<i>Abrasion, Extent : Light, Area Affected : 30%</i>								
<i>Location : Tidal Zone</i>								
Not Accessible	20%							
Deck								
Timber	73%			2028	\$1,136,000	5	\$18,800	
Timber	2%	Now	\$1,600	2030	\$31,100	5	\$300	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Severe Damage At Southwest West Gangway Landing</i>								
No Component	25%							
Floats/ Frames								
Polyethylene	67%			2035	**	1-5	\$24,600	
Polyethylene	8%	0-2	\$26,700	2040	**	1-5	\$2,100	
<i>Waterlogged/Damaged Floatation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Southwestern Floating Dock</i>								
Steel	25%			2035	**	5-10	\$11,800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
SKYPORT MARINA (23RD ST MARINA)
Asset # : 13645

Marinas/Docks	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Floating Docks								
Mooring Piles								
Steel	26%			2050	**	5-10	\$2,300	
Timber	54%			2031	\$23,700	4-5	\$1,400	
<i>Rotting/Splitting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Tidal Zone</i>								
<i>Worn, Extent : Light, Area Affected : 20%</i>								
<i>Location : Abrasion Damage</i>								
<hr/>								
Not Accessible								
	20%							
<hr/>								
Protective Structure								
Wave Attenuator								
Timber	100%	Now	\$239,800	2035	**	4	\$90,800	
<i>Missing Components, Extent : Severe, Area Affected : 95%</i>								
<i>Location : Eastern Walkway Offshore Face</i>								
<hr/>								
Deck Elements								
Railing								
Steel	95%			2028	\$503,600			
<i>Corrosion, Extent : Light, Area Affected : 5%</i>								
<i>Location : Isolated Locations</i>								
<hr/>								
Steel	5%	4+	\$2,700	2030	\$26,500			
<i>Handrail Damage, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Impact Damage At North End Of Eastern Walkway</i>								
<hr/>								
Electrical								
Conduit								
Steel	25%			2028	\$29,600			
PVC	25%			2026	\$16,100			
Not Accessible	50%							
<hr/>								
Lighting Fixture								
Incandescent	100%			2025	\$8,800			
<hr/>								
Electrical/Mech.								
Power Supply/Bollards								
Plastic	75%			2025	\$33,000			
Steel	25%			2028	\$11,000			
<hr/>								
Mech./Plumbing								
Water Supply								
PVC	50%			2026	\$49,300			
Not Accessible	50%							
<hr/>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

Asset Name : SOUNDVIEW FERRY DOCK CLASON POINT PARK
Address : 1 SOUND VIEW 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 : 10-Mar-2021 **Landmark Status** : NONE
Areas Surveyed :
Block : 3435 **Lot** : 75 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Marinas/Docks	\$222,300	\$237,100
Total	\$222,300	\$237,100
Importance Code A	\$222,300	\$237,100
Total	\$222,300	\$237,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Marinas/Docks	\$11,300	\$3,400	\$1,700	\$8,500
Total	\$11,300	\$3,400	\$1,700	\$8,500
Importance Code A	\$1,700	\$2,800	\$1,100	\$1,700
Importance Code B	\$6,400	\$300	\$300	\$6,400
Importance Code C	\$3,200	\$400	\$400	\$400
Total	\$11,300	\$3,400	\$1,700	\$8,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
**** Replacement cost estimated to be beyond ten years is not included in this report.**

DEPT. OF SMALL BUSINESS SERV. - 801
SOUNDVIEW FERRY DOCK CLASON POINT PARK

Asset # : 15283

Marinas/Docks		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Access Walkways								
Gangways								
Aluminum	100%			2052	**	1-3	\$27,300	
<i>Handrail Damage, Extent : Light, Area Affected : 2%</i>								
<i>Location : Abrasion Damage To Handrail At Barge Interface</i>								
Floating Docks								
Anchor Piles								
Steel	60%			2052	**	3-5	\$7,000	
<i>Worn, Extent : Light, Area Affected : 5%</i>								
<i>Location : 10 Foot High Bands On Four Sides Of Each Pile</i>								
Not Accessible	40%							
Fenders								
Rubber	50%	4+	\$3,100	2032	\$15,300	1-2	\$1,500	
<i>Worn, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 5 Foot High Bands At Slip Fender Racks</i>								
Rubber	50%			2030	\$15,300	1-2	\$1,800	
Floats/ Frames								
Polyethylene	20%			2037	**	1-5	\$200	
<i>Damaged/Missing Pile Guide, Extent : Light, Area Affected : 10%</i>								
<i>Location : Light Wear On Buffer Pads</i>								
Steel	80%			2037	**	5-10	\$1,200	
Barge								
Steel	50%			2041	**	5	\$5,500	
<i>Corrosion, Extent : Light, Area Affected : 2%</i>								
<i>Location : Tidal Zone</i>								
Not Accessible	50%							
Protective Structure								
Donut Fender								
Steel/Rubber	60%			2030	\$74,700			
<i>Corrosion, Extent : Light, Area Affected : 5%</i>								
<i>Location : Isolated Areas</i>								
Not Accessible	40%							
Deck Elements								
Railing								
Steel	100%			2030	\$92,700			
<i>Corrosion, Extent : Light, Area Affected : 10%</i>								
<i>Location : Primarily At Base Plates</i>								
Electrical								
Conduit								
PVC	100%			2028	\$222,300			
Lighting Fixture								
LED	100%			2030	\$69,700			
Movable Ramps								
Deck and Railing								
Steel	100%			2041	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Marinas/Docks		\$104,500
Total		\$104,500
Importance Code A		\$104,500
Total		\$104,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Marinas/Docks	\$100	\$4,700	\$100	\$100
Total	\$100	\$4,700	\$100	\$100
Importance Code A		\$2,900		
Importance Code B	\$100	\$1,800	\$100	\$100
Total	\$100	\$4,700	\$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
SOUTH WILLIAMSBURG FERRY LANDING**

Asset # : 14198

Marinas/Docks		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Access Walkways								
Deck								
Concrete	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		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Piles At Ferry Entrance</i>								
<i>Explanation : Noticeable Horizontal Movement Of Piles And Pile Caps Transferred From Gangway Connection Under Typical Loading</i>								
Floating Docks								
Anchor Piles								
Steel	70%			2059	**	3-5	\$6,200	
Not Accessible	30%							
Barge								
Steel	70%			2046	**	5	\$2,000	
<i>Corrosion, Extent : Light, Area Affected : 5%</i>								
<i>Location : At Connection Points Between Pile Guides And Barge</i>								
Not Accessible	30%							
Protective Structure								
Donut Fender								
Steel/Rubber	100%			2031				
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : At Vessel Contact Points Of All 3 Fenders</i>								
<i>Explanation : Light Wear</i>								
Deck Elements								
Railing								
Steel	100%			2032			\$34,800	
Electrical								
Conduit								
Steel	100%			2032				
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Uniform Throughout</i>								
<i>Explanation : Epoxy Coated Conduit</i>								
Lighting Fixture								
LED	100%			2032			\$104,500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 16 On Barge, 8 On North Side Of Main Gangway</i>								
<i>Explanation : 24 LED Lights</i>								
Fender								
Facing								
Composite	100%			2031			\$8,800	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Both Vessel Contact Points</i>								
<i>Explanation : Light Wear</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

**DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH WILLIAMSBURG FERRY LANDING
Asset # : 14198**

Marinas/Docks		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender Piles	Steel	100%		2037			**	

Print Date : 22-Aug-2023

DEPT. OF SMALL BUSINESS SERV. - FY 2024

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 : 06-Jan-2021 Landmark Status : NONE
 Areas Surveyed :
 Block : 5778 Lot : 1 BIN :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Marinas/Docks		\$286,400
Total		\$286,400
Importance Code A		\$286,400
Total		\$286,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Marinas/Docks	\$11,700	\$400	\$400	\$18,400
Total	\$11,700	\$400	\$400	\$18,400
Importance Code A	\$5,100			\$11,900
Importance Code B	\$6,400	\$300	\$300	\$6,400
Importance Code C	\$200	\$100	\$200	\$100
Total	\$11,700	\$400	\$400	\$18,400



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
SUNSET PK., BKLYN ARMY TERMINAL FERRY LANDING

Asset # : 14199

Marinas/Docks		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Access Walkways								
Deck								
Concrete	100%			2045	**	5	\$200	
Gangways								
Aluminum	100%			2058	**	1-3	\$27,300	
Piles and Bracing								
Steel	50%			2058	**	5-10	\$10,400	
Not Accessible	50%							
Floating Docks								
Anchor Piles								
Steel	40%			2058	**	3-5	\$7,000	
Not Accessible	60%							
Fenders								
Rubber	100%			2031	\$12,300	1-2	\$1,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : At Ferry Slips</i>								
<i>Explanation : Fender Racks</i>								
Barge								
Steel	60%			2045	**	5	\$6,600	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Ferry Landing</i>								
Not Accessible	40%							
Protective Structure								
Donut Fender								
Steel/Rubber	40%			2031	\$49,800			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Northwest Of Barge</i>								
<i>Explanation : Four Mono Piles</i>								
Not Accessible	60%							
Deck Elements								
Railing								
Steel	45%			2031	\$41,700			
No Component	55%							
Electrical								
Conduit								
Steel	100%			2031	\$190,500			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Top Of Deck</i>								
<i>Explanation : 700 Feet Total Length Of Conduit Running In Parallel Lengths</i>								
Lighting Fixture								
LED	100%			2031	\$95,800			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Along Railing Of Access Gangway And At Top Of Barge</i>								
<i>Explanation : 22 Light Installations</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801**Project : ECONOMIC DEVELOPMENT**

CAPITAL	FY 2025 - 2028		FY 2029 - 2034	
Miscellaneous Buildings	570,100		218,100	
EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Miscellaneous Buildings	25,700	6,000	8,700	10,500

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
2279	SOUTH BROOKLYN MARINE TERMINAL OFFICE BUILDING	2,646	151,000	5,300
2280	SOUTH BROOKLYN MARINE TERMINAL GATEHOUSE/GUARDHOUSE	60	0	2,600
2281	SOUTH BROOKLYN MARINE TERMINAL GATEHOUSE/GUARDHOUSE	60	0	2,600
2286	NEW YORK CITY TERMINAL MARKET BUILDING GH-1	225	0	9,700
2287	NEW YORK CITY TERMINAL MARKET BUILDING GH-2	192	0	8,300
2288	NEW YORK CITY TERMINAL MARKET CANOPY	1,837	104,800	3,700
2806	NEW YORK CITY TERMINAL MARKET BUILDING G-1	6,830	389,700	13,700
14266	PASSENGER WAIT AREA BUILDING WALL ST. FERRY PIER 11	2,500	142,600	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.