

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$208,000	\$238,900
Interior Architecture	\$267,600	\$558,500
Electrical	\$1,568,300	\$2,205,500
Mechanical		\$131,400
Total	\$2,043,900	\$3,134,400
Importance Code A	\$208,000	\$370,400
Importance Code B	\$1,835,900	\$2,674,600
Importance Code C		\$89,400
Total	\$2,043,900	\$3,134,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$10,000	\$59,000	\$39,400	
Interior Architecture			\$13,000	\$600
Electrical	\$16,500	\$36,000	\$11,600	\$14,500
Mechanical	\$30,500	\$48,700	\$6,700	\$3,500
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$61,900	\$148,600	\$75,600	\$23,500
Importance Code A	\$36,300	\$59,300	\$40,100	
Importance Code B	\$25,700	\$89,300	\$35,500	\$23,500
Importance Code C				
Total	\$61,900	\$148,600	\$75,600	\$23,500



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%			LIFE	**	5	\$90,200	
Metal Panel	5%			2036	**	5-10	\$56,400	
Metal Coiling Doors	5%			2031	**	5	\$25,600	
Metal: Cage/Fence	15%			2039	**	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%			2046	**	5	\$61,500	
Parapets								
Masonry: Brick Cavity	80%			LIFE	**	5	\$8,000	
Metal Rail	15%	Now	\$8,200	2031	**	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	\$1,800	LIFE	**	5	\$3,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Roof								
Cast in Place Concrete	95%	Now	\$208,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Drains Clogged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 4th Floor Elevator Lobby</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Level 4</i>								
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Due To Water Penetration On 4th Fl</i>								
<i>Explanation : Elevator Out Of Service</i>								
Roll Roofing	5%			2022		5	\$32,900	\$13,000
Interior								

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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	\$227,600	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%			2042	**	5	\$25,900	
Vinyl Tile	2%	0-2	\$40,000	2036	**	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 Concrete	98%			LIFE	**	5	\$34,900	
Plaster	2%			LIFE	**	5	\$2,800	

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%			2026	\$4,900	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 800 Ampere, One 400 Ampere And One 200 Ampere Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2024	\$16,100	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 112.5 Kva 208pri-480/277sec</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2026	\$99,700	5	\$700	
Raceway								
Conduit	100%			2026	\$22,900	1		
Panelboards								
Fused Disc Sw	5%			2025	\$3,100	5	\$200	
Molded Case Bkrs	95%			2025	\$58,000	5	\$3,900	
Wiring								
Thermoplastic	100%			2026	\$50,300	1		

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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								
Motor Controllers								
Locally Mounted	100%			2024	\$117,500	5	\$1,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,300	
Lighting								
Interior Lighting								
Fluorescent	10%			2036	**	10	\$14,200	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Office Only</i>								
<i>Explanation : Using T-8 Lamps</i>								
HID	70%			2021	\$906,000	10	\$3,500	
HID	20%			2036	**	10	\$1,000	
Egress Lighting								
Emergency, Battery	30%			2021	\$64,100	10	\$11,200	
Emergency, Battery	20%			2036	**	10	\$7,500	
Exit, Service	30%			2036	**	1		
Exit, Service	20%			2021	\$8,500	1		
Exterior Lighting								
HID	100%			2021	\$598,200	10	\$500	
Alarm								
Security System								
No Component	50%							
Generic	50%			2026	\$239,600	1	\$29,000	
Fire/Smoke Detection								
Generic, Digital	100%			2026	\$1,640,400	1-3	\$98,500	
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	5%			2036	**	1		
No Component	95%							
Conversion Equipment								
Radiant Heater	5%	Now	\$26,300	2026	\$131,400	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%			2034	**	1		
No Component	95%							
Conversion Equipment								
Window/Wall Unit	5%			2021	\$15,500	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
Ventilation								
Distribution								
	Ductwork/Diffusers	15%			LIFE	**	2-5	\$13,000
	No Component	85%						
Exhaust Fans								
	Wall Unit	15%			2026	\$7,900	2	\$700
	No Component	85%						
Plumbing								
H/C Water Piping								
	Galvanized Steel	10%			2031	**	1	
	No Component	90%						
Water Heater								
	Electric	5%			2021	\$6,500	4	\$100
			<i>Other Observation, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Janitors Closet</i>					
			<i>Explanation : 1 - 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 : Light, Area Affected : 100%</i>					
			<i>Location : 1st To 4th Floor</i>					
			<i>Explanation : One Unit. Out Of Service For Long Time</i>					
Fire Suppression								
Standpipe								
	Generic	100%			2036	**	1-5	\$78,200
Sprinkler								
	No Component	80%						
	Generic	20%			2036	**	1-2	\$8,700
			<i>Other Observation, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Basement Level</i>					
			<i>Explanation : Serves Basement Level Only</i>					

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Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 15-Jun-2015 **Landmark Status** : NONE
Areas Surveyed : Floors 1,6,8
Block : 991 **Lot** : 50 **BIN** : 1086214

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$76,800	\$253,100
Interior Architecture	\$5,898,200	\$933,400
Electrical	\$776,000	\$18,900
Mechanical	\$65,200	\$404,900
Total	\$6,816,100	\$1,610,300
Importance Code A	\$76,800	\$456,400
Importance Code B	\$2,359,300	\$1,153,900
Importance Code C	\$4,380,100	
Total	\$6,816,100	\$1,610,300

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$23,600	\$11,200		
Interior Architecture	\$6,400			\$3,900
Electrical	\$10,200	\$45,100	\$12,900	\$13,100
Mechanical	\$8,200	\$8,300	\$6,700	\$4,300
Site Pavements	\$9,600			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$65,900	\$72,500	\$27,500	\$29,100
Importance Code A	\$24,600	\$11,400	\$1,200	
Importance Code B	\$31,700	\$61,100	\$26,300	\$29,100
Importance Code C	\$9,600			
Total	\$65,900	\$72,500	\$27,500	\$29,100



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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%			LIFE	**	5	\$98,500	
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
Masonry: Brick	10%	4+	\$36,800	LIFE	**	5	\$6,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Locations</i>								
Metal, Corrugated	45%	Now	\$40,000	2046	**	1		
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 15%</i>								
<i>Location : 1st Floor At Waters Edge</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st Floor</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Locations</i>								
Metal Coiling Doors	2%	Now	\$3,500	2043	**	5	\$1,900	
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
Window Wall	10%			2036	**	5	\$22,400	
Windows								
Steel	100%	0-2	\$20,200	2048	**	5	\$7,900	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Roof Bulkhead Stair Tower</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Stairs</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
Parapets								
Cast in Place Concrete	100%			LIFE	**	5	\$154,600	
<i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
Roof								
Cast in Place Concrete	95%			LIFE	**			
Not Accessible	5%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Roof Over Stair Tower</i>								
<i>Explanation : Not Accessible</i>								

Interior

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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								
Floors								
Cast in Place Concrete	85%	2-4	\$281,100	LIFE	**	5	\$579,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Various Locations</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair Tower And Mechanical Spaces</i>								
<i>Ponding, Extent : Light, Area Affected : 5%</i>								
<i>Location : Stair Tower</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
Ceramic Tile	5%			2029	\$308,100	5	\$15,600	
Vinyl Tile	10%	Now	\$270,400	2036	**	3	\$11,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout Offices</i>								
Interior Walls								
Cast in Place Concrete	70%	4+	\$4,272,900	LIFE	**			
<i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Locations</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Caulking Deteriorated, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Locations</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Locations</i>								
Concrete Masonry Unit	15%	2-4	\$107,200	LIFE	**	5	\$18,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Stair Tower</i>								
Gypsum Board	5%			LIFE	**	5	\$9,500	
Masonry: Brick	5%			LIFE	**			
SGFT/Glazed Masonry	5%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$6,400	2039	**	5	\$7,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout Offices</i>								
Exposed Concrete	95%	Now	\$966,700	LIFE	**	5	\$46,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Below Levels 7 And 8</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Spalling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Below Levels 7 And 8</i>								
Site Pavements								

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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

Site Pavements

On-Site Walkways
Pavers/Stone

100% 2035 **

*Broken/Missing Elements, Extent : Light, Area Affected : 5%
Location : Front Of Building*

Parking/Driveway
Asphalt

100% Now \$9,600 2035 **

*Cracking/Crumbling, Extent : Moderate, Area Affected : 50%
Location : Entrance*

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

50% 2052 ** 5 \$500

*Other Observation, Extent : Light, Area Affected : 100%
Location : First Floor Corridor
Explanation : One 600 Ampere Main Disconnect Switch*

Fused Disc Sw

50% 2026 \$18,900 5 \$500

*Other Observation, Extent : Light, Area Affected : 100%
Location : First Floor Corridor
Explanation : One 400 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Fused Disc Sw

100% 2052 ** 5 \$900

Raceway

Conduit

100% 2052 ** 1

Panelboards

Molded Case Bkrs

100% 2048 ** 5 \$5,700

Wiring

Thermoplastic

100% 2052 ** 1

Ground

Grounding Devices

Generic

100% LIFE ** 5 \$3,200

Lighting

Interior Lighting

Fluorescent

5% 2021 \$24,300 10 \$10,000

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

LED

80% 2031 **

No Component

15%

Egress Lighting

Emergency, Battery

50% 2036 ** 10 \$26,300

Exit, Service

50% 2034 ** 1

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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	
Lighting								
Exterior Lighting HID	50%			2021	\$419,700	10	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Photocell Control</i>								
Incandescent	50%			2021	\$356,200	2	\$200	
Alarm								
Security System No Component Generic	50%			2031	**	1	\$40,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Cameras And Card Readers For Access Control</i>								
Fire/Smoke Detection No Component Generic, Digital	50%			2031	**	1-3	\$67,100	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Electricity No Component	5%			2046	**	1		
Conversion Equipment Radiant Heater	5%			2026	\$184,500	2	\$5,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Office, First Floor</i>								
<i>Explanation : 4 Units - Small Base Board Type</i>								
No Component	95%							
Air Conditioning								
Energy Source Electricity	100%			2042	**	1		
Conversion Equipment Split Unit No Component	10%			2031	**			
	90%							
Ventilation								
Distribution Ductwork/Diffusers	7%	Now	\$2,700	LIFE	**	2-5	\$8,500	
<i>Damaged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First Floor Bathroom Exhaust</i>								
No Component	93%							
Exhaust Fans Interior No Component	5%			2026	\$37,000	2	\$300	
	95%							

Plumbing

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

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

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	Galvanized Steel	5%			2031	**	1	
	No Component	95%						
Water Heater	Electric	100%	Now	\$36,700	2026	\$183,400	4	\$1,300
<i>Unit Inoperable, Extent : Light, Area Affected : 10%</i>								
<i>Location : 1st Floor</i>								
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 Floor To Roof</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Standpipe	Generic	100%			2036	**	1-5	\$109,800
Sprinkler	No Component	95%						
	Generic	5%			2036	**	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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$67,700
Mechanical		\$134,000
Total		\$201,700
Importance Code A		\$67,700
Importance Code B		\$134,000
Total		\$201,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$28,800	\$45,000	\$11,100	
Interior Architecture	\$1,600		\$92,600	
Electrical	\$4,100	\$17,200	\$2,800	\$2,300
Mechanical	\$2,100	\$1,400	\$3,300	\$1,400
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$44,500	\$71,500	\$117,800	\$11,600
Importance Code A	\$29,700	\$45,800	\$12,000	\$700
Importance Code B	\$14,900	\$25,800	\$105,800	\$10,900
Importance Code C				
Total	\$44,500	\$71,500	\$117,800	\$11,600



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

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

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	\$28,800	LIFE	**	5	\$67,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Street Facades</i>								
Concrete Masonry Unit	30%			LIFE	**	5	\$6,500	
<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	\$500	
Metal Panel	8%			2046	**	5-10	\$19,100	
Stucco Cement	10%			2039	**	5	\$8,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Rear Of Building</i>								
Window Wall	25%			2046	**	5	\$32,500	
Windows								
Steel	25%			2034	**	5	\$9,300	
Wood	75%			2042	**	5	\$22,200	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$1,600	
Concrete Masonry Unit	25%			LIFE	**	5	\$1,200	
Metal Cornice	60%			2041	**	10	\$8,100	
Stucco Cement	10%			2031	**	5	\$1,100	
Roof								
Modified Bitumen	5%			2026	\$16,300	10	\$1,200	
Spray-on Foam	95%			2031	**	5	\$29,800	
Interior								
Floors								
Carpet	30%			2022	\$89,100	3	\$10,300	
Cast in Place Concrete	10%			LIFE	**	5	\$5,000	
Ceramic Tile	3%			2035	**	5	\$700	
Terrazzo	22%			LIFE	**	5	\$3,900	
Vinyl Tile	5%			2031	**	3	\$400	
Wood	30%			2054	**	5	\$12,800	
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$600	
Glass: Single Pane	5%			LIFE	**	5	\$1,200	
Gypsum Board	65%			LIFE	**	5	\$12,200	
Plaster	25%			LIFE	**	5	\$2,400	
Ceilings								
AcousTileSusp.Lay-In	55%			2039	**	5	\$12,500	
Gypsum Board	25%			LIFE	**	5	\$7,100	
Plaster	20%	4+	\$1,200	LIFE	**	5	\$2,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Entrance Foyer</i>								

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

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	80%			2046	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Amperes And One 600 Amperes Main Disconnect Switch And 400 Amperes For Emergency Main Service</i>								
Fused Disc Sw	20%			2046	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400a Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	**	5	\$100	
Raceway								
Conduit	100%			2046	**	1		
Panelboards								
Fused Disc Sw	10%			2042	**	5		
Molded Case Bkrs	90%			2042	**	5	\$400	
Wiring								
Thermoplastic	100%			2046	**	1		
Motor Controllers								
Locally Mounted	100%			2039	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	**	1	\$4,900	
Generators								
Diesel	100%			2035	**	1	\$6,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : One 200 Kw</i>								
Batteries								
Lead/Acid	100%			2020	\$1,500	5	\$600	
Fuel Storage								
Main Tank	100%			2054	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 300 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	78%			2031	**	10	\$11,400	
Fluorescent	20%			2031	**	10	\$2,900	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	2%			2031	**			

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

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	40%			2031	**	1		
Emergency, Battery	10%			2031	**	10	\$400	
Exit, LED	10%			2054	**	1		
Exit, Service	40%			2031	**	1		
Exterior Lighting								
HID	100%			2031	**	10		
Alarm								
Security System								
No Component	50%							
Generic	50%			2031	**	1	\$3,000	
Fire/Smoke Detection								
Generic, Digital	100%			2031	**	1-3	\$9,900	
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	10%			2036	**	1		
Natural Gas	90%			2036	**	1		
Conversion Equipment								
Furnace	90%			2026	\$32,400	1	\$7,100	
			<i>Other Observation, Extent : Light, Area Affected : 90%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 3 Roof Top Package Units</i>					
Radiant Heater	10%			2026	\$27,100	2	\$700	
			<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Entrance</i>					
			<i>Explanation : 5 Units</i>					
Air Conditioning								
Energy Source								
Electricity	100%			2034	**	1		

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

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								
Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	70%			2026	\$134,000	2	\$700
				<i>R-22 Refrigerant, Extent : Light, Area Affected : 70%</i>				
				<i>Location : Roof</i>				
				<i>Other Observation, Extent : Light, Area Affected : 70%</i>				
				<i>Location : Roof</i>				
				<i>Explanation : 2 Roof Top Units</i>				
	Ext Pkg Unit - Heating/Cooling	25%			2034	**	2	\$200
				<i>Other Observation, Extent : Light, Area Affected : 25%</i>				
				<i>Location : Roof</i>				
				<i>Explanation : 1 Unit, R-410 Refrigerant</i>				
	Split Unit	5%			2034	**		
				<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>				
				<i>Location : 1 Unit, Roof</i>				
Terminal Devices								
	Fan Coil - 2 Pipe	5%			2034	**	1	\$300
	No Component	95%						
Heat Rejection								
	Dry Cooler	5%			2034	**	2	\$600
	No Component	95%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$8,900
Exhaust Fans								
	Roof	100%			2031	**	2	\$500
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2036	**	1	
Water Heater								
	Electric	100%			2024	\$13,500	4	\$100
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : (1) Basement To 2nd Floor, (1) 1st To 2nd Floor</i>				
				<i>Explanation : Two Units</i>				
Fire Suppression								
Sprinkler								
	Generic	100%			2036	**	1-2	\$4,500

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost
	Type	Total	(Years)		FY		(Yrs)	
Fire Suppression	Fire Pump							
	Generic	100%			2029	\$9,800	1	\$3,000

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,361,900	\$1,172,700
Interior Architecture	\$410,200	\$380,100
Electrical	\$494,400	
Mechanical		\$120,100
Total	\$2,266,500	\$1,672,900
Importance Code A	\$1,361,900	\$1,172,700
Importance Code B	\$904,600	\$500,200
Total	\$2,266,500	\$1,672,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$12,400	\$28,400		
Interior Architecture	\$4,200	\$27,300	\$595,200	\$4,400
Electrical	\$500	\$19,000	\$500	\$500
Mechanical	\$4,400	\$2,200	\$4,100	\$2,200
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$29,400	\$84,900	\$607,800	\$15,000
Importance Code A	\$12,400	\$28,400		
Importance Code B	\$12,800	\$56,500	\$607,800	\$15,000
Importance Code C	\$4,200			
Total	\$29,400	\$84,900	\$607,800	\$15,000



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF SMALL BUSINESS SERV. - 801
BATTERY MARITIME BUILDING
Asset # : 2419

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 Iron	20%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Majority Of Building Inaccessible Due To Construction Of Vertical Addition</i>								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$65,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Underside Of Soffits</i>								
<i>Explanation : Gustavino Tiles</i>								
Copper/Terne Metal, Corrugated	35%			2061	**	10	\$137,500	
Granite Panels	30%			2046	**	1		
Wood	5%	4+	\$12,400	LIFE	**	5	\$6,300	
<i>Paint Peeling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Entrance To Ferry Waiting Room, 1st Level</i>								
Windows								
Steel	20%			2034	**	5	\$75,600	
<i>Other Observation, Extent : Moderate, Area Affected : 85%</i>								
<i>Location : All Windows Except 1st Floor Waiting Area</i>								
<i>Explanation : No Access - Majority Of Building Inaccessible Due To Construction Of Vertical Addition</i>								
Wood	80%	4+	\$50,600	2042	**	5	\$120,900	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : First Floor Waiting Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 85%</i>								
<i>Location : All Other Windows Except 1st Floor Waiting Area</i>								
<i>Explanation : No Access - Majority Of Building Inaccessible Due To Construction Of Vertical Addition</i>								
Parapets								
Copper/Terne	15%			2046	**	5	\$6,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Parapets</i>								
<i>Explanation : No Access - Majority Of Building Inaccessible Due To Construction Of Vertical Addition</i>								
Masonry: Brick	50%			LIFE	**	5	\$4,300	
Metal Panel	10%			2036	**	5	\$3,300	
Metal Rail	25%			2031	**	5-10	\$38,900	
Roof								
Built-Up (BUR)	40%			2021		10	\$1,067,800	\$70,700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Roofs</i>								
<i>Explanation : No Access - Majority Of Building Inaccessible Due To Construction Of Vertical Addition</i>								
Cast in Place Concrete	15%			LIFE	**			
Copper/Terne	8%			2041	**	10	\$35,300	
Modified Bitumen	32%			2026		10	\$854,200	\$56,600
Skylight, Metal/Glass	5%			2036	**	10	\$29,500	

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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
BATTERY MARITIME BUILDING
Asset # : 2419

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	23%			2022	\$571,800	3	\$60,400	
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : All Floors Besides 1st Floor Waiting Area</i>								
<i>Explanation : No Access - Majority Of Building Inaccessible Due To Construction Of Vertical Addition</i>								
Cast in Place Concrete	50%			LIFE	**	5	\$191,400	
Ceramic Tile	5%			2029	\$188,700	5	\$8,800	
Terrazzo	7%			LIFE	**	5	\$9,600	
Vinyl Tile	15%			2031	**	3	\$9,800	
Interior Walls								
Ceramic Tile	5%			2035	**	5	\$8,400	
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : All Walls Except 1st Floor Waiting Area</i>								
<i>Explanation : No Access - Majority Of Building Inaccessible Due To Construction Of Vertical Addition</i>								
Concrete Masonry Unit	15%			LIFE	**	5	\$10,100	
Gypsum Board	10%			LIFE	**	5	\$10,100	
Plaster	60%			LIFE	**	5	\$30,200	
SGFT/Glazed Masonry	5%			LIFE	**			
Wood	5%			LIFE	**	5	\$33,500	
Ceilings								
AcousTileConcealSpLn	25%			2031	**	5	\$54,700	
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : All Ceilings Excet 1st Floor Waiting Area</i>								
<i>Explanation : No Access - Majority Of Building Inaccessible Due To Construction Of Vertical Addition</i>								
AcousTileSusp.Lay-In	5%			2043	**	5	\$8,800	
Exposed Concrete	25%			LIFE	**	5	\$6,800	
Exposed Struc: Steel	10%	Now	\$410,200	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Slip For Governors Island</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Slip For Governors Island</i>								
Metal Panel	10%			LIFE	**	5	\$21,900	
Plaster	25%			LIFE	**	5	\$27,300	

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								
Under Construction	100%							
Switchgear / Switchboard								
Under Construction	100%							

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

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

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	5%			2056	**	1		
Conduit	5%			2036	**	1		
Under Construction	90%							
Panelboards								
Molded Case Bkrs	5%			2051	**	5	\$200	
Under Construction	95%							
Wiring								
Thermoplastic	5%			2056	**	1		
Under Construction	95%							
Motor Controllers								
Locally Mounted	5%			2046	**	5		
Under Construction	95%							
Ground								
Grounding Devices								
Under Construction	100%							
Lighting								
Interior Lighting								
Fluorescent	2%			2036	**	10	\$2,200	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Waiting Area 1st Floor</i>								
Fluorescent	2%			2036	**	10	\$2,200	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Waiting Area 1st Floor</i>								
HID	2%			2021	\$17,800	10	\$100	
Under Construction	94%							
Egress Lighting								
Emergency, Battery	5%			2036	**	10	\$1,400	
Exit, Service	5%			2036	**	1		
Under Construction	90%							
Exterior Lighting								
HID	100%			2021	\$494,400	10	\$400	
Alarm								
Security System								
Under Construction	95%							
Generic	5%			2036	**	1	\$2,200	
Fire/Smoke Detection								
Under Construction	95%							
Generic, Digital	5%			2036	**	1-3	\$3,600	

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

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

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

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								
Plant Campus Steam / PRV	10%			2036	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Ticketing And Waiting Area</i>						
		<i>Explanation : Steam Is From The Boiler Room Which Is Under Construction</i>						
Under Construction	90%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location :</i>						
		<i>Explanation : Only Small Portion Is Occupied, The Rest Of The Building Is Under Construction</i>						
Conversion Equipment								
Under Construction	100%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location :</i>						
		<i>Explanation : Boiler Room Is Not Accessible Due To Construction</i>						
Distribution								
Central Plant Steam Piping/Pmp	10%			2052	**	4	\$900	
Under Construction	90%							
Terminal Devices								
Air Handler	10%			2031	**	1	\$7,300	
Under Construction	90%							
Air Conditioning								
Energy Source								
Electricity	10%			2034	**	1		
Under Construction	90%							
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2034	**	1	\$5,500	
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : 1st Floor</i>						
		<i>Explanation : 1 Unit. R-410a</i>						
Under Construction	90%							
Distribution								
No Component	10%							
Under Construction	90%							
Terminal Devices								
Air Handler/Cool/Ht	10%			2031	**	1	\$7,300	
Under Construction	90%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2034	**	2	\$8,200	
Under Construction	90%							
Ventilation								
Distribution								
Under Construction	100%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
	Exhaust Fans							
	Under Construction	100%						
Plumbing								
	H/C Water Piping							
	Brass/Copper	10%			2036	**	1	
	Under Construction	90%						
	Water Heater							
	Not Accessible	10%						
	Under Construction	90%						
	HW Heat Exchanger							
	Under Construction	100%						
	Sanitary Piping							
	Cast Iron	10%			LIFE	**	1	
	Under Construction	90%						
	Storm Drain Piping							
	Under Construction	100%						
	Sump Pump(s)							
	Under Construction	100%						
	Sewage Ejector(s)							
	Under Construction	100%						
	Backflow Preventer							
	Under Construction	100%						
	Fixtures							
	Under Construction	90%						
	Generic	10%						
Vertical Transport								
	Elevators							
	Under Construction	100%						
	Escalators							
	Under Construction	100%						
Fire Suppression								
	Standpipe							
	Under Construction	100%						
	Sprinkler							
	Under Construction	90%						
	Generic	10%			2026	\$120,100	1-2	\$3,300
	Fire Pump							
	Under Construction	100%						
	Chemical System							
	Under Construction	100%						

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : **28-Jun-2017** Landmark Status : **NONE**
 Areas Surveyed : **Basement, Floors 1,3,4**
 Block : **5778** Lot : **1** BIN :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$586,700
Interior Architecture		\$302,800
Electrical		\$91,700
Mechanical		\$84,200
Site Pavements	\$63,400	
Total	\$63,400	\$1,065,400
Importance Code A		\$586,700
Importance Code B		\$440,600
Importance Code C	\$63,400	\$38,100
Total	\$63,400	\$1,065,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$400			
Interior Architecture	\$11,400	\$7,600		
Electrical	\$7,500	\$5,600	\$5,600	\$10,300
Mechanical	\$10,200	\$4,700	\$50,500	\$3,100
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$37,300	\$25,700	\$64,000	\$21,300
Importance Code A	\$6,600		\$6,200	
Importance Code B	\$30,800	\$25,700	\$57,800	\$21,300
Total	\$37,300	\$25,700	\$64,000	\$21,300



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

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

Architecture		Current Repair		Future Replacement		Maintenance		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	80%			LIFE	**	5	\$586,700	
Under Construction	20%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Arcade Portion Of Building</i>								
<i>Explanation : Currently Under Repair</i>								
<hr/>								
Windows								
Aluminum	80%			2050	**	5	\$800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Building</i>								
Under Construction	20%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Collanade Portion Of Building</i>								
<i>Explanation : Steel Windows</i>								
<hr/>								
Parapets								
Not Accessible	100%							
<hr/>								
Roof								
Not Accessible	100%							
<hr/>								
Interior								
Floors								
Cast in Place Concrete	80%			LIFE	**	5	\$264,700	
Ceramic Tile	10%			2041	**	5	\$15,100	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bathrooms</i>								
Terrazzo	10%			LIFE	**	5	\$11,800	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor Entry Area</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor Entry Area</i>								
<i>Explanation : This Is A Terrazzo Tile Installation</i>								
<hr/>								
Interior Walls								
Gypsum Board	70%			LIFE	**	5	\$38,100	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : Floors 1 Thru 4</i>								
Under Construction	30%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Basement Level And Arcade Portion Of Building</i>								
<i>Explanation : Under Construction</i>								
<hr/>								
Ceilings								
AcousTileSusp.Lay-In	15%			2045	**	5	\$22,700	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor Entry Area</i>								
Exposed Concrete	80%			LIFE	**	5	\$18,900	
Gypsum Board	5%			LIFE	**	5	\$9,500	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor Entry Area</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 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								
Chain Link	100%			2048	**			
Site Pavements								
On-Site Walkways								
Asphalt	100%			2031	**			
Parking/Driveway								
Asphalt	80%	Now	\$63,400	2037	**			
		<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>						
		<i>Location : East Entry Area And South Parking Area</i>						
		<i>Ponding, Extent : Light, Area Affected : 10%</i>						
		<i>Location : South Parking Area</i>						
Asphalt	20%			2041	**			
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Parking Area By Arcade</i>						
		<i>Explanation : Currently Under Construction</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%			2048	**	5	\$400	
		<i>Recent Installation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : 1st Floor</i>						
Switchgear / Switchboard								
Molded Case Bkrs	100%			2058	**	5	\$2,600	
		<i>Recent Installation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : 1st Floor</i>						
Raceway								
Conduit	100%			2058	**	1		
		<i>Recent Installation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : 1st Floor</i>						
Panelboards								
Molded Case Bkrs	100%			2053	**	5	\$2,600	
		<i>Recent Installation, Extent : Light, Area Affected : 30%</i>						
		<i>Location : Throughout Building</i>						
Wiring								
Thermoplastic	100%			2058	**	1		
		<i>Recent Installation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : 1st Floor</i>						
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	95%			2036	**	10	\$87,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Floors Areas</i>								
Fluorescent	5%			2036	**	10	\$4,600	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 2%</i>								
<i>Location : 1st Floor</i>								
Egress Lighting Exit, LED	50%			2063	**	1		
<i>Recent Installation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout Floors</i>								
Exit, Battery	50%			2036	**	10	\$3,400	
<i>Recent Installation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throught Floors</i>								
Alarm								
Fire/Smoke Detection Generic, Digital	100%			2038	**	1-3	\$63,500	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Floors</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 Electricity	100%			2054	**	1		
Conversion Equipment Heat Pump Air Sourced	100%			2032	**	2	\$30,900	
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$55,800	
Terminal Devices Convactor/Radiator	10%			2045	**	1	\$3,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bathrooms</i>								
<i>Explanation : Electric</i>								
No Component	90%							
Air Conditioning								
Energy Source Electricity	100%			2050	**	1		
Conversion Equipment Heat Pump Air Sourced	100%			2032	**	2	\$6,100	
Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$130,100	
Ventilation								
Distribution Not Accessible	100%							

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

DEPT. OF SMALL BUSINESS SERV. - 801
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
Ventilation								
	Exhaust Fans							
	Not Accessible	100%						
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%			2054	**	1	
	Water Heater							
	Electric	100%			2027	\$84,200	4	\$600
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Backflow Preventer							
	Generic	100%			2036	**	1	\$6,100
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Geared Traction	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 4th Floor</i>					
			<i>Explanation : 2 Elevators</i>					
Fire Suppression								
	Standpipe							
	Generic	100%			2054	**	1-5	\$50,400

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 22-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,6,8
Block : 5778 **Lot** : 1 **BIN** : 3257058

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$6,662,700	\$14,324,900
Interior Architecture	\$5,446,400	\$1,324,100
Electrical	\$1,359,600	\$22,558,800
Mechanical	\$912,400	\$645,600
Total	\$14,381,100	\$38,853,400
Importance Code A	\$6,662,700	\$14,324,900
Importance Code B	\$4,500,600	\$24,409,800
Importance Code C	\$3,217,800	\$118,700
Total	\$14,381,100	\$38,853,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Interior Architecture	\$132,300			\$132,300
Electrical	\$29,400	\$34,000	\$24,500	\$25,500
Mechanical	\$112,600	\$113,300	\$114,700	\$138,300
Elevators/Escalators	\$79,000	\$79,000	\$79,000	\$79,000
Total	\$353,200	\$226,200	\$218,100	\$375,000
Importance Code A	\$30,600	\$30,600	\$34,400	\$30,600
Importance Code B	\$322,600	\$195,600	\$183,800	\$344,400
Total	\$353,200	\$226,200	\$218,100	\$375,000



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

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

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	80%	0-2	\$1,475,100	LIFE	**	5	\$2,562,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
Metal Panel	5%			2053	**	5-10	\$220,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rooftop Over Bio Bat Facility</i>								
<i>Explanation : Mechanical Bulkhead</i>								
Metal Coiling Doors	10%			2032	**	5	\$200,200	
Window Wall	5%			2047	**	5	\$120,100	
Windows								
Metal Louvers	10%			2036	**	10	\$122,500	
Steel	90%	Now	\$2,820,900	2026	\$9,402,900	5	\$1,102,300	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 66%</i>								
<i>Location : Slated For Full Replacement In 2018</i>								
<i>Explanation : Existing Windows- Western 2/3rds Of Building</i>								
Parapets								
Cast in Place Concrete	100%			LIFE	**	5	\$547,900	
Roof								
Cast in Place Concrete	10%			LIFE	**			
Spray-on Foam	90%	0-2	\$2,046,400	2037	**	5	\$366,500	
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Roof</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Main Roof</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Carpet	10%			2026	\$3,446,300	3	\$529,100	
Cast in Place Concrete	14%			LIFE	**	5	\$810,200	
Ceramic Tile	5%			2036	**	5	\$132,300	
Terrazzo	5%			LIFE	**	5	\$103,300	
Under Construction	66%							

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Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
BROOKLYN 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	14%	Now	\$3,217,800	LIFE		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Above Windows, Stair 11, Foundation</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Columns, Throughout</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$47,500	
Gypsum Board	10%			LIFE	**	5	\$71,200	
Under Construction	66%							
Ceilings								
AcousTileSusp.Lay-In	10%			2040	**	5	\$258,000	
Exposed Concrete	24%	Now	\$2,033,500	LIFE	**	5	\$96,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Tunnel Entrance, Throughout</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Tunnel Entrance, Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Under Construction	66%							

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%			2047	**	5	\$7,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : Two - 4000 Amperes And One - 3000 Amperes Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2040	**	5	\$6,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 30 Kva, 15 Kva, 480/277v Pri - 208/120 V Sec.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2047	**	5	\$7,600	
Raceway								
Busway	5%			2040	**	1		
Conduit	65%			2027		1		
Conduit	30%			2047	**	1		
Panelboards								
Fused Disc Sw	5%			2043	**	5	\$2,000	
Molded Case Bkrs	20%			2043	**	5	\$9,300	
Molded Case Bkrs	75%			2026		5	\$34,900	

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

DEPT. OF SMALL BUSINESS SERV. - 801
BROOKLYN 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								
Wiring								
Busway	5%			2040	**	1		
Thermoplastic	30%			2047	**	1		
Thermoplastic	65%			2027		1		
Motor Controllers								
Locally Mounted	100%			2040	**	5	\$11,900	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$26,000	
Lighting								
Interior Lighting								
Fluorescent	10%			2032	**	10	\$162,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Staircases</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	80%			2027	\$14,449,400	10	\$1,296,900	
		<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	5%			2032	**	10	\$81,100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Compact Fluorescent Lamps</i>						
Incandescent	5%			2022	\$903,100	2	\$2,000	
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$213,300	
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	100%			2027	\$6,812,500	10	\$5,400	
Alarm								
Security System								
No Component	90%							
Generic	10%			2032	**	1	\$66,000	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2032	**	1-3	\$112,200	

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	35%			2037	**	1		
No Component	65%							
Conversion Equipment								
Hot Water Boiler	35%			2032	**	1	\$305,900	
No Component	65%							

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
	Hot Wtr Piping/Pump	35%		2043	**	4	\$30,500	
	No Component	65%						
Terminal Devices								
	Air Handler	10%		2022	\$831,500	1	\$109,300	
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Loading Dock Level</i>							
	<i>Explanation : Service Dock Area</i>							
	Convactor/Radiator	25%		2032	**	1	\$142,700	
	Fan Coil Unit/Heat	10%		2032	**	1	\$57,100	
	No Component	55%						
Ventilation								
Distribution								
	Ductwork/Diffusers	10%		LIFE	**	2-5	\$98,600	
	No Component	90%						
Exhaust Fans								
	Interior	5%		2032	**	2	\$2,700	
	Roof	5%		2032	**	2	\$2,700	
	No Component	90%						
Plumbing								
H/C Water Piping								
	Galvanized Steel	35%		2040	**	1		
	No Component	65%						
Water Heater								
	Electric	35%		2025	\$521,000	4	\$5,400	
	No Component	65%						
Sanitary Piping								
	Cast Iron	35%		LIFE	**	1		
	No Component	65%						
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Backflow Preventer								
	No Component	65%						
	Generic	35%		2032	**	1	\$37,900	
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Gearless Traction	35%		LIFE	**			
	No Component	65%						
Fire Suppression								
Standpipe								
	No Component	65%						
	Generic	35%		2047	**	1-5	\$323,500	
Sprinkler								
	No Component	65%						
	Generic	35%		2047	**	1-2	\$173,300	

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

Estimates are rounded to the nearest hundred dollars.

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801
BROOKLYN ARMY TERMINAL BUILDING A**

Asset # : 13424

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression	Fire Pump							
	No Component	65%						
	Generic	35%		2036	**	1	\$115,500	

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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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 19-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,7,8
Block : 5778 **Lot** : 1 **BIN** : 3257058

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$14,725,000	\$30,910,100
Interior Architecture	\$1,335,400	\$7,395,600
Electrical	\$8,525,000	\$22,291,600
Mechanical	\$2,151,700	\$10,423,500
Total	\$26,737,200	\$71,020,700
Importance Code A	\$14,725,000	\$34,705,600
Importance Code B	\$12,012,100	\$36,180,600
Importance Code C		\$134,500
Total	\$26,737,200	\$71,020,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture			\$1,200	
Interior Architecture	\$82,800	\$93,100		\$82,800
Electrical	\$41,800	\$48,900	\$43,200	\$24,800
Mechanical	\$312,200	\$418,100	\$377,100	\$428,600
Elevators/Escalators	\$239,800	\$239,800	\$239,800	\$239,800
Total	\$676,600	\$799,800	\$661,300	\$775,900
Importance Code A	\$98,400	\$121,300	\$104,300	\$118,900
Importance Code B	\$578,200	\$668,200	\$557,000	\$657,000
Importance Code C		\$10,400		
Total	\$676,600	\$799,800	\$661,300	\$775,900



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
BROOKLYN ARMY TERMINAL BUILDING B
Asset # : 13425

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	20%	Now	\$1,130,100	LIFE	**	5	\$981,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Atrium Walls And Balconies</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Mechanical Penthouses</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Balconies Extending Into Atrium</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Atrium Walls And Balconies</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Atrium Walls</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Atrium</i>								
<i>Explanation : Safety Netting In Place - Failed Local Law 11 Facade Inspection</i>								
Cast in Place Concrete	60%			LIFE	**	5	\$2,944,900	
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Perimeter Facades</i>								
Metal Panel	5%			2037	**	5-10	\$337,400	
Metal Coiling Doors	10%			2032	**	5	\$306,800	
Window Wall	5%			2047	**	5	\$184,100	
Windows								
Metal Louvers	10%			2030	**	10	\$284,900	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : Perimeter Vents</i>								
Steel	90%	Now	\$6,560,600	2026	\$21,868,700	5	\$2,563,700	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Clerestory Windows At Atrium</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Cast in Place Concrete	28%	Now	\$162,600	LIFE	**	5	\$86,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North And South Parapets Above Atrium</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North And South Parapets Above Atrium</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Atrium Parapet Walls</i>								
<i>Explanation : Safety Netting In Place - Failed Local Law 11 Facade Inspection</i>								
Cast in Place Concrete	70%			LIFE	**	5	\$215,600	
Metal Panel	2%			2047	**	5	\$2,300	
Roof								
Paver: Asphalt	10%	Now	\$152,000	2030	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Basement At Atrium Walls</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 60%</i>								
<i>Location : Over Basement Walls At Perimeter Loading Docks</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Basement At Atrium Walls</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Basement At Atrium Walls</i>								
Single Ply Membrane	10%			2027	\$1,343,000	10	\$83,100	
Skylight, Metal/Glass	20%	4+	\$5,765,000	2037	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 100%</i>								
<i>Location : Glass Has Been Removed From Skylight Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Exposed Steel Trusses</i>								
Spray-on Foam	60%			2032	**	5	\$664,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Ballast And Paver Stones Atop Foam Membrane</i>								
Interior								
Floors								
Carpet	5%			2026	\$2,156,300	3	\$331,100	
Cast in Place Concrete	65%			LIFE	**	5	\$672,500	
Ceramic Tile	5%			2036	**	5	\$165,500	
Terrazzo	5%			LIFE	**	5	\$129,300	
Vinyl Tile	20%			2027	\$5,745,400	3	\$248,300	
Interior Walls								
Cast in Place Concrete	70%			LIFE	**			
Ceramic Tile	2%			2036	**	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	

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

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

Interior

Ceilings

AcousTileSusp.Lay-In	10%			2040	**	5	\$331,100	
Exposed Concrete	85%			LIFE	**	5	\$439,700	
Exposed Concrete	5%	Now	\$1,087,100	LIFE	**	5	\$25,900	

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

Location : Basement Under Ramps

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

Location : Basement Ceiling Near Atrium

Spalling, Extent : Moderate, Area Affected : 15%

Location : Basement Below Grade At Atrium

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

Location : Basement Below Grade At Atrium

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

Over 600 Volts

Service Equipment

Fused Disc Sw	100%			2027	\$48,800	3	\$7,100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room Basement

Explanation : One 1000 Amperes And Four 600 Amperes Main Disconnect Switch

Transformers

Dry Type	100%			2025	\$140,300	3	\$12,200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room Basement

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

Feeders

Cable	100%			2026	\$15,800	1		
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Raceway

Conduit	100%			2027	\$41,800	1		
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Under 600 Volts

Service Equipment

Fused Disc Sw	50%			2027		5	\$4,700	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room 1 Basement

Explanation : 2- 4000 Amperes Main Disconnect Switch

Fused Disc Sw	50%			2027		5	\$4,700	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room 2 Basement

Explanation : 4- 5000 Amperes Main Service Switches

Transformers

Dry Type	100%			2025	\$16,100	5	\$8,100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Mechanical Room And Penthouse

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

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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								
Switchgear / Switchboard								
	Fused Disc Sw	100%			2027		5	\$9,500
Raceway								
	Busway	10%			2032	**	1	
	Conduit	90%			2027		1	
Panelboards								
	Fused Disc Sw	10%			2026		5	\$5,100
	Molded Case Bkrs	80%			2026		5	\$46,600
	Molded Case Bkrs	10%			2035	**	5	\$5,800
Wiring								
	Busway	5%			2025		1	
	Thermoplastic	40%			2037	**	1	
	Thermoplastic	55%			2027		1	
Motor Controllers								
	Locally Mounted	70%			2025		5	\$10,400
	Locally Mounted	30%			2032	**	5	\$4,500
Ground								
Grounding Devices								
	Generic	50%			LIFE	**	5	\$16,300
	Generic	50%	2-4	\$4,900	LIFE	**	5	\$16,300
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
	Fluorescent	80%			2027	\$18,081,600	10	\$1,622,900
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
	Fluorescent	20%			2037	**	10	\$405,700
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
	Emergency, Battery	50%			2027	\$1,522,300	10	\$267,000
	Exit, Service	50%			2027	\$161,200	1	
Exterior Lighting								
	HID	100%			2022	\$8,525,000	10	\$6,800
Alarm								
Security System								
	No Component	90%						
	Generic	10%			2032	**	1	\$82,600
Fire/Smoke Detection								
	No Component	90%						
	Generic, Digital	10%			2032	**	1-3	\$140,400

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	10%			2037	**	1		
Natural Gas	90%			2037	**	1		
Conversion Equipment								
Hot Water Boiler	60%			2032	**	1	\$656,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boilers Rooms</i>								
<i>Explanation : 40 Gas Fired Hot Water Boilers</i>								
Hot Water Boiler	30%			2047	**	1	\$328,100	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 32 New Boiler Install In Basement</i>								
Radiant Heater	10%			2027	\$3,746,700	2	\$102,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Common Areas</i>								
<i>Explanation : Electric Unit Heaters And Base Board Radiant Heaters</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2043	**	4	\$109,000	
Terminal Devices								
Convactor/Radiator	80%			2032	**	1	\$571,500	
Fan Coil Unit/Heat	20%			2027	\$6,332,900	1	\$142,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Tenant Storage Areas</i>								
<i>Explanation : Hot Water Unit Heaters</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	5%			2035	**	2	\$6,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Newly Commissioned Split Units, Condensing Unit</i>								
No Component	95%							
Terminal Devices								
Fan Coil - 2 Pipe	5%			2035	**	1	\$35,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Elevator Equipment Rooms</i>								
<i>Explanation : Newly Commissioned Split Unit, Fan Coil Section</i>								
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	**	2-5	\$123,300	
No Component	90%							
Exhaust Fans								
Interior	10%			2032	**	2	\$6,800	
No Component	90%							

Plumbing

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

Estimates are rounded to the nearest hundred dollars.

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

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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								
H/C Water Piping	Brass/Copper	100%			2047	**	1	
Water Heater	Electric	100%			2022	\$1,862,600	4	\$12,900
<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%			2037	**	4	\$132,000
Backflow Preventer	Generic	100%			2032	**	1	\$135,400
Vertical Transport								
Elevators	Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 8th Floor</i>								
<i>Explanation : 9 Pass, 18 Freight, Recent Upgrade Observed On 4 of 9 Passenger Elevators</i>								
Fire Suppression								
Standpipe	Generic	100%			2037	**	1-5	\$1,115,200
Sprinkler	Generic	100%			2037	**	1-2	\$619,600
Fire Pump	Generic	100%			2030	**	1	\$413,000

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : BROOKLYN WHSLE MEAT MARKET BLDG A
Address : 5600 1ST AVENUE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0011.000 / 2431 **Yr Built/Renovated** : 1971 /
Area Sq Ft : 103,906 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 17-May-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 819 **Lot** : 1 **BIN** : 3255737

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$552,500	\$197,400
Interior Architecture	\$332,400	\$297,800
Electrical	\$770,900	\$1,320,600
Mechanical	\$209,500	\$2,727,300
Site Pavements	\$243,000	
Total	\$2,108,400	\$4,543,100
Importance Code A	\$552,500	\$1,043,200
Importance Code B	\$1,271,800	\$3,499,900
Importance Code C	\$284,100	
Total	\$2,108,400	\$4,543,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$43,000		\$300	
Interior Architecture	\$13,600			\$1,900
Electrical	\$9,300	\$11,100	\$11,600	\$12,400
Mechanical	\$43,200	\$17,600	\$20,700	\$13,900
Site Pavements	\$36,000			
Total	\$145,100	\$28,700	\$32,500	\$28,200
Importance Code A	\$48,200	\$5,100	\$5,400	\$5,100
Importance Code B	\$47,300	\$23,500	\$27,100	\$23,100
Importance Code C	\$49,600			
Total	\$145,100	\$28,700	\$32,500	\$28,200



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$21,100	LIFE	**	5	\$36,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : South Elevation And Loading Dock</i>								
Cement-Fiber Panel	3%			2029	\$31,800	10	\$13,800	
Concrete Masonry Unit	52%			LIFE	**	5	\$95,300	
Masonry: Brick	20%	Now	\$90,300	LIFE	**	5	\$29,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Base Course Throughout Loading Dock</i>								
Metal Panel	10%			2049	**	5-10	\$100,800	
Metal Coiling Doors	10%			2034	**	5	\$45,800	
Windows								
Aluminum	95%	Now	\$11,700	2037	**	5	\$500	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2032	**	10	\$300	
Roof								
Modified Bitumen	90%	Now	\$171,900	2034	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Areas</i>								
Spray-on Foam	10%	Now	\$10,300	2034	**	5	\$18,400	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Soffits								
Exposed Struc: Steel	100%	4+	\$242,600	LIFE	**	5	\$39,700	
<i>Paint Peeling, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	90%	Now	\$72,300	LIFE	**	5	\$297,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Loading Dock</i>								
Vinyl Tile	10%	4+	\$65,600	2034	**	3	\$5,700	
<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>								
Interior Walls								
Concrete Masonry Unit	40%	Now	\$41,100	LIFE	**	5	\$14,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Fiberglass Panel	60%			LIFE	**	10	\$13,600	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	25%	Now	\$62,500	2034	**	5	\$18,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Offices</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Offices</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	45%			2034	**	5	\$68,200	
<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: Steel	30%			LIFE	**	10	\$90,900	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2039	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$19,400	2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parking/Driveway								
Asphalt	80%	Now	\$243,000	2032	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Parking Area Adjacent To Building D</i>								
<i>Explanation : Cloogged Drain Causing Ponding</i>								
Cast in Place Concrete	20%	Now	\$16,600	2042	**			
<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%			2029	\$80,200	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor.</i>								
<i>Explanation : Equipment Does Not Have Nameplate.</i>								

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**DEPT. OF SMALL BUSINESS SERV. - 801
BROOKLYN WHSLE 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	
Under 600 Volts								
Transformers								
Dry Type	100%			2027	\$16,100	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 75 Kilo-volt-ampere, 480/208/120 Volts</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$249,400	5	\$400	
Raceway								
Conduit	100%			2029	\$155,800	1		
Panelboards								
Fused Disc Sw	20%			2028	\$39,700	5	\$500	
Molded Case Bkrs	80%			2028	\$158,700	5	\$2,200	
Wiring								
Thermoplastic	100%			2029	\$341,400	1		
Motor Controllers								
Locally Mounted	80%			2027	\$24,100	5	\$600	
Locally Mounted	20%			2034	**	5	\$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%	Now	\$9,100	2049	**	1	\$28,800	
<i>Not in Service, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor Mechanical Room</i>								
Generators								
Diesel	100%	Now	\$280,200	2044	**	1	\$36,200	
<i>Other Observation, Extent : Light, 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	100%			2034	**	10	\$95,300	
<i>Obsolete Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
Exterior Lighting								
Fluorescent	50%	Now	\$170,000	2039	**			
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Truck Loading Area</i>								
HID	50%			2024	\$200,200	10	\$200	
Alarm								

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

Asset # : 2431

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

Alarm

Security System

Generic

100% 0-2 \$320,800 2039 * * 1 \$34,900

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

Location : Throughout Building Exterior.

Explanation : CCTV Surveillance Cameras.

Fire/Smoke Detection

Under Construction

100%

Mechanical		Current Repair		Future Replacement		Maintenance		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% 2029 \$109,000 1

Conversion Equipment

Hot Water Boiler

100% 2027 \$765,600 1 \$51,400

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

Location : Mechanical Room

Explanation : 2 Units

Distribution

Hot Wtr Piping/Pump

100% 2037 * * 4 \$7,700

Terminal Devices

Air Handler

50% Now \$209,500 2024 \$698,300 1 \$28,900

Not in Service, Extent : Severe, Area Affected : 100%

Location : Mechanical Room

Fan Coil Unit/Heat

50% 2029 \$743,700 1 \$16,800

Air Conditioning

Conversion Equipment

Window/Wall Unit

35% 2024 \$72,400 1

No Component

65%

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

Location : Throughout

Explanation : All Systems Used For Refrigeration

Ventilation

Distribution

Ductwork/Diffusers

100% LIFE * * 2-5 \$91,700

Exhaust Fans

Roof

100% 2024 \$164,900 2 \$3,200

Plumbing

H/C Water Piping

Brass/Copper

70% 2039 * * 1

Galvanized Steel

30% 2034 * * 1

HW Heat Exchanger

HTHW/HW

100% 2029 \$173,300

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**DEPT. OF SMALL BUSINESS SERV. - 801
BROOKLYN WHSLE 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								
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2029	\$15,100	4	\$3,300
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	Generic	100%			2039	**	1-2	\$29,100

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Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : BROOKLYN WHSLE MEAT MARKET BLDG B
Address : 5600 1ST AVENUE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0011.010 / 2432 **Yr Built/Renovated** : 1971 /
Area Sq Ft : 78,304 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 17-May-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 819 **Lot** : 1 **BIN** : 3378176

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,960,500	\$1,259,800
Interior Architecture	\$302,500	\$179,700
Electrical	\$583,300	\$1,029,800
Mechanical	\$63,200	\$2,116,900
Total	\$2,909,500	\$4,586,300
Importance Code A	\$1,960,500	\$1,876,900
Importance Code B	\$889,700	\$2,709,400
Importance Code C	\$59,300	
Total	\$2,909,500	\$4,586,300

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$34,000		\$10,100	
Interior Architecture	\$1,300			\$1,300
Electrical	\$2,800	\$2,200	\$2,600	\$3,700
Mechanical	\$52,400	\$12,200	\$14,400	\$10,300
Total	\$90,400	\$14,400	\$27,100	\$15,300
Importance Code A	\$37,800	\$3,900	\$14,000	\$3,900
Importance Code B	\$52,600	\$10,500	\$13,100	\$11,400
Importance Code C				
Total	\$90,400	\$14,400	\$27,100	\$15,300



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$3,800	LIFE	**	5	\$6,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Loading Dock</i>								
Cement-Fiber Panel	3%			2029	\$5,700	10	\$2,500	
Concrete Masonry Unit	52%	Now	\$115,200	LIFE	**	5	\$8,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : East And West Facades</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Facade</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : East Facade</i>								
Masonry: Brick	20%	Now	\$8,100	LIFE	**	5	\$5,300	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Typical Throughout Loading Dock Along Base And At Building Corners</i>								
Metal Panel	10%			2039	**	5-10	\$18,100	
Metal Coiling Doors	10%	0-2	\$15,300	2034	**	5	\$4,100	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	95%	Now	\$525,400	2037	**	5	\$15,400	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2032	**	10	\$10,100	
Roof								
Modified Bitumen	90%	Now	\$568,400	2029	\$1,136,800			
<i>Patching Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Spray-on Foam	10%	0-2	\$6,800	2034	**	5	\$6,100	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Soffits								
Exposed Struc: Steel	100%	4+	\$751,500	LIFE	**	5	\$123,000	
<i>Paint Peeling, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	75%	Now	\$42,400	LIFE	**	5	\$87,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Loading Dock</i>								
Steel Plate	5%	Now	\$74,400	LIFE	**	1		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Steel Stairs</i>								
Vinyl Tile	20%			2029	\$92,400	3	\$5,300	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Concrete Masonry Unit	100%	Now	\$59,300	LIFE	**	5	\$10,500	
<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>								
<hr/>								
Ceilings								
AcousTileSusp.Lay-In	25%	Now	\$60,000	2042	**	5	\$12,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Offices</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Offices</i>								
AcousTileSusp.Lay-In	45%	0-2	\$8,300	2034	**	5	\$21,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Meat Packing Areas</i>								
<i>Explanation : Special Laminate Tiles Made For Food Service Cold Rooms</i>								
Exposed Struc: Steel	30%			LIFE	**	10	\$58,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Rooms</i>								
<hr/>								
Site Pavements								
Parking/Driveway								
Not Accessible	100%							

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%			2029	\$40,100	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor Electrical Room</i>								
<i>Explanation : The Main Service Switch Is Rated At 2000 Amperes. It Is Supplied From Building A.</i>								
<hr/>								
Transformers								
Dry Type	100%			2027	\$16,100	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : There Are Three 45 Kilovolt Amperes, 480/208/120 Volts Transformers.</i>								
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$174,600	5	\$300	
<hr/>								
Raceway								
Conduit	100%			2029	\$117,200	1		

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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								
Panelboards								
	Fused Disc Sw	5%			2028	\$6,100	5	\$100
	Molded Case Bkrs	95%			2028	\$115,900	5	\$2,000
Wiring								
	Thermoplastic	70%			2029	\$110,200	1	
	Thermoplastic	30%			2039	**	1	
Motor Controllers								
	Locally Mounted	95%			2027	\$28,600	5	\$500
	Locally Mounted	5%			2042	**	5	
Ground								
Grounding Devices								
	Not Accessible	100%						
Lighting								
Interior Lighting								
	Fluorescent	100%	Now	\$455,200	2039	**		
<i>Obsolete Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<i>Explanation : Fixtures Are Old, Obsolete T-12 Lamps Type.</i>								
Exterior Lighting								
	Fluorescent	50%	Now	\$128,100	2039	**		
<i>Obsolete Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Truck Loading Area.</i>								
	HID	50%			2024	\$150,900	10	\$100
Alarm								
Security System								
	No Component	70%						
	Generic	30%			2029	\$72,500	1	\$8,800
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
	No Component	70%						
	Generic, Digital	30%			2024	\$248,300	1-3	\$14,900
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, 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
Heating								
Energy Source								
	Interruptible Gas/Dual Fuel	100%			2029	\$82,100	1	

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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	100%			2027	\$577,000	1	\$38,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 2 Units</i>								
Distribution Hot Wtr Piping/Pump	100%			2037	**	4	\$5,800	
Terminal Devices Air Handler	20%	0-2	\$63,200	2024	\$210,500	1	\$8,700	
<i>Noisy/Vibrating, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 2nd Floor Boiler Room</i>								
Fan Coil Unit/Heat	80%			2029	\$896,800	1	\$20,200	
Air Conditioning								
Energy Source Electricity	100%			2028	\$226,300	1		
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$69,100	
Exhaust Fans Roof	100%			2029	\$124,300	2	\$2,400	
Plumbing								
H/C Water Piping Brass/Copper	70%	2-4	\$19,500	2039	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Multiple Locations</i>								
Galvanized Steel	30%			2034	**	1		
HW Heat Exchanger HTHW/HW	100%			2039	**			
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Fixtures Generic	100%							
Fire Suppression								
Sprinkler Generic	100%			2039	**	1-2	\$21,900	

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : BROOKLYN WHSLE MEAT MARKET BLDG D - FDNY FIRE INVESTIGATION
Address : 5600 1ST AVENUE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0011.030 / 162 **Yr Built/Renovated** : 1971 /
Area Sq Ft : 9,920 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 17-May-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 819 **Lot** : 1 **BIN** : 3378177

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$444,800	\$47,700
Interior Architecture	\$118,100	
Electrical	\$49,000	\$129,700
Total	\$612,000	\$177,400
Importance Code A	\$444,800	\$47,700
Importance Code B	\$167,200	\$129,700
Total	\$612,000	\$177,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$18,900		\$1,500	
Interior Architecture	\$10,200		\$600	\$1,600
Electrical	\$32,900	\$300	\$300	\$500
Mechanical	\$7,200	\$1,200	\$4,700	\$1,000
Total	\$69,200	\$1,500	\$7,100	\$3,000
Importance Code A	\$19,400	\$500	\$2,000	\$500
Importance Code B	\$42,000	\$1,000	\$5,100	\$2,500
Importance Code C	\$7,800			
Total	\$69,200	\$1,500	\$7,100	\$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.

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	\$14,300	2029	\$47,700			
<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%			2042	**	5	\$3,000	
Stucco Cement	60%	Now	\$167,400	2042	**	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	\$96,000	2054	**	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>								
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Parapets								
Pre-Cast Concrete	100%	Now	\$4,600	LIFE	**	5	\$7,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	100%	Now	\$181,400	2039	**			
<i>Blisters, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Drains Clogged, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

Interior

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

DEPT. OF SMALL BUSINESS SERV. - 801
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									
Floors									
Cast in Place Concrete	10%	Now	\$1,700	LIFE	**	5	\$3,400		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout And Stairs</i>									
Ceramic Tile	5%	Now	\$800	2032	**	5	\$400		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Toilets Throughout</i>									
Quarry Tile	5%			2042	**	5	\$1,200		
Vinyl Tile	80%	Now	\$54,000	2034	**	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 : 2nd Floor, Stairs</i>									
Interior Walls									
Concrete Masonry Unit	25%			LIFE	**	5	\$1,300		
Gypsum Board	40%			LIFE	**	5-10	\$4,500		
Metal Panel	5%			LIFE	**	10	\$200		
Plaster	25%	Now	\$2,700	LIFE	**	5	\$500		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Stairs And Throughout</i>									
Wood	5%			LIFE	**	5	\$2,700		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Explanation : Wood Paneling</i>									
Ceilings									
AcousTileSusp.Lay-In	100%	Now	\$64,200	2042	**	5	\$7,800		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Throughout</i>									
<i>Recent Replace Evident, Extent : Light, Area Affected : 15%</i>									
<i>Location : Throughout</i>									
<i>Staining/Discoloring, Extent : Light, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</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%			2029	\$2,600	5			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : 2nd Floor Electrical Room</i>									
<i>Explanation : The Main Service Switch Is Rated 400 Amperes.</i>									

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

DEPT. OF SMALL BUSINESS SERV. - 801
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	
Under 600 Volts								
Transformers								
Dry Type	100%			2027	\$16,100	5		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st Floor</i>						
		<i>Explanation : Transformer Do Not Have Nameplate Ratings.</i>						
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$82,800	5		
Raceway								
Conduit	100%			2029	\$14,200	1		
Panelboards								
Fused Disc Sw	10%			2028	\$1,500	5		
Molded Case Bkrs	90%			2028	\$13,700	5	\$200	
Wiring								
Thermoplastic	100%			2029	\$18,600	1		
Motor Controllers								
Locally Mounted	100%			2034	**	5	\$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	15%			2024	\$8,700	10	\$1,400	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 2nd Floor</i>						
Fluorescent	85%	Now	\$49,000	2039	**			
		<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout Building</i>						
Egress Lighting								
Emergency, Service	50%			2024	\$2,500	1		
Exit, Service	50%			2024	\$1,700	1		
Exterior Lighting								
HID	100%			2029	\$38,200	10		
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$9,200	1	\$1,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Building Exterior</i>						
		<i>Explanation : The Building Is Provided With CCTV Surveillance Cameras Which Is Old But In Working Condition.</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
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	

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Analog

30% Now

\$31,500 2039

* *

1-3

\$1,700

*Not in Service, Extent : Light, Area Affected : 100%**Location : Throughout Building**Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : The Fire Alarm System Consists Of Manual Pull Stations And Alarm Bells.*

Mechanical		Current Repair		Future Replacement		Maintenance		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%

2039

* *

1

Conversion Equipment

Furnace

100%

2037

* *

1

\$4,900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof Mounted**Explanation : Gas Furnace Is Included With Air Conditioning Unit***Air Conditioning**

Energy Source

Electricity

100%

2037

* *

1

Conversion Equipment

Ext Pkg Unit - Heating/Cooling

100%

2037

* *

2

\$600

*Recent Installation, Extent : Light, Area Affected : 100%**Location : Roof**Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 2 Rooftop Units With Built In Gas Furnace*

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2

\$16,100

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$8,800

Exhaust Fans

Roof

10%

2037

* *

2

*Recent Installation, Extent : Light, Area Affected : 100%**Location : Roof*

No Component

90%

*Other Observation, Extent : Light, Area Affected : 0%**Location : Rooftop Units**Explanation : Ventilation Is Part Of Air Conditioning System***Plumbing**

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

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

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 Galvanized Steel	100%			2034	**	1	
	Water Heater Gas Fired	100%			2024	\$5,800	2	\$100
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st Floor</i>					
			<i>Explanation : One 75 Gallon Unit</i>					
	Sanitary Piping Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping Cast Iron	100%			LIFE	**	1	
	Sewage Ejector(s) Electric	100%			2029	\$2,700	4	\$600
	Fixtures Generic	100%						
			<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Fire Suppression								
	Sprinkler Generic	100%			2039	**	1-2	\$2,800

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 28-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Floors 1,3
Block : 725 **Lot** : 1 **BIN** : 3345660

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$142,200	
Electrical	\$87,800	\$3,000
Total	\$230,000	\$3,000
Importance Code A	\$142,200	
Importance Code B	\$87,800	\$3,000
Total	\$230,000	\$3,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$33,500			
Interior Architecture	\$100,800	\$500		\$2,400
Electrical	\$61,200		\$100	\$7,700
Mechanical	\$69,300	\$500	\$900	\$10,700
Site Pavements	\$1,600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$270,300	\$4,900	\$5,000	\$24,900
Importance Code A	\$54,400	\$500	\$500	\$600
Importance Code B	\$199,100	\$4,500	\$4,500	\$24,300
Importance Code C	\$16,800			
Total	\$270,300	\$4,900	\$5,000	\$24,900



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 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	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$105,300	LIFE	**	5	\$17,100	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade, South Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Lower Level</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Lower Level</i>								
Masonry: Granite	5%	Now	\$10,900	LIFE	**	5	\$700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Water Course</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Building Base</i>								
Windows								
Aluminum	100%	Now	\$8,000	2044	**	5	\$1,900	
<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	\$36,900	2043	**			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								
Skylight, Metal/Glass	3%	Now	\$14,600	2038	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Over Stair</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Over Stair</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Stair</i>								
Not Accessible	97%							
Interior								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 2153

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	20%	Now	\$3,000	2027	\$29,900	3	\$3,400	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Third Floor</i>								
Carpet	20%	Now	\$29,900	2030	**	3	\$3,400	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 50%</i>								
<i>Location : First Floor</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : First Floor</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : Water Flood Damage</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$1,300	
Terrazzo	5%	4+	\$500	LIFE	**	5	\$400	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Front Entry Hall</i>								
Vinyl Tile	10%	Now	\$10,000	2038	**	3	\$400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : First Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : First Floor</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : Water Flood Damage</i>								
Vinyl Tile	35%			2033	**	3	\$1,500	
Wood	5%	Now	\$19,300	2068	**	5	\$500	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : Water Flood Damage</i>								
Interior Walls								
Gypsum Board	10%			LIFE	**	5	\$200	
Masonry: Brick	2%			LIFE	**			
Plaster	43%	Now	\$2,800	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	\$12,400	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>								

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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	
Interior								
Ceilings								
AcousTileSusp.Lay-In	20%	Now	\$1,900	2033	**	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>								
Gypsum Board	20%	Now	\$2,400	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	60%	Now	\$18,500	LIFE	**	5	\$4,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Third Floor Kitchen And First Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Third Floor Stairwell</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2048	**			
Site Pavements								
On-Site Walkways								
Asphalt	55%			2037	**			
Cast in Place Concrete	45%	Now	\$1,600	2041	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West And South Sides Of Building</i>								
Parking/Driveway								
Asphalt	100%			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								
Molded Case Bkrs	100%			2028	\$4,900	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 200 Amperes</i>								
Raceway								
Conduit	100%			2028	\$28,300	1		
Panelboards								
Molded Case Bkrs	50%			2027	\$15,300	5	\$100	
Molded Case Bkrs	50%	0-2	\$15,300	2053	**	5	\$100	
<i>Aged Component, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 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
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								
Wiring								
Braided Cloth	70%	2-4	\$33,400	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2038	**	1		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	5%			2028	\$3,000	10	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Staircase</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Fluorescent	80%			2023	\$48,000	10	\$7,600	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st And 2nd Floors</i>								
Fluorescent	15%	Now	\$9,000	2038	**			
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Floors Area</i>								
Egress Lighting								
Exit, Service	100%	Now	\$3,500	2038	**	1		
<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Exterior Lighting								
HID	100%			2023	\$39,800	10		

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%			2038	**	1		
Conversion Equipment								
Furnace	45%	0-2	\$10,500	2038	**	1	\$2,100	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : 3rd floor</i>								
<i>Explanation : 1 Unit</i>								
Furnace	45%	Now	\$10,500	2038	**	1	\$2,100	
<i>Abandoned in Place, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
Not Accessible	10%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : 2nd Floor</i>								
<i>Explanation : Tenant</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
BUSH TERMINAL-MASTAS ADMIN. BLDG - OFFICES

Asset # : 2153

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
Distribution								
	Ductwork/Diffusers	30%			LIFE	**	2-5	\$1,700
	Ductwork/Diffusers	30%	Now	\$31,100	LIFE	**	2-5	\$1,700
<i>Abandoned in Place, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
	No Component	40%						
Air Conditioning								
Energy Source								
	Electricity	100%			2044	**	1	
Conversion Equipment								
	Window/Wall Unit	50%			2023	\$10,300	1	
	No Component	50%						
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%	0-2	\$8,700	2033	**	1	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Water Heater								
	Electric	100%	Now	\$8,700	2028	\$8,700	4	\$100
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1 And 3rd Floors.</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	50%			LIFE	**	1	
	No Component	50%						
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Perimeter Of Building</i>								
<i>Explanation : Leaders And Gutters</i>								
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		

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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.

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : BUSH TERMINAL-MASTAS BUILDING #57 - WAREHOUSE
Address : 41ST - 51ST STREET AND 1ST AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0016.010 / 2449 **Yr Built/Renovated** : 1910 /
Area Sq Ft : 157,500 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 06-Jul-2017 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 725 **Lot** : 1 **BIN** : 3378183

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,944,800	\$1,209,700
Interior Architecture	\$329,600	\$525,400
Electrical	\$240,500	\$551,400
Mechanical		\$1,965,500
Total	\$2,515,000	\$4,252,000
Importance Code A	\$1,944,800	\$2,810,500
Importance Code B	\$570,100	\$1,441,500
Total	\$2,515,000	\$4,252,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$13,400			
Interior Architecture	\$12,800			
Electrical	\$81,000	\$13,900	\$10,600	\$34,900
Mechanical	\$22,900	\$9,700	\$14,700	\$34,300
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$147,900	\$41,300	\$43,100	\$87,000
Importance Code A	\$22,100		\$8,800	
Importance Code B	\$112,900	\$41,300	\$34,300	\$87,000
Importance Code C	\$12,800			
Total	\$147,900	\$41,300	\$43,100	\$87,000



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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**DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL-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	95%			LIFE	**	5	\$206,300	
Masonry: Brick	5%	Now	\$13,400	LIFE	**	5	\$2,200	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Stair Bulkhead</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Stair Bulkhead</i>								
Windows								
Aluminum	90%	Now	\$1,693,300	2053	**	5	\$19,800	
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Glass Block	10%	Now	\$44,800	LIFE	**	5	\$2,800	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast in Place Concrete	100%	Now	\$135,000	LIFE	**	5	\$429,600	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade, West Facade</i>								
Roof								
Skylight, Metal/Glass	3%			2028	\$502,000	10	\$11,100	
Spray-on Foam	97%			2033	**	5	\$143,500	
Interior								
Floors								
Cast in Place Concrete	95%			LIFE	**	5	\$490,300	
Steel Plate	5%	Now	\$329,600	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	\$12,800	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	60%			LIFE	**			
Ceilings								
Exposed Concrete	95%			LIFE	**	5	\$35,000	
Gypsum Board	5%			LIFE	**	5	\$14,700	

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

Under 600 Volts

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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								
Transformers								
Dry Type	100%			2041	**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Elevator Machinery Rooms</i>								
<i>Explanation : 3 - 45 Kva, 480/208/120 Volts</i>								
Raceway								
Conduit	100%			2028	\$22,900	1		
Panelboards								
Fused Disc Sw	20%	4+	\$12,200	2053	**	5	\$400	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fused Knife Sw	50%	4+	\$30,500	2053	**	5	\$900	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Molded Case Bkrs	30%			2044	**	5	\$1,200	
Wiring								
Braided Cloth	70%	2-4	\$27,700	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2028	\$15,100	1		
Lighting								
Interior Lighting								
Fluorescent	40%			2023	\$140,800	10	\$57,800	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	45%			2028	\$158,400	10	\$65,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	5%			2023	\$42,000	2	\$200	
LED	10%			2033	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : LED Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2033	**	10	\$19,000	
Exit, Battery	50%			2033	**	10	\$5,300	
Exterior Lighting								
HID	30%			2028	\$182,100	10	\$100	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2028	\$145,900	1	\$17,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								

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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	

Alarm

Fire/Smoke Detection
Generic, Digital

100% 2033 * * 1-3 \$97,100

Recent Installation, Extent : Light, Area Affected : 100%

Location : Basement

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% 2048 * * 1

Conversion Equipment

Radiant Heater

60% 2028 \$1,600,800 2 \$43,800

Other Observation, Extent : Light, Area Affected : 60%

Location : Throughout

Explanation : Heating Equipment Is Installed And Maintained By Tenants

No Component

40%

Air Conditioning

Energy Source

Electricity

100% 2044 * * 1

Conversion Equipment

Split Unit

10% 2028 \$321,400

Window/Wall Unit

10% 2023 \$31,400 1

No Component

80%

Ventilation

Exhaust Fans

Roof

2% Now \$5,000 2038 * * 2 \$100

Unit Inoperable, Extent : Moderate, Area Affected : 2%

Location : Rooftop

Wall Unit

8% 2028 \$4,300 2 \$400

No Component

90%

Plumbing

H/C Water Piping

Galvanized Steel

100% 2033 * * 1

Sanitary Piping

Cast Iron

100% LIFE * * 1

Storm Drain Piping

Cast Iron

100% LIFE * * 1

Sump Pump(s)

Submersible

100% 2021 \$5,100 4 \$5,000

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

Location : Located Outside The Building In A Pit

Explanation : Sump Pump Is Not Accessible

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**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
Plumbing	Sewage Ejector(s) Electric	100%			2028	\$43,400	4	\$9,400
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Located Outside The Building In A Pit</i>					
			<i>Explanation : Ejector Is Not Accessible</i>					
	Fixtures Generic	100%						
Vertical Transport	Elevators Geared Traction	100%			LIFE		**	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1-6</i>					
			<i>Explanation : 3 Units, One Has Not Operated In 5 Years</i>					
Fire Suppression	Sprinkler Generic	100%			2038		**	1-2 \$44,100

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Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 13-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,6
Block : 725 **Lot** : 1 **BIN** : 3378184

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$2,960,400	\$821,200
Interior Architecture	\$331,800	\$443,800
Electrical	\$413,000	\$151,800
Mechanical	\$239,400	
Site Enclosure	\$58,400	
Site Pavements	\$236,200	
Total	\$4,239,300	\$1,416,800
Importance Code A	\$2,960,400	\$821,200
Importance Code B	\$984,200	\$595,600
Importance Code C	\$294,700	
Total	\$4,239,300	\$1,416,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$49,700			\$4,900
Interior Architecture	\$7,200			
Electrical	\$1,500	\$2,900	\$1,100	\$39,800
Mechanical	\$8,000	\$20,100	\$8,000	\$33,200
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$84,100	\$40,800	\$26,800	\$95,800
Importance Code A	\$49,700	\$9,300		\$14,200
Importance Code B	\$27,300	\$31,500	\$26,800	\$81,600
Importance Code C	\$7,200			
Total	\$84,100	\$40,800	\$26,800	\$95,800



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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	63%	Now	\$285,200	LIFE	**	5	\$123,900	
<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	\$60,500	LIFE	**	5	\$9,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At All Building Elevations</i>								
Stucco Cement	10%			2033	**	5	\$9,800	
Windows								
Steel	100%	Now	\$2,123,700	2053	**	5	\$249,000	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast in Place Concrete	100%	Now	\$488,700	LIFE	**	5	\$388,900	
<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>								
Roof								
Metal, Corrugated	15%	2-4	\$20,300	2041	**	1		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Support Steel For Roof</i>								
Metal Panel	2%	0-2	\$23,100	2048	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Back Freight Elevator And Elevator Control</i>								
Spray-on Foam	83%	4+	\$6,200	2033	**	5	\$55,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Just Beyond Stair Tower Entry</i>								

Interior

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

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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	Priority
Interior								
Floors								
Cast in Place Concrete	95%	4+	\$215,300	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	\$7,200	LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Stair</i>								
Masonry: Brick	55%			LIFE	**			
Ceilings								
Exposed Concrete	73%	4+	\$102,400	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 Concrete	2%	0-2	\$14,000	LIFE	**	5	\$700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Back Freight Elevator Control Room</i>								
Exposed Concrete	25%			LIFE	**	5	\$8,300	
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	\$58,400	2038	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : West Side Of Building</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : West Side Of Building</i>								
Site Pavements								
Parking/Driveway								
Cast in Place Concrete	75%	Now	\$175,200	2033	**			
<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	25%	Now	\$61,100	2031	**			
<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>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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								
Service Equipment								
	Fused Disc Sw	70%			2054	**	5	\$400
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Recently Installed, Main Service Switch Rated At 3000 Amperes</i>								
	No Component	30%						
Transformers								
	Dry Type	5%			2041	**	5	
	No Component	95%						
Switchgear / Switchboard								
	Molded Case Bkrs	100%			2048	**	5	\$3,800
Raceway								
	Conduit	80%			2038	**	1	
	Conduit	20%			2058	**	1	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
Panelboards								
	Fused Disc Sw	20%			2036	**	5	\$700
	Molded Case Bkrs	80%			2036	**	5	\$3,000
Wiring								
	Thermoplastic	80%			2028	\$26,700	1	
	Thermoplastic	20%			2058	**	1	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
Motor Controllers								
	Locally Mounted	100%			2045	**	5	\$1,000
Ground								
Grounding Devices								
	Not Accessible	100%						
Lighting								
Interior Lighting								
	Fluorescent	70%			2023	\$223,200	10	\$91,600
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Fluorescent	20%			2028	\$63,800	10	\$26,200
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Incandescent	5%			2033	**	2	\$200
	LED	5%			2033	**		
Egress Lighting								
	Emergency, Battery	50%			2023	\$98,200	10	\$17,200
	Exit, Service	50%			2023	\$19,600	1	

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
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	

Lighting

Exterior Lighting

HID	5%			2028	\$27,500	10		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Roof

Explanation : Photocells Controls

LED	5%			2033	**			
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Other Observation, Extent : Light, Area Affected : 100%

Location : Front Of Building

Explanation : Under Canopy

No Component	90%							
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Alarm

Security System

No Component	80%							
Generic	20%			2028	\$88,000	1	\$10,700	

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%			2048	**	1		
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Conversion Equipment

Radiant Heater	70%			2033	**	2	\$46,300	
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Other Observation, Extent : Light, Area Affected : 70%

Location : Throughout

Explanation : Heating Equipment Is Installed And Maintained By Tenants

No Component	30%							
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Plumbing

H/C Water Piping

Galvanized Steel	100%	Now	\$239,400	2033	**	1		
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Corroded, Extent : Moderate, Area Affected : 10%

Location : Basement

Sanitary Piping

Cast Iron	100%			LIFE	**	1		
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Storm Drain Piping

Cast Iron	100%			LIFE	**	1		
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Sump Pump(s)

Not Accessible	100%							
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Sewage Ejector(s)

Electric	100%			2033	**	4	\$8,500	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Street Pit

Explanation : Not Accessible

Fixtures

Generic	100%							
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Vertical Transport

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL-MASTAS 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)	Estimated Cost
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 : 3 Units - 2 Operational, 1 Needs Repair</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2048	**	1-5	\$71,900
Sprinkler								
	Generic	100%			2048	**	1-2	\$40,000

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 28-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 715 **Lot** : 1 **BIN** : 3345662

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$77,900	
Electrical	\$46,000	
Mechanical		\$36,900
Total	\$123,800	\$36,900
Importance Code A	\$77,900	\$36,900
Importance Code B	\$46,000	
Total	\$123,800	\$36,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture		\$4,000		\$1,100
Interior Architecture	\$10,400	\$1,000		
Electrical	\$17,100	\$300	\$400	\$18,200
Mechanical	\$300	\$100	\$300	\$100
Site Pavements	\$2,100			
Total	\$30,000	\$5,300	\$600	\$19,400
Importance Code A	\$200	\$4,000	\$200	\$1,200
Importance Code B	\$24,900	\$1,400	\$400	\$18,200
Importance Code C	\$4,800			
Total	\$30,000	\$5,300	\$600	\$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
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	Priority	
Exterior									
Exterior Walls									
Concrete Masonry Unit	5%			LIFE	**	5	\$400		
Masonry: Brick	90%	Now	\$77,900	LIFE	**	5	\$12,600		
<i>Diagonal Cracks, Extent : Severe, Area Affected : 15%</i>									
<i>Location : South Facade</i>									
<i>Worn/Eroded, Extent : Severe, Area Affected : 20%</i>									
<i>Location : North And South Facades</i>									
Metal Coiling Doors	5%			2033	**	5	\$2,200		
Windows									
Metal Louvers	15%			2031	**	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%			LIFE	**	5	\$10,900		
Panel/Paver: Cer/Brk	15%			2036	**	5	\$2,000		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Shop Side Of Building</i>									
<i>Explanation : Not Accessible</i>									
Interior Walls									
Ceramic Tile	10%	4+	\$200	2031	**	5	\$200		
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>									
<i>Location : Pump House Side Of Building</i>									
Masonry: Brick	70%			LIFE	**				
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Shop Side Of Building</i>									
<i>Explanation : Not Accessible</i>									
Plaster	20%	Now	\$2,600	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 Concrete	40%	Now	\$7,700	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%			LIFE	**				
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Shop Side Of Building</i>									
<i>Explanation : Not Accessible</i>									

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

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

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

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

Site Enclosure

Fence/Gates

Chain Link

100%

2048

* *

Site Pavements

On-Site Walkways

Asphalt

50%

2031

* *

Cast in Place Concrete

50% 4+

\$700

2033

* *

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

Parking/Driveway

Asphalt

50%

2031

* *

Cast in Place Concrete

50% 4+

\$1,400

2033

* *

*Cracking/Crumbling, Extent : Light, Area Affected : 5%**Location : South Side Of Building*

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%

2028

\$1,500

5

\$100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Pump Room**Explanation : One Panelboard For Entire Area.*

Raceway

Conduit

30%

2038

* *

1

Conduit

70%

2028

\$2,700

1

Panelboards

Molded Case Bkrs

100%

2027

\$7,600

5

\$100

Wiring

Thermoplastic

100%

2028

\$8,300

1

Motor Controllers

Locally Mounted

100%

2033

* *

5

Ground

Grounding Devices

Not Accessible

100%

Lighting

Interior Lighting

Fluorescent

100%

2023

\$9,700

10

\$4,000

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

Exterior Lighting

HID

100%

0-2

\$16,800

2038

* *

*Obsolete Fixtures, Extent : Moderate, Area Affected : 10%**Location : Building Exterior*

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 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	

Alarm

Security System

No Component

70%

Generic

30%

2023

\$4,000

1

\$500

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

Location : Pump House

Explanation : Intrusion Alarm Only

Fire/Smoke Detection

Generic, Analog

100%

2023

\$46,000

1-3

\$2,800

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

Location : Throughout The Building

Explanation : Horns And Bells

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%

2038

**

1

Not Accessible

50%

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

Location : Shop

Explanation : Not Accessible

Conversion Equipment

Radiant Heater

50%

2028

\$36,900

2

\$1,000

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

Location : Pump House

Explanation : Electrical Unit Heater In Pump House Only

Not Accessible

50%

Terminal Devices

No Component

50%

Not Accessible

50%

Ventilation

Exhaust Fans

No Component

70%

Not Accessible

30%

Plumbing

H/C Water Piping

Not Accessible

100%

Water Heater

Not Accessible

100%

Sanitary Piping

Not Accessible

100%

Storm Drain Piping

Not Accessible

100%

Fixtures

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 PUMP HOUSE - SHOP

Asset # : 2283

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								
Sprinkler								
	No Component	50%						
	Not Accessible	50%						
Fire Pump								
	Generic	100%			2037	**	1	\$800
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Pump House</i>				
				<i>Explanation : Serves Other Buildings</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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 28-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 725 **Lot** : 1 **BIN** : 3345657

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$703,200	
Site Pavements	\$83,100	
Total	\$786,300	
Importance Code A	\$703,200	
Importance Code C	\$83,100	
Total	\$786,300	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$2,800			
Site Pavements	\$18,000			
Total	\$20,900			
Importance Code A	\$2,800			
Importance Code C	\$18,000			
Total	\$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
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	\$223,100	LIFE	**	5	\$24,100	
<i>Jnt 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>								
Masonry: Limestone	5%	Now	\$2,800	LIFE	**	5	\$1,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Watercourse At Grade Around Perimeter Of Building</i>								
Windows								
Wood	100%	Now	\$57,200	2053	**	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								
Metal Cornice	100%	Now	\$69,600	2043	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Roof								
Slate	75%	Now	\$353,300	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%			2048	**			
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
On-Site Walkways								
Asphalt	30%			2031		**		
Cast in Place Concrete	30%	0-2	\$1,900	2033		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Side Of Building</i>								
Pavers/Stone	40%	0-2	\$16,100	2031		**		
<i>Broken/Missing Elements, Extent : Light, Area Affected : 15%</i>								
<i>Location : West Side Of Building</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : West Side Of Building</i>								
Parking/Driveway								
Asphalt	100%	Now	\$83,100	2043		**		
<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		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%							
<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 : Light, 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%

Ventilation

Distribution

Not Accessible 100%

Exhaust Fans

Not Accessible 100%

Plumbing

H/C Water Piping

Not Accessible 100%

Water Heater

Not Accessible 100%

HW Heat Exchanger

Not Accessible 100%

Sanitary Piping

Not Accessible 100%

Storm Drain Piping

Not Accessible 100%

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Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL-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									
	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%							

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

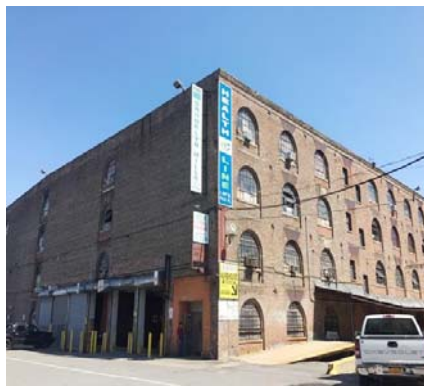
Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : BUSH TERMINAL-MASTAS UNIT C - WAREHOUSE
Address : 41ST - 51ST STREET AND 1ST AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0016.080 / 2155 **Yr Built/Renovated** : 1910 / 2013
Area Sq Ft : 162,409 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 28-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,4
Block : 715 **Lot** : 1 **BIN** : 3345581

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,674,600	\$274,100
Interior Architecture	\$1,396,200	\$476,000
Electrical	\$1,009,900	\$174,200
Mechanical	\$844,700	\$323,200
Site Pavements	\$105,000	
Total	\$5,030,200	\$1,247,500
Importance Code A	\$2,022,800	\$274,100
Importance Code B	\$2,863,800	\$973,400
Importance Code C	\$143,700	
Total	\$5,030,200	\$1,247,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$36,300			
Interior Architecture	\$20,500		\$2,400	
Electrical	\$28,400	\$2,000	\$200	\$17,900
Mechanical	\$6,600	\$6,300	\$17,400	\$6,800
Site Enclosure	\$2,900			
Site Pavements	\$1,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$100,400	\$12,300	\$24,000	\$28,600
Importance Code A	\$41,300	\$3,100	\$1,600	\$3,100
Importance Code B	\$53,600	\$9,200	\$22,300	\$25,500
Importance Code C	\$5,600			
Total	\$100,400	\$12,300	\$24,000	\$28,600



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

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

Asset # : 2155

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$588,300	LIFE	**	5	\$95,500	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stair Bulkheads</i>								
<i>Jnt 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%	4+	\$12,300	2033	**	5	\$16,600	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
Windows								
Steel	100%	Now	\$980,500	2053	**	5	\$114,900	1
<i>Air Infiltration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$4,100	
Cast Stone/Terra Cotta	2%			LIFE	**	5	\$1,600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 25%</i>								
<i>Location : Southwest Stair Bulkhead</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Southwest Stair Bulkhead</i>								
<i>Explanation : Terra Cotta Coping</i>								
Masonry: Brick	85%	Now	\$105,700	LIFE	**	5	\$9,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair Bulkheads</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stair Bulkheads</i>								
Masonry: Fieldstone	8%			LIFE	**	5	\$1,100	

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

DEPT. OF SMALL BUSINESS SERV. - 801
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%			2041	**	1		
<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+	\$16,900	2038	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stair Bulkheads</i>								
Spray-on Foam	85%	Now	\$7,100	2033	**	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>								
Interior								
Floors								
Cast in Place Concrete	23%	Now	\$11,700	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%			2037	**	5	\$4,800	
Wood	75%	Now	\$1,209,100	2043	**	5	\$168,400	
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</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>								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$800	
Gypsum Board	10%	Now	\$300	LIFE	**	5	\$2,300	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Corridor Areas</i>								
Masonry: Brick	50%			LIFE	**			
Masonry: Brick	25%	Now	\$38,700	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</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	\$600	LIFE	**	5	\$1,200	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 2%</i>								
<i>Location : First Floor Loading Dock Area</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								
Ceilings								
Exposed Concrete	5%	Now	\$7,900	LIFE	**	5	\$1,900	
<i>Exposed Reinforcement, Extent : Light, Area Affected : 2%</i>								
<i>Location : Elevator Machine Room Bulkhead</i>								
Exposed Struc: Wood Gypsum Board	20%			LIFE	**			
	10%	Now	\$148,300	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	\$2,900	2048	**			
<i>Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : West Side Of Building</i>								
Retaining Walls								
Cast in Place Concrete	100%			2048	**			
<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+	\$1,800	2033	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Loading Dock Platform On East Side</i>								
Parking/Driveway								
Asphalt	75%	Now	\$59,600	2031	**			
<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	\$45,400	2031	**			
<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	

Under 600 Volts

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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								
Service Equipment								
Fused Disc Sw	100%	0-2	\$4,900	2058	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : 4th Floor</i>								
<i>Explanation : Service Equipment Is In Satisfactory Condition.</i>								
Transformers								
Dry Type	100%			2041	**	5	\$600	
Raceway								
Conduit	100%			2028	\$22,900	1		
Panelboards								
Fused Disc Sw	10%			2027	\$6,100	5	\$400	
Molded Case Bkrs	80%			2036	**	5	\$3,400	
Molded Case Bkrs	10%	0-2	\$6,100	2053	**	5	\$200	
<i>Aged Component, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 4th Floor</i>								
Wiring								
Braided Cloth	30%	2-4	\$11,900	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	70%			2028	\$35,200	1		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	70%			2023	\$254,100	10	\$104,300	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	25%			2028	\$90,700	10	\$37,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2023	\$18,100	10	\$7,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Egress Lighting								
Emergency, Battery	45%			2033	**	10	\$17,400	
Emergency, Battery	5%	Now	\$5,500	2028	\$11,000			
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 4th Floor Corridor</i>								
<i>Explanation : Exit Light Supported With Regular Wiring From Mechanical Pipe.</i>								
Exit, Service	50%			2033	**	1		
Exterior Lighting								
HID	100%			2023	\$626,000	10	\$500	

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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	Priority
Heating								
Energy Source								
Natural Gas	100%			2038	**	1		
Conversion Equipment								
Furnace	20%	Now	\$73,100	2038	**	1	\$14,500	
<i>Abandoned in Place, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Gas Fired Packaged Rooftop Air Conditioning Units Serving The 4th Floor Only</i>								
Radiant Heater	10%			2023	\$275,100	2	\$7,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 4th Floor In Tenant Spaces And Corridors</i>								
<i>Explanation : Gas Fired Reznors Furnaces</i>								
No Component	70%							
Distribution								
Ductwork/Diffusers	10%			LIFE	**	2-5	\$9,100	
No Component	90%							
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	10%			2023	\$194,400	2	\$1,000	
Ext Pkg Unit - Heating/Cooling	10%	Now	\$97,200	2028	\$194,400	2	\$800	
<i>Not in Service, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof</i>								
No Component	80%							
Distribution								
Ductwork/Diffusers	10%			LIFE	**	2	\$21,100	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$18,100	
No Component	80%							
Exhaust Fans								
Roof	50%			2028	\$128,900	2	\$2,500	
No Component	50%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	0-2	\$68,100	2033	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 15%</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.

**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
Plumbing								
	Water Heater Electric	100%			2023	\$136,800	4	\$900
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bathrooms 4th Floor</i>								
<i>Explanation : 30 Gallon 4th Floor Bathrooms</i>								
	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 : Light, Area Affected : 100%</i>								
<i>Location : 1-4</i>								
<i>Explanation : One Freight Elevator</i>								
Fire Suppression								
	Sprinkler Generic	100%			2038	**	1-2	\$45,500
<i>Corroded, Extent : Light, Area Affected : 50%</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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 05-Jul-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 715 **Lot** : 1 **BIN** : 3378186

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,218,000	\$776,300
Interior Architecture	\$172,700	\$189,900
Electrical	\$191,000	\$32,900
Site Pavements	\$96,000	
Total	\$1,677,700	\$999,100
Importance Code A	\$1,218,000	\$776,300
Importance Code B	\$191,000	\$222,800
Importance Code C	\$268,700	
Total	\$1,677,700	\$999,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$11,000			\$1,300
Electrical	\$27,100	\$700	\$500	\$20,800
Mechanical	\$1,500	\$4,100	\$2,700	\$35,200
Site Enclosure	\$4,300			
Total	\$43,900	\$4,800	\$3,100	\$57,300
Importance Code A	\$11,000	\$3,400		\$4,800
Importance Code B	\$28,600	\$1,400	\$3,100	\$52,600
Importance Code C	\$4,300			
Total	\$43,900	\$4,800	\$3,100	\$57,300



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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
BUSH TERMINAL-MASTAS UNIT D - WAREHOUSE**

Asset # : 2156

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	79%	Now	\$349,500	LIFE	**	5	\$37,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Facade, West Facade</i>								
<i>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	19%	Now	\$316,200	2041	**	5	\$14,200	
<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	1%			2033	**	5	\$1,500	
Stucco Cement	1%			2033	**	5	\$1,200	
Windows								
Steel	100%	Now	\$255,400	2053	**	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>								
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	\$181,800	LIFE	**	5	\$15,400	
<i>Jnt 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>								

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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	Priority
Exterior								
Roof								
Metal, Corrugated	5%	Now	\$11,000	2033	**	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	\$115,100	2028	\$575,500	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	100%			LIFE	**	5	\$189,900	
Interior Walls								
Masonry: Brick	100%	Now	\$172,700	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Ceilings								
Exposed Struc: Wood	100%			LIFE	**			
<i>Recent Repair Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Southwest Corner Of Building</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	\$4,300	2038	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : North And East Side Of Building</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Side Of Building</i>								
<i>Explanation : Fence Impacted By Tree Growth</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	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.

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

Asset # : 2156

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

Site Pavements

Parking/Driveway

Asphalt	50%			2031	**			
Pavers/Stone	50%	Now	\$96,000	2037	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North South And West Sides Of Building</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North South And West Sides Of Building</i>								
<i>Explanation : Asphalt Patches Replacing Missing Pavers</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

Raceway

Conduit	100%			2028	\$3,800	1		
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Panelboards

Fused Disc Sw	50%			2036	**	5	\$400	
Fused Knife Sw	30%	0-2	\$26,700	2053	**	5	\$100	

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

Location : Throughout The Building

Molded Case Bkrs	10%			2027	\$1,500	5	\$100	
Molded Case Bkrs	10%			2036	**	5	\$100	

Wiring

Thermoplastic	100%			2028	\$8,300	1		
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Lighting

Interior Lighting

Fluorescent	40%			2028	\$32,900	10	\$13,500	
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T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Fluorescent	50%			2023	\$41,100	10	\$16,900	
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T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Fluorescent	10%			2023	\$8,200	10	\$3,400	
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Compact Fluorescent Light, Extent : Light, Area Affected : 10%

Location : 1st Floor

Exterior Lighting

HID	100%			2023	\$141,700	10	\$100	
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Alarm

Security System

No Component	70%							
Generic	30%			2028	\$34,100	1	\$4,100	

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

Location : Outside

Explanation : CCTV Surveillance Cameras

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL-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%			2048	**	1	
	Conversion Equipment							
	Radiant Heater	100%			2033	**	2	\$17,100
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : 10 Units</i>					
Air Conditioning								
	Conversion Equipment							
	Ext Pkg Unit - Heating/Cooling	10%			2033	**	2	\$200
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Side Yard</i>					
			<i>Explanation : Tenant Owned</i>					
	No Component	90%						
	Distribution							
	Ductwork/Diffusers	10%			LIFE	**	2	\$4,800
	No Component	90%						
Ventilation								
	Exhaust Fans							
	Wall Unit	50%			2028	\$6,300	2	\$600
	No Component	50%						
Plumbing								
	H/C Water Piping							
	Galvanized Steel	100%			2033	**	1	
	Water Heater							
	Electric	100%			2023	\$31,000	4	\$200
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	Generic	100%			2038	**	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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : BUSH TERMINAL-MASTAS UNIT G - WAREHOUSE
Address : 41ST - 51ST STREET AND 1ST AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0016.020 / 2428 **Yr Built/Renovated** : 1902 /
Area Sq Ft : 316,940 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 05-Jul-2017 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 725 **Lot** : 1 **BIN** : 3378185

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$2,560,600	\$370,300
Interior Architecture	\$563,300	\$1,111,800
Electrical		\$2,518,200
Mechanical	\$398,800	\$68,100
Site Pavements	\$410,000	
Total	\$3,932,700	\$4,068,400
Importance Code A	\$2,560,600	\$370,300
Importance Code B	\$962,100	\$3,698,100
Importance Code C	\$410,000	
Total	\$3,932,700	\$4,068,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$22,700			
Interior Architecture				
Electrical	\$600			
Mechanical	\$1,000	\$5,400	\$1,000	\$5,400
Elevators/Escalators	\$6,900	\$6,900	\$6,900	\$6,900
Total	\$31,200	\$12,300	\$7,900	\$12,300
Importance Code A	\$22,700	\$4,400		\$4,400
Importance Code B	\$8,500	\$7,900	\$7,900	\$7,900
Importance Code C				
Total	\$31,200	\$12,300	\$7,900	\$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
BUSH TERMINAL-MASTAS UNIT G - WAREHOUSE

Asset # : 2428

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Concrete Masonry Unit	5%			LIFE	**	5	\$7,400		
Exposed Struc: Steel	5%	Now	\$22,700	LIFE	**	5	\$37,100		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : At Window And Door Spandrels Throughout</i>									
Masonry: Brick	10%	Now	\$219,400	LIFE	**	5	\$23,700	1	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 20%</i>									
<i>Location : At Elevator Shaft, Stairwell</i>									
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>									
<i>Location : At Elevator Shaft, Stairwell</i>									
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>									
<i>Location : At Elevator Shaft, Stairwell</i>									
Masonry: Brick	70%	Now	\$1,023,700	LIFE	**	5	\$166,200		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Throughout</i>									
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Metal Coiling Doors	10%	Now	\$412,600	2033	**	5	\$37,100		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Throughout</i>									
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 40%</i>									
<i>Location : Throughout</i>									
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Explanation : These Are Actually Steel Pair Doors Located On All Three Elevations</i>									
Windows									
Aluminum	10%			2044	**	5	\$1,900		
Steel	90%	Now	\$904,900	2053	**	5	\$106,100	1	
<i>Air Infiltration, Extent : Severe, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Unit Inoperable, Extent : Severe, Area Affected : 25%</i>									
<i>Location : Various Locations</i>									
Parapets									
Not Accessible	100%								
<i>Other Observation, Extent : Light, Area Affected : 0%</i>									
<i>Location : Main Roof</i>									
<i>Explanation : Floors 2 Thru 7 Are Abandoned. No Access To Roof.</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 G - WAREHOUSE**

Asset # : 2428

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

Exterior

Roof

Not Accessible

100%

*Other Observation, Extent : Light, Area Affected : 0%**Location : Main Roof**Explanation : Floors 2 Thru 7 Are Abandoned. No Access To Roof.*

Interior

Floors

Cast in Place Concrete

100%

Now

\$251,800

LIFE

**

5

\$1,037,700

*Cracking/Crumbling, Extent : Moderate, Area Affected : 25%**Location : First Floor*

Interior Walls

Concrete Masonry Unit

5%

LIFE

**

5

\$3,100

Masonry: Brick

95%

LIFE

**

Ceilings

Exposed Concrete

100%

Now

\$311,500

LIFE

**

5

\$74,100

*Exposed Reinforcement, Extent : Light, Area Affected : 2%**Location : First Floor*

Site Pavements

On-Site Walkways

Cast in Place Concrete

100%

Now

\$54,200

2033

**

*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

\$65,900

2031

**

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

Pavers/Stone

30%

Now

\$290,000

2037

**

*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	Priority

Over 600 Volts

Service Equipment

Not Accessible

100%

*Other Observation, Extent : Light, Area Affected : 0%**Location :**Explanation : Abandoned Building*

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	
Over 600 Volts								
Switchgear / Switchboard								
Not Accessible	100%							
Feeders								
Not Accessible	100%							
Raceway								
Not Accessible	100%							
Under 600 Volts								
Service Equipment								
Fused Knife Sw	30%			2054	**	5	\$400	
Fused Knife Sw	70%			2054	**	5	\$1,000	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 1%</i>						
		<i>Location : 1st Floor Service Room</i>						
Transformers								
Dry Type	100%			2045	**	5	\$1,200	
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	**	5	\$1,400	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 10%</i>						
		<i>Location : 1st Floor Electrical Room</i>						
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								
Fluorescent	50%			2028	\$354,200	10	\$145,300	
		<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 50%</i>						
		<i>Location : 1st Floor</i>						
Fluorescent	50%			2028	\$354,200	10	\$145,300	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 50%</i>						
		<i>Location : 1st Floor</i>						
Egress Lighting								
Exit, Battery	100%			2028	\$297,700	10	\$21,400	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 50%</i>						
		<i>Location : 1st Floor</i>						
Exterior Lighting								
HID	100%			2028	\$1,221,600	10	\$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
BUSH TERMINAL-MASTAS UNIT G - WAREHOUSE**

Asset # : 2428

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	15%			2048	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 15%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Only 1st Floor Is Currently Occupied - 2nd Through 7th Floors Are Vacant And Not Accessible</i>						
No Component	85%							
Conversion Equipment								
Radiant Heater	15%			2033	**	2	\$22,100	
		<i>Other Observation, Extent : Light, Area Affected : 15%</i>						
		<i>Location : First Floor</i>						
		<i>Explanation : Heating Equipment Is Installed And Maintained By Tenants</i>						
No Component	85%							
Terminal Devices								
Fan Coil Unit/Heat	10%			2028	\$68,100	1	\$10,200	
No Component	90%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	Now	\$398,800	2041	**	1		
		<i>Corroded, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : 1st Floor And Throughout</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Not Accessible	100%							
Sewage Ejector(s)								
Not Accessible	100%							
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st To 7th Floor</i>						
		<i>Explanation : One Unit Not Operational</i>						
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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$3,951,300	\$440,900
Interior Architecture	\$2,029,700	\$676,500
Electrical	\$182,300	\$1,153,900
Mechanical	\$41,500	\$260,600
Site Pavements	\$119,000	
Total	\$6,323,800	\$2,531,900
Importance Code A	\$3,951,300	\$703,900
Importance Code B	\$2,152,800	\$1,828,000
Importance Code C	\$219,600	
Total	\$6,323,800	\$2,531,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$36,400			\$10,600
Interior Architecture	\$37,300		\$1,600	\$400
Electrical	\$18,300	\$3,900	\$2,400	\$22,600
Mechanical	\$13,300	\$13,500	\$13,300	\$9,300
Site Enclosure	\$4,000			
Site Pavements	\$31,500			
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$155,500	\$32,200	\$32,000	\$57,700
Importance Code A	\$41,500	\$5,200	\$5,200	\$16,200
Importance Code B	\$76,100	\$27,100	\$26,900	\$41,500
Importance Code C	\$37,900			
Total	\$155,500	\$32,200	\$32,000	\$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
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	\$194,400	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	\$582,500	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>Jnt 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	**	5	\$21,100	
Windows								
Aluminum	5%			2044	**	5	\$1,500	
Steel	95%	Now	\$1,513,700	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	\$17,900	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>								

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

Asset # : 2157

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Modified Bitumen	98%	Now	\$1,660,700	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	\$18,500	2058		**		
<i>Water Penetration, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Staircases</i>								
Interior								
Floors								
Cast in Place Concrete	20%	Now	\$197,500	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	\$34,900	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	\$1,628,500	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>								

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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	Priority
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	\$2,500	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	\$100,700	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	\$51,200	2048	**	5	\$3,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 90%</i>								
<i>Location : 2nd Floor</i>								
Gypsum Board	81%	Now	\$51,900	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	\$4,000	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	\$64,100	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	\$31,500	2033		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North And West Sides Of Building</i>								
Pavers/Stone	50%	Now	\$54,900	2031		**		
<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	\$37,800	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	\$4,000	2028	\$199,500	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	\$48,800	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	\$5,900	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		**	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	\$372,600	10	\$152,900	
			<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Fluorescent	10%			2023	\$46,600	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	\$86,900	2038		**		
			<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : 2nd Floor</i>					
Incandescent	5%			2028	\$55,500	2	\$200	
			<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Elevator Machine Room</i>					
Egress Lighting								
Emergency, Battery	50%			2028	\$142,600	10	\$25,000	
Exit, Service	50%			2028	\$28,500	1		
Exterior Lighting								
HID	15%	4+	\$6,000	2033		**		
			<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	\$193,000	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	\$225,200	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%		2023	\$41,500	1		
	No Component	90%						
Ventilation								
Exhaust Fans								
	Interior	5%		2028	\$35,400	2	\$300	
	No Component	95%						
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%		2033	**	1		
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Sewage Ejector(s)								
	Electric	100%		2033	**	4	\$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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : BUSH TERMINAL-OTHERS BUILDING B - WAREHOUSE
Address : 41ST - 51ST STREET AND 1ST AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0017.010 / 2158 **Yr Built/Renovated** : 1910 / 2000
Area Sq Ft : 267,120 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 05-Jul-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,6
Block : 715 **Lot** : 1 **BIN** : 3378188

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,963,500	\$367,900
Interior Architecture	\$1,482,400	\$303,100
Electrical	\$2,587,100	\$757,500
Mechanical	\$106,400	\$1,209,700
Total	\$6,139,400	\$2,638,200
Importance Code A	\$1,963,500	\$367,900
Importance Code B	\$4,175,900	\$2,270,300
Total	\$6,139,400	\$2,638,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$51,400			\$23,200
Interior Architecture			\$9,000	
Electrical	\$54,200	\$7,500	\$10,600	\$44,800
Mechanical	\$41,900	\$36,700	\$41,900	\$36,700
Site Pavements	\$21,200			
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$192,500	\$67,900	\$85,200	\$128,400
Importance Code A	\$77,900	\$26,500	\$26,500	\$52,600
Importance Code B	\$94,100	\$41,400	\$58,800	\$75,800
Importance Code C	\$20,500			
Total	\$192,500	\$67,900	\$85,200	\$128,400



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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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$21,300	LIFE	**	5	\$37,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Elevator Machine Room Bulkhead</i>								
Masonry: Brick	85%	Now	\$776,200	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	10%			2033	**	5	\$46,300	
Windows								
Aluminum	100%	Now	\$1,032,300	2053	**	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	90%	Now	\$88,900	LIFE	**	5	\$7,500	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East And West Sides Of Roof</i>								
Masonry: Fieldstone	8%			LIFE	**	5	\$800	
Pre-Cast Concrete	2%			LIFE	**	5	\$1,100	
Roof								
Built-Up (BUR)	5%	Now	\$15,500	2028			\$77,700	
<i>Vegetation Growth, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : West Side Loading Dock Canopy</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Side Loading Dock Canopy</i>								
Skylight, Metal/Glass	2%	Now	\$6,800	2048	**			
<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%	4+	\$7,800	2033	**	5	\$69,600	
<i>Blisters, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</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	\$66,100	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	\$114,400	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%			2037	**	5	\$18,000	
Panel/Paver: Concrete	20%	4+	\$38,000	2038	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : First Floor</i>								
Terrazzo	5%			LIFE	**	5	\$14,000	
Wood	55%	Now	\$1,330,000	2043	**	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 Concrete	10%			LIFE	**	5	\$5,600	
Exposed Struc: Wood	75%			LIFE	**			
Plaster	15%			LIFE	**	5	\$33,700	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2048	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$700	2041	**			
<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 \$6,600 2033 **

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

Location : East And West Sides Of Building

Pavers/Stone 50% Now \$13,900 2037 **

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 20% 2028 \$7,600 5 \$200

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

Location : 1st Floor

Explanation : Old Service Switches But In Satisfactory Condition

Molded Case Bkrs 80% 2028 \$30,200 5 \$5,600

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

Location : Electrical Room

Explanation : No Available Nameplate Ratings

Switchgear / Switchboard

Molded Case Bkrs 100% 2028 \$199,500 5 \$7,000

Raceway

Conduit 10% 2048 ** 1

Conduit 90% 2028 \$41,300 1

Panelboards

Fused Disc Sw 10% 2027 \$12,200 5 \$600

Fused Knife Sw 10% 2-4 \$12,200 2053 ** 5 \$300

Obsolete Equipment, Extent : Moderate, Area Affected : 100%

Location : Throughout

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

Location : Throughout The Building

Molded Case Bkrs 80% 2027 \$97,600 5 \$5,600

Wiring

Braided Cloth 60% 2-4 \$33,000 2053 ** 1

Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

Thermoplastic 40% 2028 \$40,200 1

Ground

Grounding Devices

Not Accessible 100%

Lighting

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

Estimates are rounded to the nearest hundred dollars.

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL-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%			2028	\$238,800	10	\$98,000	
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T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : 1st Floor

Fluorescent	5%			2028	\$29,800	10	\$12,300	
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Other Observation, Extent : Light, Area Affected : 100%

Location : 1st Floor

Explanation : Compact Fluorescent Light Fixtures

Fluorescent	55%			2023	\$328,300	10	\$134,700	
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T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Egress Lighting

Emergency, Battery	50%			2033	**	10	\$29,000	
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Exit, Service	50%			2033	**	1		
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Exterior Lighting

HID	50%			2023	\$514,800	10	\$400	
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HID	50%	Now	\$514,800	2038	**			
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Not in Service, Extent : Moderate, Area Affected : 50%

Location : Roof

Alarm

Security System

No Component	70%							
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Generic	30%			2023	\$247,400	1	\$29,900	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Hallways

Explanation : Intrusion Alarm Only

Fire/Smoke Detection

No Component	70%							
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Generic, Analog	30%			2023	\$847,000	1-3	\$50,900	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Hallways

Explanation : Manual Pull Station And Alarm Bells

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	1%			2048	**	1		
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Interruptible Gas/Dual Fuel	99%			2038	**	1		
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Conversion Equipment

Steam Boiler	100%			2033	**	1	\$264,500	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Boiler Room - First Floor

Explanation : 2 Units

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 2158

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%			2028	\$1,129,000		
Terminal Devices								
	Convactor/Radiator	60%			2033	**	1	\$51,800
	Fan Coil Unit/Heat	1%			2028	\$38,200	1	\$900
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Loading Dock</i>								
<i>Explanation : Electric Heaters</i>								
	No Component	39%						
Air Conditioning								
Energy Source								
	Electricity	20%			2044	**	1	
	No Component	80%						
Conversion Equipment								
	Window/Wall Unit	20%			2023	\$106,400	1	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Window Units</i>								
<i>Explanation : Tenant Owned</i>								
	No Component	80%						
Ventilation								
Exhaust Fans								
	Roof	10%			2028	\$42,400	2	\$800
	Wall Unit	5%			2028	\$4,500	2	\$400
	No Component	85%						
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%			2033	**	1	
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 6th Floor</i>								
<i>Explanation : 4 Units</i>								
Fire Suppression								
Sprinkler								
	Generic	100%			2048	**	1-2	\$74,800

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

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

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 28-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 725 **Lot** : 1 **BIN** : 3345658

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$569,900	
Total	\$569,900	
Importance Code A	\$569,900	
Total	\$569,900	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$60,900			
Total	\$60,900			
Importance Code A	\$60,900			
Total	\$60,900			



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

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

Asset # : 1582

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$422,700	LIFE	**	5	\$22,900	1
<i>Diagonal Cracks, Extent : Severe, Area Affected : 25%</i>								
<i>Location : East Facade, Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 25%</i>								
<i>Location : South Facade, West Facade</i>								
Metal Coiling Doors	10%	Now	\$147,200	2048	**	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>								
Windows								
Glass Block	15%			LIFE	**	5	\$200	
Steel	25%	Now	\$26,600	2053	**	5	\$3,100	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	\$34,300	2053	**	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%							
Interior Walls								
Not Accessible	100%							
Ceilings								
Not Accessible	100%							
Site Enclosure								

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
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	

Site Enclosure

Fence/Gates

Chain Link

100%

2048

**

Site Pavements

On-Site Walkways

Asphalt

50%

2037

**

Cast in Place Concrete

50%

2033

**

Parking/Driveway

Asphalt

35%

2031

**

Cast in Place Concrete

65%

2033

**

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	

Heating

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL-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>						
<hr/>								
Conversion Equipment								
Not Accessible	100%							
<hr/>								
Distribution								
Not Accessible	100%							
<hr/>								
Terminal Devices								
Not Accessible	100%							
<hr/>								
Ventilation								
Exhaust Fans								
Not Accessible	100%							
<hr/>								
Plumbing								
H/C Water Piping								
Not Accessible	100%							
<hr/>								
Water Heater								
Not Accessible	100%							
<hr/>								
Sanitary Piping								
Not Accessible	100%							
<hr/>								
Storm Drain Piping								
Not Accessible	100%							
<hr/>								
Sump Pump(s)								
Not Accessible	100%							
<hr/>								
Sewage Ejector(s)								
Not Accessible	100%							
<hr/>								
Backflow Preventer								
Not Accessible	100%							
<hr/>								
Fixtures								
Not Accessible	100%							
<hr/>								
Fire Suppression								
Standpipe								
Not Accessible	100%							
<hr/>								
Sprinkler								
Not Accessible	100%							
<hr/>								
Fire Pump								
Not Accessible	100%							
<hr/>								
Chemical System								
Not Accessible	100%							
<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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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

CAPITAL

Total
 Importance Code
Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture		\$1,100		
Interior Architecture	\$40,000			
Electrical	\$200	\$600	\$200	\$200
Mechanical	\$7,800	\$600	\$400	\$500
Total	\$48,000	\$2,300	\$600	\$700
Importance Code A	\$100	\$1,300	\$100	\$200
Importance Code B	\$47,800	\$1,000	\$600	\$600
Importance Code C	\$100			
Total	\$48,000	\$2,300	\$600	\$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%			2036	**	10	\$2,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Synthetic Shingle</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$2,200	
Wood	5%			2031	**	5	\$2,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Door Casing</i>								
Windows								
Bronze/Brass	100%			2034	**	5	\$3,000	
Parapets								
Wood Cornice	100%			2036	**	5-10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Tower And Soffit Under Roof</i>								
<i>Explanation : Decorative Soffit And Banding</i>								
Roof								
Asphalt Shingle	100%			2035	**	10	\$500	
Interior								
Floors								
Cast in Place Concrete	3%			LIFE	**	5	\$300	
Cast in Place Concrete	5%			LIFE	**	5	\$500	
Ceramic Tile	2%			2035	**	5	\$100	
Quarry Tile	3%			2039	**	5	\$200	
Wood	42%			2054	**	5	\$3,500	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : First Floor</i>								
Wood	45%	Now	\$22,300	2041	**	5	\$1,900	
<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	\$100	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Stairs To Basement</i>								
Ceramic Tile	3%			2035	**	5		
Glass: Single Pane	3%			LIFE	**	5		
Gypsum Board	32%			LIFE	**	5	\$100	
Metal Panel	57%			LIFE	**			

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
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								
Ceilings								
Embossed Metal	100%	Now	\$17,600	LIFE	**	5	\$2,000	
<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>								
<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	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2056	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 200a For First Floor, One 100a For Second Floor And One 100a For Exterior Lighting</i>								
<hr/>								
Raceway								
Conduit	70%			2056	**	1		
Conduit	30%			2046	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	5%			2051	**	5		
Molded Case Bkrs	65%			2051	**	5	\$100	
Molded Case Bkrs	30%			2042	**	5		
<hr/>								
Wiring								
Thermoplastic	30%			2046	**	1		
Thermoplastic	70%			2056	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2046	**	5		
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5		
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	30%			2026	\$2,200	10	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Second Floor</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	10%			2036	**	10	\$300	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement And 1st Floor</i>								
Fluorescent	5%			2036	**	10	\$100	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement And 1st Floor</i>								
Incandescent	55%			2026	\$9,600	2		

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

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

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	45%			2031	**	10	\$300	
Emergency, Battery	5%			2036	**	10		
Exit, Service	45%			2031	**	1		
Exit, Service	5%			2036	**	1		

Exterior Lighting

HID	100%			2031	**	10		
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Alarm

Security System

No Component	80%							
Generic	20%			2031	**	1	\$200	

Fire/Smoke Detection

Generic, Digital	100%			2036	**	1-3	\$1,800	
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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%			2036	**	1		
Natural Gas	50%			2036	**	1		

Conversion Equipment

Heat Pump Air Sourced	50%			2027		2	\$500	
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Other Observation, Extent : Light, Area Affected : 50%

Location : Outside

Explanation : 3 Split Units.

Hot Water Boiler	50%			2039	**	1	\$700	
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Other Observation, Extent : Severe, Area Affected : 50%

Location : Basement

Explanation : 1 Boiler

Distribution

Hot Wtr Piping/Pump	50%			2025	\$2,400	4	\$100	
No Component	50%							

Terminal Devices

Convactor/Radiator	50%			2024	\$8,400	1	\$500	
Fan Coil Unit/Heat	50%			2031	**	1	\$500	

Air Conditioning

Energy Source

Electricity	100%			2034	**	1		
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Conversion Equipment

Heat Pump Air Sourced	50%			2024	\$15,500	2	\$100	
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Other Observation, Extent : Light, Area Affected : 50%

Location : Outside

Explanation : 3 Units. R-410a

Window/Wall Unit	30%			2020	\$2,000	1		
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No Component	20%							
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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
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
Air Conditioning								
Terminal Devices								
	Fan Coil - 4 Pipe	50%			2031	**	1	\$500
	No Component	50%						
Heat Rejection								
	Dry Cooler	50%			2031	**	2	\$1,000
	No Component	50%						
Ventilation								
Distribution								
	Ductwork/Diffusers	50%			LIFE	**	2-5	\$800
	No Component	50%						
Exhaust Fans								
	Interior	50%	0-2	\$5,600	2036	**	2	
			<i>On Extended Life, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Attic</i>					
	No Component	50%						
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2036	**	1	
Water Heater								
	Gas Fired	100%			2024	\$1,900	2	
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2026	\$500	4	\$100
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	80%						
	Generic	20%			2026	\$6,100	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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,495,900	\$1,298,700
Interior Architecture	\$889,300	\$1,142,000
Electrical	\$238,600	\$1,922,500
Mechanical	\$452,800	\$1,676,400
Total	\$3,076,600	\$6,039,500
Importance Code A	\$1,538,500	\$1,347,500
Importance Code B	\$883,200	\$4,367,100
Importance Code C	\$654,900	\$325,000
Total	\$3,076,600	\$6,039,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$32,900		\$2,300	\$42,100
Interior Architecture	\$72,600		\$17,300	\$7,200
Electrical	\$3,300	\$21,600	\$1,100	\$1,300
Mechanical	\$15,600	\$12,800	\$24,600	\$14,400
Total	\$124,400	\$34,400	\$45,300	\$65,000
Importance Code A	\$33,100		\$4,100	\$42,200
Importance Code B	\$91,300	\$34,400	\$41,100	\$22,800
Total	\$124,400	\$34,400	\$45,300	\$65,000



*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		Priority
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	\$87,300	LIFE	**	5	\$37,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Loading Docks</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Loading Docks</i>								
Concrete Masonry Unit	65%	Now	\$1,243,500	LIFE	**	5	\$61,600	
<i>Efflorescence, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade Of Courtyard, Second Floor</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade, South Facade</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Window Openings</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And South Facades</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade</i>								
Fiberglass Panel	10%			2039	**	5	\$56,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Loading Docks</i>								
<i>Explanation : Reinforced Insulated Panels. Includes Soffit Overhangs.</i>								
Metal Coiling Doors	10%	2-4	\$87,900	2031	**	5	\$23,700	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	5%			2043	**	5	\$23,700	
Weathering Steel	5%			LIFE	**	1		
Windows								
Aluminum	80%	4+	\$77,200	2025	\$772,400	5	\$9,000	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Aluminum	20%			2042	**	5	\$4,500	
Parapets								
Concrete Masonry Unit	90%	Now	\$32,900	LIFE	**	5	\$28,000	
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade, South Facade - Exterior Face</i>								
Metal Rail	10%			2043	**	5-10	\$49,800	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roof								
Spray-on Foam	100%			2034	**	5	\$426,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Roof</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	15%			2025	\$450,100	3	\$51,800	
Cast in Place Concrete	55%	Now	\$134,500	LIFE	**	5	\$277,100	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$11,400	2035	**	5	\$5,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	25%	Now	\$99,900	2026	\$499,700	3	\$21,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	60%	Now	\$566,700	LIFE	**	5	\$200,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Fiberglass Panel	10%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Reinforced Insulated Panels.</i>								
Gypsum Board	25%	Now	\$88,200	LIFE	**	5	\$125,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Plywood/Hardboard	5%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	5%	Now	\$6,600	2039	**	5	\$5,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	50%	Now	\$33,200	2039	**	5	\$40,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	15%	4+	\$15,800	LIFE	**	5	\$3,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Fiber Board	20%			2031	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Reinforced Insulated Panels. Includes Soffit Overhangs.</i>								
Metal Panel	10%	Now	\$5,500	LIFE	**	5	\$20,100	
<i>Corrosion/Rusting, 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.
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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT CO-OP MEAT MARKET BUILDING 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
Over 600 Volts								
	Service Equipment							
	Fused Disc Sw	100%			2026	\$48,800	3	\$700
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : 600 Amperes, 4.8kv</i>					
	Transformers							
	Dry Type	100%			2024	\$140,300	3	\$800
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : 2000kva, 4160v - 480/265v</i>					
	Feeders							
	Cable	100%			2025	\$15,800	1	
	Raceway							
	Conduit	100%			2026	\$41,800	1	
Under 600 Volts								
	Transformers							
	Dry Type	100%			2024	\$16,100	5	\$600
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : 225kva, 480v-2018/120v</i>					
	Switchgear / Switchboard							
	Fused Disc Sw	100%			2026	\$274,300	5	\$700
	Raceway							
	Conduit	100%			2026	\$321,700	1	
	Panelboards							
	Fused Disc Sw	15%			2025	\$34,300	5	\$500
	Molded Case Bkrs	85%			2025	\$194,500	5	\$3,400
	Wiring							
	Braided Cloth	30%	2-4	\$149,100	2051	**	1	
			<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
	Thermoplastic	70%			2026	\$348,000	1	
	Motor Controllers							
	Locally Mounted	10%			2024	\$3,000	5	\$100
	Motor Control Center	90%			2024	\$454,300	5	\$3,800
			<i>Enclosure Corroded, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
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	10%			2021	\$89,500	10	\$14,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	60%			2034	**	10	\$84,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2034	**	10	\$14,100	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
HID	10%			2021		10	\$500	
LED	10%			2034	**			
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$18,600	
Exit, Service	40%			2034	**	1		
Exit, Service	10%			2021	\$5,200	1		
Exterior Lighting								
LED	100%			2034	**			
Alarm								
Security System								
No Component	80%							
Generic	20%			2031	**	1	\$11,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								

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%			2036	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Hot Water From Utility Building</i>								
Conversion Equipment HTHW/HW Exchanger	100%	Now	\$42,600	2041	**	2	\$7,500	
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Tunnel</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Tunnel</i>								
<i>Explanation : 2 Obsolete Units</i>								

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

DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT CO-OP MEAT MARKET BUILDING 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	\$45,900	2034	**	4	\$7,600	
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Valves And Piping, Basement</i>								
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Defective Valves</i>								
Terminal Devices								
Convactor/Radiator	40%			2031	**	1	\$19,900	
Fan Coil Unit/Heat	60%			2026	\$1,321,800	1	\$29,800	
Air Conditioning								
Energy Source								
District Chilled Water	90%			2036	**	1		
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : tunnel</i>								
<i>Explanation : Coolant From Utility Building, Used For Refrigeration Only, Not Air Conditioning</i>								
Electricity	10%			2034	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2031	**	1	\$7,100	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Explanation : R-410a Refrigerant</i>								
No Component	90%							
Distribution								
CW & CHW Wtr Pipe/Pump	90%	Now	\$4,800	2036	**	4	\$6,800	
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Valves And Piping, Tunnel</i>								
<i>Insul. Deteriorating, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Tunnel</i>								
<i>Other Observation, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Defective Valves</i>								
No Component	10%							
Terminal Devices								
Fan Coil - 2 Pipe	90%			2026	\$251,900	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%			2026	\$28,000	1	\$5,000	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : 2nd Floor</i>								
<i>Explanation : For Office</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Heat Rejection								
	Dry Cooler	10%			2031	**	2	\$10,700
	No Component	90%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$85,800
Exhaust Fans								
	Roof	15%			2026	\$36,600	2	\$700
	No Component	85%						
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2036	**	1	
HW Heat Exchanger								
	HTHW/HW	100%	Now	\$256,700	2056	**		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Obsolete Unit</i>								
Sanitary Piping								
	Cast Iron	100%	Now	\$107,700	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	100%			2031	**	4	\$3,300
Fixtures								
	Generic	100%						

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,356,700	\$1,257,900
Interior Architecture	\$716,500	\$996,700
Electrical	\$589,400	\$1,604,700
Mechanical	\$483,800	\$1,748,000
Total	\$3,146,500	\$5,607,200
Importance Code A	\$1,400,100	\$1,392,400
Importance Code B	\$1,386,000	\$4,008,100
Importance Code C	\$360,400	\$206,700
Total	\$3,146,500	\$5,607,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$34,900		\$7,800	\$14,300
Interior Architecture	\$63,600		\$17,600	\$7,300
Electrical	\$3,400	\$37,000	\$1,200	\$1,300
Mechanical	\$49,900	\$13,300	\$28,400	\$13,600
Total	\$151,800	\$50,300	\$55,000	\$36,500
Importance Code A	\$35,100	\$300	\$9,700	\$14,400
Importance Code B	\$88,700	\$49,900	\$45,200	\$22,100
Importance Code C	\$28,000			
Total	\$151,800	\$50,300	\$55,000	\$36,500



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

DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT CO-OP MEAT MARKET 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	\$105,100	LIFE	**	5	\$45,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Loading Docks</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Loading Docks</i>								
Concrete Masonry Unit	65%	Now	\$998,000	LIFE	**	5	\$74,200	
<i>Efflorescence, Extent : Severe, Area Affected : 20%</i>								
<i>Location : North Facade Of Courtyard, 2nd Floor</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade, South Facade</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Window Opening</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations, North And South Facades</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade</i>								
Fiberglass Panel	10%			2039	**	5	\$68,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Loading Docks</i>								
<i>Explanation : Reinforced Insulated Panels. Includes Soffit Overhangs.</i>								
Metal Coiling Doors	10%	2-4	\$105,800	2031	**	5	\$28,500	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	5%			2043	**	5	\$28,500	
Weathering Steel	5%			LIFE	**	1		
Windows								
Aluminum	80%	Now	\$147,800	2025	\$739,200	5	\$8,600	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Aluminum	20%			2042	**	5	\$4,300	
Parapets								
Concrete Masonry Unit	90%	Now	\$34,900	LIFE	**	5	\$29,700	
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade, South Facade, East Facade, West Facade - Exterior Face</i>								
Metal Panel	10%			2052	**	5	\$11,300	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roof								
Spray-on Foam	100%			2034	**	5	\$398,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Roofs</i>								

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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

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%			2025	\$457,700	3	\$52,700		
Cast in Place Concrete	55%	Now	\$136,700	LIFE	**	5	\$281,800		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>									
<i>Location : Throughout</i>									
Ceramic Tile	5%	Now	\$23,200	2035	**	5	\$5,900		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Vinyl Tile	25%	Now	\$101,600	2026	\$508,100	3	\$22,000		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Interior Walls									
Concrete Masonry Unit	60%	Now	\$360,400	LIFE	**	5	\$127,200		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Fiberglass Panel	10%			LIFE	**				
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Explanation : Reinforced Insulated Panels.</i>									
Gypsum Board	25%	Now	\$28,000	LIFE	**	5	\$79,500		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Plywood/Hardboard	5%			LIFE	**				
Ceilings									
AcousTileConcealSpLn	10%	Now	\$12,400	2031	**	5	\$9,400		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
AcousTileSusp.Lay-In	45%	Now	\$55,900	2039	**	5	\$33,900		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Exposed Concrete	25%	4+	\$61,800	LIFE	**	5	\$5,900		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Fiber Board	20%			2031	**				
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Explanation : Reinforced Insulated Panels.</i>									

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

*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 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
Over 600 Volts								
Service Equipment	Fused Disc Sw	100%			2026	\$48,800	3	\$700
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 600 Amperes, 4.8kv</i>								
Transformers	Dry Type	100%			2024	\$140,300	3	\$900
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2000 Amperes, 4160-480/265 Volts</i>								
Feeders	Cable	100%			2025	\$15,800	1	
Raceway	Conduit	100%			2026	\$41,800	1	
Under 600 Volts								
Service Equipment	Fused Disc Sw	100%			2026	\$85,800	5	\$700
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 800 Amperes</i>								
Transformers	Dry Type	100%			2024	\$16,100	5	\$600
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 250kva, And 30kva 480-208/120 Volts</i>								
Switchgear / Switchboard	Fused Disc Sw	100%			2026	\$274,300	5	\$700
Raceway	Conduit	95%			2026	\$305,600	1	
	Conduit	5%			2046	**	1	
Panelboards	Fused Disc Sw	10%			2025	\$22,900	5	\$400
	Molded Case Bkrs	90%			2025	\$205,900	5	\$3,700
Wiring	Braided Cloth	55%	2-4	\$273,400	2051	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
	Thermoplastic	40%			2026	\$198,900	1	
	Thermoplastic	5%			2046	**	1	
Motor Controllers	Locally Mounted	20%			2024	\$6,000	5	\$200
	Motor Control Center	80%			2024	\$231,500	5	\$3,400
Ground								
Grounding Devices	Not Accessible	100%						
Lighting								

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting								
Fluorescent	30%			2021	\$273,000	10	\$43,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	50%			2034	**	10	\$71,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-5 Lamps</i>						
LED	20%			2034	**			
Egress Lighting								
Emergency, Battery	50%			2031	**	10	\$18,900	
Exit, Service	20%			2031	**	1		
Exit, Service	30%			2021	\$16,000	1		
Exterior Lighting								
LED	100%			2034	**			
Alarm								
Security System								
No Component	80%							
Generic	20%			2031	**	1	\$11,700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
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%			2036	**	1		
Conversion Equipment								
HTHW/HW Exchanger	100%	Now	\$43,400	2041	**	2	\$7,700	
		<i>Corroded, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Tunnel (Basement)</i>						
		<i>Explanation : 2 Obsolete Units</i>						
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$70,000	2034	**	4	\$7,700	
		<i>Corroded, Extent : Severe, Area Affected : 40%</i>						
		<i>Location : Tunnel</i>						
		<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 30%</i>						
		<i>Location : Basement Area</i>						
		<i>Other Observation, Extent : Severe, Area Affected : 30%</i>						
		<i>Location : Various</i>						
		<i>Explanation : Defective Valves</i>						

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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								
Terminal Devices								
	Convactor/Radiator	40%			2031	**	1	\$20,200
	Fan Coil Unit/Heat	60%			2026	\$1,344,200	1	\$30,300
Air Conditioning								
Energy Source								
	District Chilled Water	90%			2036	**	1	
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Tunnel</i>								
<i>Explanation : Coolant From Utility Building, Used For Refrigeration Only, Not Air Conditioning</i>								
	Electricity	10%			2034	**	1	
Conversion Equipment								
	Reciprocating Compr/Chiller	10%			2031	**	1	\$7,300
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Explanation : R404a Refrigerant</i>								
	No Component	90%						
Distribution								
	CW & CHW Wtr Pipe/Pump	90%	Now	\$4,900	2036	**	4	\$6,900
<i>Corroded, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Pipe Supports, Valves And Piping In Tunnel Area</i>								
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Defective Valves</i>								
	No Component	10%						
Terminal Devices								
	Fan Coil - 2 Pipe	90%			2026	\$256,200	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%			2026	\$28,500	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%			2031	**	2	\$10,900
	No Component	90%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$87,300
Exhaust Fans								
	Roof	15%			2026	\$37,300	2	\$700
	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
Plumbing								
H/C Water Piping	Brass/Copper	100%			2036	**	1	
HW Heat Exchanger	HTHW/HW	100%	Now	\$261,000	2056	**		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Obsolete Unit</i>								
Sanitary Piping	Cast Iron	100%	Now	\$109,500	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)	Submersible	100%			2020	\$5,100	4	\$5,000
Sewage Ejector(s)	Electric	100%			2026	\$43,100	4	\$6,200
Fixtures								
	Generic	100%						
Fire Suppression								
Chemical System	Generic	100%			2020	\$26,700	1-3	\$4,000

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Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,337,000	\$950,000
Interior Architecture	\$587,100	\$496,000
Electrical	\$640,800	\$1,386,600
Mechanical	\$460,800	\$1,556,400
Total	\$3,025,600	\$4,389,000
Importance Code A	\$1,380,300	\$998,800
Importance Code B	\$1,381,100	\$3,259,100
Importance Code C	\$264,100	\$131,100
Total	\$3,025,600	\$4,389,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$22,000		\$4,900	\$10,400
Interior Architecture	\$72,300			\$23,400
Electrical	\$3,200	\$31,300	\$1,200	\$1,300
Mechanical	\$18,300	\$16,600	\$24,700	\$11,600
Total	\$115,700	\$48,000	\$30,700	\$46,700
Importance Code A	\$22,100		\$6,800	\$10,600
Importance Code B	\$86,300	\$48,000	\$23,900	\$36,200
Importance Code C	\$7,200			
Total	\$115,700	\$48,000	\$30,700	\$46,700



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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								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$76,600	LIFE	**	5	\$33,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Loading Docks</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Loading Docks</i>								
Concrete Masonry Unit	65%	Now	\$1,091,000	LIFE	**	5	\$54,100	
<i>Efflorescence, Extent : Severe, Area Affected : 20%</i>								
<i>Location : North Facade Of Courtyard, Second Floor</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade, South Facade</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Window Openings</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And South Facades</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade</i>								
Fiberglass Panel	10%			2039	**	5	\$49,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Loading Docks</i>								
<i>Explanation : Reinforced Insulated Panels. Includes Soffit Overhangs.</i>								
Metal Coiling Doors	10%	2-4	\$77,100	2031	**	5	\$20,800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	5%			2043	**	5	\$20,800	
Weathering Steel	5%			LIFE	**	1		
Windows								
Aluminum	80%	0-2	\$92,300	2025	\$461,300	5	\$5,400	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Aluminum	20%			2042	**	5	\$2,700	
Parapets								
Concrete Masonry Unit	90%	Now	\$22,000	LIFE	**	5	\$18,700	
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade, South Facade - Exterior Face</i>								
Metal Panel	10%			2052	**	5	\$7,100	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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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%			2034	**	5	\$434,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Roofs</i>								
<hr/>								
Interior								
Floors								
Carpet	15%	Now	\$22,900	2025	\$458,000	3	\$52,700	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : 2nd Floor</i>								
Cast in Place Concrete	60%	Now	\$74,600	LIFE	**	5	\$307,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$23,200	2035	**	5	\$5,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	20%	0-2	\$40,700	2031	**	3	\$17,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<hr/>								
Interior Walls								
Concrete Masonry Unit	60%	Now	\$228,600	LIFE	**	5	\$80,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Fiberglass Panel	10%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Reinforced Insulated Panels.</i>								
Gypsum Board	25%	0-2	\$35,600	LIFE	**	5	\$50,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plywood/Hardboard	5%	Now	\$7,200	LIFE	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</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	
Interior								
Ceilings								
AcousTileConcealSpLn	5%	Now	\$18,900	2031	**	5	\$7,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	50%	Now	\$94,700	2039	**	5	\$57,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	15%	4+	\$113,000	LIFE	**	5	\$5,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Fiber Board	20%			2031	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Reinforced Insulated Panels.</i>								
Metal Panel	10%			LIFE	**	5	\$28,700	

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%			2026	\$48,800	3	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 600 Amperes, 4.8kv</i>								
Transformers								
Dry Type	100%			2024	\$140,300	3	\$900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2000kva, 4160-480/265 Volts</i>								
Feeders								
Cable	100%			2025	\$15,800	1		
Raceway								
Conduit	100%			2026	\$41,800	1		
Under 600 Volts								
Transformers								
Dry Type	100%			2024	\$16,100	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- 225 Kilo-volt-ampere, 1-30 Kilo-volt-ampere, 1-25 Kilo-volt-ampere, 460-208/12 Volts</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2026	\$274,300	5	\$700	
Raceway								
Conduit	100%			2026	\$321,700	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		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%			2025	\$22,900	5	\$400	
Molded Case Bkrs	10%			2034	**	5	\$400	
Molded Case Bkrs	80%			2025	\$183,100	5	\$3,300	
Wiring								
Braided Cloth	60%	2-4	\$298,300	2051	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	35%			2026	\$174,000	1		
Thermoplastic	5%			2036	**	1		
Motor Controllers								
Locally Mounted	30%			2024	\$9,000	5	\$300	
Motor Control Center	70%			2024	\$202,600	5	\$3,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,300	
Lighting								
Interior Lighting								
Fluorescent	25%			2021	\$227,600	10	\$35,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	55%			2031	**	10	\$79,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
LED	20%			2034	**			
Egress Lighting								
Emergency, Battery	50%			2031	**	10	\$18,900	
Exit, Service	30%			2031	**	1		
Exit, Service	20%			2021	\$10,700	1		
Exterior Lighting								
LED	100%			2034	**			
Alarm								
Security System								
No Component	80%							
Generic	20%			2031	**	1	\$11,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								

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

Mechanical		Current Repair		Future Replacement		Maintenance		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%			2036	**	1	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Hot Water From Utility Building</i>						
<hr/>								
	Conversion Equipment							
	HTHW/HW Exchanger	100%	Now	\$43,400	2041	**	2	\$7,700
		<i>Corroded, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Tunnel</i>						
		<i>Explanation : 2 Obsolete Units</i>						
<hr/>								
	Distribution							
	Hot Wtr Piping/Pump	100%	Now	\$46,700	2034	**	4	\$7,700
		<i>Corroded, Extent : Moderate, Area Affected : 30%</i>						
		<i>Location : Valves And Piping, Tunnel Area</i>						
		<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Basement</i>						
		<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Defective Valves</i>						
<hr/>								
	Terminal Devices							
	Convactor/Radiator	40%			2031	**	1	\$20,200
	Fan Coil Unit/Heat	60%			2026	\$1,345,000	1	\$30,300
<hr/>								
Air Conditioning								
	Energy Source							
	District Chilled Water	95%			2036	**	1	
		<i>Other Observation, Extent : Light, Area Affected : 95%</i>						
		<i>Location : Tunnel</i>						
		<i>Explanation : Coolant From Utility Building, For Refrigeration Only.</i>						
	Electricity	5%			2034	**	1	
<hr/>								
	Conversion Equipment							
	Reciprocating Compr/Chiller	5%			2031	**	1	\$3,600
		<i>Other Observation, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 3 Units, Refrigerant R-507</i>						
<hr/>								
	No Component	95%						

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	95%	Now	\$2,600	2036	**	4	\$7,300	
<i>Corroded, Extent : Severe, Area Affected : 30%</i> <i>Location : Valves And Piping, Basement</i> <i>Insul. Deteriorating, Extent : Severe, Area Affected : 20%</i> <i>Location : Throughout</i> <i>Other Observation, Extent : Severe, Area Affected : 80%</i> <i>Location : Throughout</i> <i>Explanation : Defective Valves</i>								
No Component	5%							
Terminal Devices								
Fan Coil - 2 Pipe	95%			2026	\$135,300	1	\$48,000	
Fan Coil - 2 Pipe	5%			2031	**	1	\$2,500	
<i>Other Observation, Extent : Light, Area Affected : 5%</i> <i>Location : Office</i> <i>Explanation : For Office</i>								
Heat Rejection								
Dry Cooler	5%			2031	**	2	\$5,500	
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$87,300	
Exhaust Fans								
Roof	15%			2026	\$37,300	2	\$700	
No Component	85%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	**	1		
HW Heat Exchanger								
HTHW/HW	100%	Now	\$261,200	2056	**			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i> <i>Location : Tunnel</i> <i>Explanation : Obsolete Unit</i>								
Sanitary Piping								
Cast Iron	100%	Now	\$109,500	LIFE	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 10%</i> <i>Location : Basement</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%	0-2	\$5,100	2021	\$5,100	4	\$3,300	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i> <i>Location : Basement</i>								
Fixtures								
Generic	100%							

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 01-Aug-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2781 **Lot** : 500 **BIN** : 2120454

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,276,600	\$3,157,300
Interior Architecture		\$688,900
Electrical		\$277,900
Site Pavements	\$149,000	
Total	\$1,425,600	\$4,124,100
Importance Code A	\$1,276,600	\$3,157,300
Importance Code B		\$891,800
Importance Code C	\$149,000	\$75,000
Total	\$1,425,600	\$4,124,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$15,500			\$5,300
Interior Architecture		\$13,800	\$15,700	
Electrical		\$2,400		\$1,100
Mechanical	\$6,700	\$4,600	\$21,800	\$4,600
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$30,100	\$28,600	\$45,400	\$18,900
Importance Code A	\$15,600	\$400	\$100	\$5,500
Importance Code B	\$14,500	\$28,300	\$32,800	\$13,400
Importance Code C			\$12,500	
Total	\$30,100	\$28,600	\$45,400	\$18,900



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

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%	2-4	\$87,300	LIFE	**	5	\$151,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Loading Docks</i>								
Metal Panel	80%			2048	**	5-10	\$834,500	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Parapets								
Metal Panel	10%			2028	\$216,500	5	\$10,700	
Metal Rail	90%	Now	\$202,500	2041	**	5	\$176,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Missing Gaurd, Northeast Corner</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Roof</i>								
Roof								
Single Ply Membrane	35%	Now	\$723,900	2028	\$1,809,800			
<i>Debris Present, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Lower East Roof, Granulars From Main Roof</i>								
<i>Drains Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Lower Roof</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Lower East Roofs, Caulking Deteriorated</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Lowere East Roofs</i>								
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 5%</i>								
<i>Location : East Lower Roof Gutter</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : East Lower Roofs</i>								
Spray-on Foam	65%	0-2	\$15,500	2036	**	5	\$138,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : North East Building, Missing Rain Water Leader</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Main Roof, Expansion Ridges</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Roof Gutters</i>								
Soffits								
Exposed Struc: Steel	100%	0-2	\$35,300	LIFE	**	5	\$57,700	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North West Canopy</i>								

Interior

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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	
Interior								
Floors								
Carpet	5%			2024	\$150,000	3	\$17,300	
<i>Staining/Discoloring, Extent : Light, Area Affected : 25%</i>								
<i>Location : Second Floor Offices, Nebraska Land</i>								
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%			2037	**	5	\$4,600	
Vinyl Tile	3%			2028	\$60,000	3	\$2,600	
Interior Walls								
Ceramic Tile	3%			2037	**	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%			2041	**	5	\$16,100	
Exposed Struc: Steel	30%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$20,100	
Metal Panel	50%			LIFE	**	5	\$100,500	
Site Pavements								
Parking/Driveway								
Asphalt	80%	2-4	\$149,000	2031	**			
<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%			2033	**			

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%			2048	**	3	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Mechanical Room</i>								
<i>Explanation : One 600 Amperes 4160 Volt Switch</i>								
Transformers								
Dry Type	100%			2033	**	3	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Mechanical Room</i>								
<i>Explanation : 3000 Kva 4160 Volt Primary 480 Volt Secondary</i>								

Under 600 Volts

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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

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%			2033	**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Mechanical Room</i>								
<i>Explanation : One 750 Kva And One 150 Kva 480 Primary 208 Secondary</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2038	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Mechanical Room</i>								
<i>Explanation : Two 480 Volt Switchboards</i>								
Fused Knife Sw	50%			2048	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Mechanical Room</i>								
<i>Explanation : Two 208 Volt Switchboards</i>								
Raceway								
Conduit	100%			2038	**	1		
Panelboards								
Fused Disc Sw	20%			2036	**	5	\$700	
Molded Case Bkrs	80%			2036	**	5	\$3,200	
Wiring								
Thermoplastic	100%			2038	**	1		
Motor Controllers								
Locally Mounted	100%			2033	**	5	\$1,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,200	
Lighting								
Interior Lighting								
Fluorescent	10%			2028	\$87,200	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%			2033	**			
Egress Lighting								
Emergency, Battery	50%			2028	\$103,200	10	\$18,100	
Exit, Battery	50%			2028	\$87,400	10	\$5,100	
Exterior Lighting								
LED	50%			2033	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Perimeter</i>								
<i>Explanation : Controlled Via Photocell</i>								
No Component	50%							

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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	
Heating								
Energy Source								
Electricity	1%			2048	**	1		
Natural Gas	1%			2048	**	1		
No Component	98%							
Conversion Equipment								
Furnace	1%			2033	**	1	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Mechanical Equipment Room</i>								
<i>Explanation : 1 Unit.</i>								
Radiant Heater	1%			2033	**	2	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Micro Wave Room And Locker Room Bathroom</i>								
<i>Explanation : 3 Units In 1st Floor Microwave Room Are Not In Use.</i>								
No Component	98%							
Air Conditioning								
Energy Source								
Electricity	50%			2044	**	1		
Natural Gas	50%			2048	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	1%			2029	\$30,500	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 Not Working.</i>								
Ext Pkg Unit - Heating/Cooling	22%			2033	**	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%			2033	**			
<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%			2028	\$3,000	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								

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	25%			LIFE	* *	2-5	\$20,900	
	No Component	75%							
Exhaust Fans									
	Roof	25%			2033	* *	2	\$1,200	
	No Component	75%							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2048	* *	1		
Water Heater									
	Gas Fired	25%			2026	\$21,900	2	\$500	
				<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 Used By Plymouth 1st Floor And 2 By Alaskal And 2nd Floor.</i>					
	No Component	75%							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Backflow Preventer									
	Generic	100%			2033	* *	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 : 1 - 2</i>					
				<i>Explanation : 2 Units</i>					
Fire Suppression									
Sprinkler									
	Generic	100%			2048	* *	1-2	\$42,000	

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Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,427,800	\$41,300
Interior Architecture	\$133,900	\$113,700
Electrical	\$51,400	\$1,548,000
Mechanical	\$242,000	\$461,100
Total	\$1,855,100	\$2,164,000
Importance Code A	\$1,427,800	\$90,100
Importance Code B	\$339,200	\$2,073,900
Importance Code C	\$88,100	
Total	\$1,855,100	\$2,164,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$27,000	\$3,800		
Interior Architecture	\$27,100			
Electrical	\$500	\$10,300		\$100
Mechanical	\$74,400	\$98,700	\$13,600	\$6,000
Total	\$128,900	\$112,800	\$13,600	\$6,100
Importance Code A	\$29,000	\$6,000	\$1,900	\$1,800
Importance Code B	\$100,000	\$106,800	\$11,700	\$4,300
Importance Code C				
Total	\$128,900	\$112,800	\$13,600	\$6,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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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	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$19,400	
Concrete Masonry Unit	85%	Now	\$277,500	LIFE	**	5	\$41,300	
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
Metal Coiling Doors	5%	Now	\$45,000	2039	**	5	\$6,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Facade</i>								
Weathering Steel	3%			LIFE	**	1		
Window Wall	2%			2046	**	5	\$5,800	
Windows								
Aluminum	5%			2034	**	5	\$100	
Metal Louvers	95%	Now	\$4,700	2035	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Concrete Masonry Unit	95%	Now	\$22,300	LIFE	**	5	\$9,500	
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face</i>								
Metal Panel	5%			2046	**	5	\$1,700	
Roof								
Built-Up (BUR)	25%	Now	\$276,300	2036	**			
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Scheduled For Completion 2016</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	75%	Now	\$828,900	2036	**			
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Scheduled For Replacement 2016</i>								
Interior								

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

Architecture		Current Repair		Future Replacement		Maintenance		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%			LIFE	**	5	\$113,700	
Ceramic Tile	2%			2029	\$22,100	5	\$1,100	
Traffic Topping	5%			2034	**	5	\$3,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Dexotex Surface Covering</i>								
Interior Walls								
Concrete Masonry Unit	80%	Now	\$88,100	LIFE	**	5	\$15,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	10%			LIFE	**	5	\$2,900	
Metal Panel	10%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$3,100	2031	**	5	\$1,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	75%	4+	\$45,800	LIFE	**	5	\$4,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	15%	4+	\$24,000	LIFE	**			
<i>Corrosion/Rusting, Extent : Light, 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								
Air Circuit Breaker	100%			2026	\$48,800	3	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4- 1200 Amperes, 15kv</i>								
Transformers								
Dry Type	40%			2024	\$122,200	3	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- 1500/2000kva, 4160- 480/277 Volts</i>								
Liquid Filled	60%			2024	\$183,400	3	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Four 4200/5260 Kva 13,200hv-4160y/2402lv</i>								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2026	\$4,000	3	\$400	
Feeders								
Cable	100%			2025	\$65,300	1		

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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	
Over 600 Volts								
Raceway								
Conduit	100%			2026	\$41,800	1		
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	50%			2026	\$2,500	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1000 Amperes</i>								
Molded Case Bkrs	50%			2036	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2500 Amperes.</i>								
Transformers								
Dry Type	100%			2024	\$46,000	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 150kva, 480/208/120 Volts</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2026	\$312,000	5	\$100	
Molded Case Bkrs	50%			2036	**	5	\$500	
Raceway								
Conduit	80%			2026	\$546,300	1		
Conduit	20%			2036	**	1		
Panelboards								
Fused Disc Sw	15%			2025	\$12,700	5	\$100	
Fused Disc Sw	5%			2034	**	5		
Molded Case Bkrs	30%			2034	**	5	\$300	
Molded Case Bkrs	50%			2025	\$42,400	5	\$500	
Wiring								
Thermoplastic	30%			2036	**	1		
Thermoplastic	70%			2026	\$58,000	1		
Motor Controllers								
Locally Mounted	10%			2024	\$3,800	5		
Motor Control Center	90%			2031	**	5	\$900	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	
Lighting								
Interior Lighting								
Fluorescent	30%			2034	**	10	\$10,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	70%			2034	**			
Egress Lighting								
Emergency, Battery	100%			2021	\$51,400	10	\$9,000	

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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	

Lighting

Exterior Lighting

LED

100%

2034

* *

Lightning Protection

Arresters/Cabling

Generic

100%

2029

\$81,600

5

\$1,100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Outside**Explanation : Located In The Stack Only*

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%

2036

* *

1

Fuel Oil No 4

95%

2036

* *

5

\$11,000

Conversion Equipment

Hot Water Boiler

95%

2039

* *

1

\$17,500

*Other Observation, Extent : Light, Area Affected : 95%**Location : Boiler Room**Explanation : 2 Units. The Older One Boiler Is Not Been Used.*

Radiant Heater

5%

2026

\$31,600

2

\$900

*Other Observation, Extent : Light, Area Affected : 10%**Location : Office And Hallway**Explanation : 6 Electric Radiants*

Distribution

Hot Wtr Piping/Pump

95% Now

\$10,600

2034

* *

4

\$1,700

*Corroded, Extent : Moderate, Area Affected : 20%**Location : Throughout Basement Tunnel**Insul. Deteriorating, Extent : Moderate, Area Affected : 50%**Location : Pipes*

No Component

5%

Terminal Devices

Air Handler

10%

2026

\$50,200

1

\$2,300

No Component

90%

Air Conditioning

Energy Source

Electricity

100%

2034

* *

1

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	90%			2029	\$363,500	1	\$36,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Ac Room</i>								
<i>Explanation : 6 Chillers Provide Coolant To Adjacent Buildings. Refrigerant Is Ammonia</i>								
Reciprocating Compr/Chiller	10%			2021	\$30,300	1	\$1,700	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : 2 Units, Roof</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	90%	Now	\$15,700	2036	**	4	\$1,700	
<i>Corroded, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Control Valves And Piping, Throughout</i>								
<i>Insul. Deteriorating, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Distribution Lines To Warehouses</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Valves, Throughout</i>								
No Component	10%							
Terminal Devices								
Fan Coil - 2 Pipe	10%			2021	\$67,900	1	\$1,200	
No Component	90%							
Heat Rejection								
Water Cooling Tower	90%			2020	\$121,900	2	\$33,800	
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Roof</i>								
<i>Explanation : 3 Cooling Towers Exist On The Utility Building Roof Each Tower Has 4 Cells</i>								
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$4,200	
No Component	80%							
Exhaust Fans								
Interior	20%			2021	\$25,400	2	\$200	
Roof	80%	Now	\$4,700	2026	\$47,400	2	\$700	
<i>Noisy/Vibrating, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	**	1		
Water Heater								
Electric	100%			2021	\$31,400	4	\$300	
Sanitary Piping								
Cast Iron	100%	Now	\$52,200	LIFE	**	1		
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								

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

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	\$14,900	LIFE	**	1		
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Sump Pump(s) Non-Submersible	100%	Now	\$5,400	2036	**	4	\$800	
<i>Abandoned in Place, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sewage Ejector(s) Electric	100%	Now	\$10,300	2036	**	4	\$1,500	
<i>Abandoned in Place, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,307,600	\$262,600
Interior Architecture	\$1,187,200	\$373,500
Electrical		\$1,004,500
Mechanical	\$297,300	\$5,141,000
Total	\$2,792,000	\$6,781,600
Importance Code A	\$1,430,700	\$311,400
Importance Code B	\$1,217,900	\$6,470,300
Importance Code C	\$143,400	
Total	\$2,792,000	\$6,781,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$68,700	\$2,400	\$13,500	
Interior Architecture	\$85,200		\$16,300	\$2,700
Electrical	\$6,900	\$4,700	\$4,100	\$5,000
Mechanical	\$94,900	\$24,200	\$67,500	\$23,700
Total	\$255,700	\$31,200	\$101,400	\$31,500
Importance Code A	\$74,900	\$3,100	\$13,700	\$800
Importance Code B	\$162,700	\$28,100	\$87,600	\$30,700
Importance Code C	\$18,100			
Total	\$255,700	\$31,200	\$101,400	\$31,500



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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	\$17,800	LIFE	**	5	\$30,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	75%	Now	\$1,168,000	LIFE	**	5	\$57,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : East Facade</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North, East And West Facades</i>								
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North, East And West Facades</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North And East Facades</i>								
Metal Panel	10%	Now	\$9,100	2046	**	5	\$23,200	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	5%	Now	\$71,500	2031	**	5	\$9,600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Weathering Steel	5%			LIFE	**	1		
Windows								
Aluminum	90%	Now	\$18,300	2034	**	5	\$1,100	
<i>Air Infiltration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Louvers	10%	Now	\$700	2029	\$7,200			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Concrete Masonry Unit	90%			LIFE	**	5	\$12,700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
Metal Panel	10%			2046	**	5	\$4,800	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roof								
Roll Roofing	5%			2022	\$68,100	5	\$26,900	
Spray-on Foam	95%	Now	\$22,900	2034	**	5	\$204,700	
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cracking/ Broken West Façade</i>								
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Interior

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

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%			2025	\$425,100	3	\$48,900	
Cast in Place Concrete	70%	0-2	\$646,500	LIFE	**	5	\$333,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And South Corridors</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Floor Heaving In Freezer Storage Area</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cooler Corridors</i>								
Ceramic Tile	5%	0-2	\$21,500	2035	**	5	\$5,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	10%	0-2	\$18,900	2031	**	3	\$8,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	45%	0-2	\$143,400	LIFE	**	5	\$25,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Fiberglass Panel	25%			LIFE	**			
Gypsum Board	20%	0-2	\$6,000	LIFE	**	5	\$16,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plywood/Hardboard	10%	Now	\$12,100	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Coolers</i>								
Ceilings								
AcousTileConcealSpLn	35%	0-2	\$26,700	2039	**	5	\$40,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	50%	2-4	\$397,200	LIFE	**			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 15%</i>								
<i>Location : North And South Corridors Flanking Freezer Section</i>								
Fiber Board	15%			2031	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Insulated Fiberglas Reinforced Panel</i>								

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

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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	
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2026	\$48,800	3	\$600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : 600 Amperes, 4.8kv</i>						
Transformers								
Dry Type	100%			2024	\$140,300	3	\$800	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : 1000kva, 4160-480/277 Volts</i>						
Feeders								
Cable	100%			2025	\$15,800	1		
Raceway								
Conduit	100%			2026	\$41,800	1		
Under 600 Volts								
Transformers								
Dry Type	100%			2024	\$16,100	5	\$500	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : 1-112.5kva, 75kva, 480-208/120 Volts</i>						
Switchgear / Switchboard								
Fused Disc Sw	100%			2026	\$74,800	5	\$600	
Raceway								
Conduit	100%			2026	\$15,300	1		
Panelboards								
Fused Disc Sw	20%			2025	\$9,200	5	\$700	
Molded Case Bkrs	80%			2025	\$36,600	5	\$3,100	
Wiring								
Thermoplastic	100%			2026	\$33,400	1		
Motor Controllers								
Locally Mounted	5%			2024	\$5,900	5		
Motor Control Center	95%			2024	\$25,600	5	\$3,800	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	50%			2034	**	10	\$66,700	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Offices</i>						
LED	50%			2034	**			
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$17,500	
Exit, Service	50%			2034	**	1		
Exterior Lighting								
LED	100%			2034	**			

Alarm

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

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

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

Alarm

Security System

No Component

70%

Generic

30%

2026

\$134,600

1

\$16,300

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

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2026

\$460,900

1-3

\$27,700

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

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%

2036

**

1

HTHW/HW

15%

2036

**

1

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

No Component

80%

Conversion Equipment

HTHW/HW Exchanger

15%

Now

\$6,000

2041

**

2

\$1,100

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

Radiant Heater

5%

2021

\$123,100

2

\$3,400

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

No Component

80%

Distribution

Hot Wtr Piping/Pump

15%

Now

\$700

2034

**

4

\$1,100

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

No Component

85%

Terminal Devices

Fan Coil Unit/Heat

15%

2026

\$62,400

1

\$7,000

No Component

85%

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

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								
District Chilled Water	95%			2036	**	1		
<i>Other Observation, Extent : Light, Area Affected : 95%</i>								
<i>Location : 1st Floor Storage</i>								
<i>Explanation : District Refrigerant From Utility Building, Used For Refrigeration Only, Not Air Conditioning.</i>								
Electricity	5%			2034	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	95%			2029	\$1,493,700	1	\$149,400	
<i>Other Observation, Extent : Light, Area Affected : 95%</i>								
<i>Location : Utility Building</i>								
<i>Explanation : 6 Chillers Provide Chilled Water - Refrigerant Is Ammonia</i>								
Exterior Pkg Unit - Cooling	5%			2026	\$56,300	2	\$400	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>								
<i>Location : 2 Units, Roof (For Office)</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	95%	Now	\$32,200	2036	**	4	\$6,800	
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement, Glycol Concentrator, Glycol Concentrating Tank And Condensate Reservoir In Mechanical Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Westside E Wing Uses Glycol Spray System (No Frost) To Prevent Icing</i>								
No Component	5%							
Terminal Devices								
Fan Coil - 2 Pipe	85%			2026	\$2,246,800	1	\$39,900	
Fan Coil - 4 Pipe	15%			2026	\$487,900	1	\$7,000	
Heat Rejection								
Water Cooling Tower	100%			2024	\$527,200	2	\$146,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Utility Building</i>								
<i>Explanation : 3 Cooling Towers</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$81,000	
Exhaust Fans								
Roof	100%			2026	\$230,700	2	\$4,500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$51,800	2036	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Mechanical Room</i>								
Water Heater								
Electric	100%			2021	\$122,400	4	\$1,300	

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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
Plumbing								
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	Generic	100%			2036	**	1-2	\$40,700

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Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$178,300	\$59,800
Interior Architecture	\$39,500	\$95,100
Electrical		\$230,900
Mechanical	\$60,600	\$338,100
Total	\$278,300	\$723,900
Importance Code A	\$178,300	\$108,600
Importance Code B	\$60,600	\$615,300
Importance Code C	\$39,500	
Total	\$278,300	\$723,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$73,800	\$5,300		\$100
Interior Architecture	\$11,200		\$73,500	
Electrical	\$1,800	\$1,800	\$1,500	\$1,600
Mechanical	\$27,700	\$1,300	\$4,600	\$1,700
Total	\$114,600	\$8,400	\$79,600	\$3,300
Importance Code A	\$73,900	\$5,600		\$400
Importance Code B	\$38,800	\$2,700	\$79,600	\$3,000
Importance Code C	\$2,000			
Total	\$114,600	\$8,400	\$79,600	\$3,300



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	0-2	\$8,100	LIFE	**	5	\$14,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	75%	Now	\$178,300	LIFE	**	5	\$26,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West And East Facades</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West And South Facades</i>								
Metal Panel	5%			2046	**	5-10	\$19,400	
Metal Coiling Doors	10%	Now	\$32,800	2031	**	5	\$8,800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Weathering Steel	5%	4+	\$9,700	LIFE	**	1		
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	90%	Now	\$6,600	2034	**	5	\$800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Aluminum	10%			2048	**	5	\$200	
Parapets								
Concrete Masonry Unit	100%			LIFE	**	5	\$6,600	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Facades</i>								
Roof								
Spray-on Foam	100%	Now	\$16,700	2034	**	5	\$59,800	
<i>Debris Present, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South And East Facades</i>								
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Carpet	10%			2022	\$70,800	3	\$8,200	
Cast in Place Concrete	80%	0-2	\$9,200	LIFE	**	5	\$95,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Quarry Tile	10%			2039	**	5	\$8,200	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Concrete Masonry Unit	75%	0-2	\$39,500	LIFE	**	5	\$13,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Stairwells</i>								
Fiberglass Panel	15%			LIFE	**			
Gypsum Board	10%	0-2	\$2,000	LIFE	**	5	\$2,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	10%			2039	**	5	\$5,300	
Exposed Struc: Steel	90%			LIFE	**			

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%			2026	\$48,800	3	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 600 Amperes, 4.8 Kv</i>								
Transformers								
Dry Type	100%			2024	\$140,300	3	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1000kva, 4160- 480/277 Volts</i>								
Feeders								
Cable	100%			2025	\$15,800	1		
Raceway								
Conduit	100%			2026	\$41,800	1		
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2026	\$1,500	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 1600 Amperes.</i>								
Transformers								
Dry Type	100%			2024	\$16,100	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1-225kva, 1-15kva, 480-208/120 Volts</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2026	\$24,900	5	\$200	
Raceway								
Conduit	100%			2026	\$3,800	1		

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

Electrical		Current Repair		Future Replacement		Maintenance		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%			2025	\$3,100	5	\$200	
Molded Case Bkrs	40%			2025	\$6,100	5	\$400	
Molded Case Bkrs	40%			2034	**	5	\$400	
Wiring								
Thermoplastic	100%			2026	\$8,300	1		
Motor Controllers								
Locally Mounted	20%			2024	\$5,900	5		
Motor Control Center	80%			2024	\$5,400	5	\$800	
Stand-by Power								
Transfer Switches								
Automatic	100%			2043	**	1	\$11,200	
Lighting								
Interior Lighting								
Fluorescent	50%			2034	**	10	\$16,700	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Offices</i>						
Fluorescent	50%			2034	**	10	\$16,700	
		<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Warehouse</i>						
Egress Lighting								
Emergency, Battery	60%			2034	**	10	\$5,300	
Exit, Battery	40%			2034	**	10	\$1,000	
Exterior Lighting								
LED	100%			2034	**			
Alarm								
Security System								
No Component	70%							
Generic	30%			2026	\$33,600	1	\$4,100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Inside And Outside</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	10%			2036	**	1		
No Component	90%							
Conversion Equipment								
Heat Pump Air Sourced	10%			2027		2	\$1,100	
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 6 Roof Top Package Units</i>						
No Component	90%							

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	District Chilled Water	85%			2036	* *	1	
	<i>Other Observation, Extent : Light, Area Affected : 85%</i>							
	<i>Location : 1st Floor Storage</i>							
	<i>Explanation : Refrigerant From Utility Building For Refrigeration Only</i>							
	Electricity	15%			2034	* *	1	
Conversion Equipment								
	Reciprocating Compr/Chiller	5%			2031	* *	1	\$800
	<i>Other Observation, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Side Yard Of The Building</i>							
	<i>Explanation : 1 Unit, R-410a</i>							
	Ext Pkg Unit - Heating/Cooling	5%			2026	\$21,700	2	\$100
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>							
	<i>Location : 3 Units, Roof</i>							
	Ext Pkg Unit - Heating/Cooling	5%			2034	* *	2	\$100
	<i>Other Observation, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 3 Units, R-410a</i>							
	No Component	85%						
Terminal Devices								
	Fan Coil - 4 Pipe	5%			2031	* *	1	\$600
	No Component	95%						
Heat Rejection								
	Air Cooled Condenser Unit	5%			2031	* *	2	\$1,300
	No Component	95%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$20,300
Exhaust Fans								
	Roof	100%			2026	\$57,600	2	\$1,100
Plumbing								
H/C Water Piping								
	Brass/Copper	100%	Now	\$25,900	2026	\$258,800	1	
	<i>Corroded, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Basement</i>							
Water Heater								
	Electric	100%			2024	\$30,600	4	\$300
HW Heat Exchanger								
	HTHW/HW	100%	Now	\$60,600	2056	* *		
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 2 Obsolete Units</i>							

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

Mechanical		Current Repair		Future Replacement		Maintenance		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	
	Sump Pump(s)							
	Non-Submersible	100%			2031	**	4	\$800
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	Generic	100%			2046	**	1-2	\$10,200

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Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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

CAPITAL

Total

Importance Code

Total

EXPENSE

Total

Importance Code

Total



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

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

Under Construction 100%

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

Location :

Explanation : New Construction Atop Existing Structural Piles

Windows

Under Construction 100%

Parapets

Under Construction 100%

Roof

Under Construction 100%

Interior

Floors

Under Construction 100%

Interior Walls

Under Construction 100%

Ceilings

Under Construction 100%

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

Under Construction 100%

Switchgear / Switchboard

Under Construction 100%

Raceway

Under Construction 100%

Panelboards

Under Construction 100%

Wiring

Under Construction 100%

Motor Controllers

Under Construction 100%

Ground

Grounding Devices

Under Construction 100%

Lighting

Interior Lighting

Under Construction 100%

Egress Lighting

Under Construction 100%

Exterior Lighting

Under Construction 100%

Alarm

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 2144

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	100%							
Fire/Smoke Detection								
Under Construction	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								
Under Construction	100%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location :</i>						
		<i>Explanation : This Facility Is Still Under Construction</i>						

Conversion Equipment								
Under Construction	100%							
Distribution								
Under Construction	100%							
Terminal Devices								
Under Construction	100%							

Air Conditioning

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

Ventilation

Distribution								
Under Construction	100%							
Exhaust Fans								
Under Construction	100%							

Plumbing

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 2144

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

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$37,000
Electrical	\$13,500	\$54,000
Mechanical		\$247,700
Total	\$13,500	\$338,700
Importance Code A		\$37,000
Importance Code B	\$13,500	\$301,700
Total	\$13,500	\$338,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$44,600			
Interior Architecture				
Electrical	\$34,200	\$3,100	\$700	\$700
Mechanical	\$2,100	\$9,500	\$2,800	\$1,000
Total	\$81,000	\$12,600	\$3,500	\$1,700
Importance Code A	\$45,500	\$300	\$800	\$300
Importance Code B	\$35,500	\$12,300	\$2,700	\$1,400
Total	\$81,000	\$12,600	\$3,500	\$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 MARKET FRUIT AUCTION OFFICE BLDGS 2

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	100%	Now	\$18,300	LIFE	**	5	\$9,600	
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : South And West Facades</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 2%</i>								
<i>Location : North Facade Above Entry Door</i>								
<hr/>								
Windows								
Aluminum	100%	Now	\$23,200	2034	**	5	\$1,400	
<i>Air Infiltration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : West Facing Windows</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<hr/>								
Parapets								
Masonry: Brick Cavity	100%	Now	\$1,400	LIFE	**	5	\$600	
<i>Miss/Damaged Copings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corner Joints Opened And Misaligned</i>								
<hr/>								
Roof								
Spray-on Foam	100%	Now	\$1,900	2026	\$37,000	5	\$6,600	
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout - Bird Damage</i>								
<hr/>								
Interior								
Floors								
Ceramic Tile	5%			2029	\$16,500	5	\$800	
Under Construction	95%							
<hr/>								
Interior Walls								
Under Construction	100%							
<hr/>								
Ceilings								
Under Construction	100%							

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%			2056	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Newly Installed. Low Voltage Power Circuit Breaker Rated At 4000 Amperes.</i>								
<hr/>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2056	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Newly Installed</i>								

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

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

Asset # : 2797

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	30%			2056	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Newly Installed</i>								
Conduit	70%			2026	\$19,800	1		
Panelboards								
Molded Case Bkrs	50%			2051	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Newly Installed</i>								
Molded Case Bkrs	50%			2025	\$15,300	5	\$200	
Wiring								
Braided Cloth	70%	2-4	\$33,400	2051	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2056	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Newly Installed</i>								
Motor Controllers								
Locally Mounted	100%			2024	\$30,100	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Main Water Pipe</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	**	1	\$3,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Newly Installed</i>								
Lighting								
Interior Lighting								
Fluorescent	80%			2026	\$54,000	10	\$8,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Compact Fluorecent</i>								
Fluorescent	20%			2021	\$13,500	10	\$2,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallway, Office And Storage Room</i>								
<i>Explanation : T-12 Lambs</i>								
Egress Lighting								
Emergency, Battery	50%			2026	\$8,000	10	\$1,400	
Exit, Service	50%			2026	\$2,000	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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	

Lighting

Exterior Lighting

HID

100%

2036

**

10

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

Location : Outside

Explanation : Newly Installed

Alarm

Security System

No Component

20%

Generic

80%

2036

**

1

\$3,500

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

Location : Inside And Outside

Explanation : CCTV Surveillance Cameras

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%

2036

**

1

Conversion Equipment

Furnace

50%

2026

\$13,100

1

\$2,900

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

Location : Roof

Explanation : 7 Roof Top Package Units

Radiant Heater

50%

2036

**

2

\$2,700

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

Location : 1st Floor Office

Explanation : 6 Gas Fired Radiants

Air Conditioning

Energy Source

Electricity

100%

2048

**

1

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

100%

2026

\$139,000

2

\$700

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

Location : Roof

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

Location : Roof

Explanation : 7 Exterior Package Units

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

**

2-5

\$6,500

Exhaust Fans

Roof

100%

2026

\$18,400

2

\$400

Plumbing

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

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

Asset # : 2797

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
	H/C Water Piping Brass/Copper	100%		2036	**	1		
	Water Heater Gas Fired	100%		2021	\$6,800	2	\$200	
	Sanitary Piping Cast Iron	100%		LIFE	**	1		
	Storm Drain Piping Cast Iron	100%		LIFE	**	1		
	Sewage Ejector(s) Electric	100%		2036	**	4	\$700	
	Fixtures Generic	100%						
Fire Suppression								
	Standpipe Generic	100%		2036	**	1-5	\$5,900	
	Sprinkler Generic	100%		2026	\$108,700	1-2	\$3,300	
	Fire Pump Generic	100%		2029	\$7,100	1	\$2,200	

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$35,900	\$376,100
Interior Architecture	\$43,400	\$326,800
Electrical		\$113,300
Mechanical		\$283,300
Total	\$79,300	\$1,099,400
Importance Code A	\$35,900	\$376,100
Importance Code B	\$43,400	\$723,400
Total	\$79,300	\$1,099,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$30,400	\$13,300		
Interior Architecture	\$2,000			
Electrical	\$25,100	\$37,500	\$25,100	\$25,100
Mechanical	\$48,200	\$24,800	\$60,200	\$24,800
Total	\$105,800	\$75,600	\$85,300	\$50,000
Importance Code A	\$38,100	\$20,900	\$7,600	\$7,600
Importance Code B	\$67,700	\$54,700	\$77,700	\$42,300
Importance Code C				
Total	\$105,800	\$75,600	\$85,300	\$50,000



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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 MARKET FRUIT AUCTION WHSE BLDGS 1

Asset # : 2143

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$21,300	
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	25%	Now	\$22,300	LIFE	**	5	\$6,600	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fiberglass Panel	45%			2041	**	5	\$71,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	20%			2046	**	5	\$26,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Metal Rail	100%			2039	**	5-10	\$178,100	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roof								
Spray-on Foam	100%	Now	\$8,100	2026	\$162,100	5	\$29,000	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout - Due To Bird Damage</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 30%</i>								
<i>Location : At Roof Penetrations - Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	97%			LIFE	**	5	\$283,400	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	3%			2035	**	5	\$4,000	
Interior Walls								
Fiberglass Panel	65%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$3,100	
Metal Panel	25%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Perimeter Walls</i>								
<i>Explanation : Insulated Wall Panels</i>								

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

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

Asset # : 2143

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%			2046	**	5	\$6,700	
AcousTileSusp.Lay-In	60%			2046	**	5	\$80,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fiberglass Insulated Panels</i>								
Exposed Struc: Steel	35%			LIFE	**			
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<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	
Under 600 Volts								
Transformers								
Dry Type	100%			2046	**	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Office</i>								
<i>Explanation : Newly Installed, 15 Kilo-volt-ampere</i>								
<hr/>								
Raceway								
Conduit	100%			2056	**	1		
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Panelboards								
Fused Disc Sw	5%			2051	**	5	\$200	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Molded Case Bkrs	95%			2051	**	5	\$3,900	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Wiring								
Thermoplastic	100%			2056	**	1		
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<hr/>								
Motor Controllers								
Locally Mounted	100%			2046	**	5	\$1,000	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<hr/>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	**	1	\$47,500	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								

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

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

Asset # : 2143

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%			2041	**	1	\$59,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Recently Installed. Emergency Generator Rated At 1500 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2021	\$1,500	5	\$5,700	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
Fuel Storage								
Main Tank	100%			2066	**	5	\$4,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Recently Installed; 3000 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	80%			2036	**	10	\$113,300	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	20%			2036	**			
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Warehouse</i>								
Egress Lighting								
Emergency, Service	50%			2036	**	1		
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Exit, Service	50%			2036	**	1		
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Exterior Lighting								
HID	100%			2036	**	10	\$500	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
Alarm								
Security System								
Generic	100%			2036	**	1	\$57,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2036	**	1-3	\$95,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Recently Installed, Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns And Alam Bells</i>								

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

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

Asset # : 2143

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	100%			2036	**	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%			2048	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	90%			2036	**	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%			2036	**	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%			2036	**	1	\$44,900	
Fan Coil - 4 Pipe	10%			2036	**	1	\$5,000	
Heat Rejection								
Air Cooled Condenser Unit	90%			2036	**	2	\$96,800	
No Component	10%							
Dehumidifier								
No Component	90%							
Generic	10%			2031	**			
<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	\$86,100	
Exhaust Fans								
Roof	100%			2026	\$245,000	2	\$4,700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	**	1		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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

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

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								
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	Generic	100%			2056	**	1-2	\$43,200
Fire Pump								
	Generic	100%			2041	**	1	\$28,800
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Office Building Mechanical Room</i>								
<i>Explanation : Located In Office Building</i>								

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,244,400	\$200,600
Interior Architecture	\$144,400	\$354,900
Electrical	\$92,400	
Mechanical	\$11,400	\$197,400
Total	\$1,492,600	\$752,900
Importance Code A	\$1,244,400	\$200,600
Importance Code B	\$207,700	\$373,200
Importance Code C	\$40,500	\$179,100
Total	\$1,492,600	\$752,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$36,600		\$2,700	
Interior Architecture	\$8,000	\$3,700		
Electrical	\$1,100	\$8,800	\$2,100	\$1,100
Mechanical	\$16,200	\$28,300	\$14,500	\$11,200
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$66,800	\$45,700	\$24,300	\$17,300
Importance Code A	\$42,500	\$6,000	\$8,600	\$5,900
Importance Code B	\$19,000	\$39,700	\$15,600	\$11,400
Importance Code C	\$5,300			
Total	\$66,800	\$45,700	\$24,300	\$17,300



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

DEPT. OF SMALL BUSINESS SERV. - 801
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	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	7%			LIFE	**	5	\$48,600	
Masonry: Brick	15%			LIFE	**	5	\$13,300	
Masonry: Brick	65%	Now	\$581,900	LIFE	**	5	\$57,800	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : All Facades</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Window Openings And Corner Details</i>								
<i>Loose Units, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%	Now	\$239,900	LIFE	**	5	\$6,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : All Facades</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Above Main Entrance, Details Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : All Facades - 1st Floor Level</i>								
Window Wall	3%	Now	\$7,100	2046	**	5	\$5,000	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Base Frame Of Side Light Flanking Rear Entry Doors</i>								
Windows								
Aluminum	25%			2042	**	5	\$5,400	
<i>Other Observation, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : First Floor</i>								
<i>Explanation : Windows Were Installed In The Interior.</i>								
Wood	30%	2-4	\$54,200	2034	**	5	\$32,400	2
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Exterior Casing Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st And 2nd Floor Windows</i>								
<i>Explanation : Custom Curve</i>								
Wood	45%	Now	\$60,700	2034	**	5	\$48,600	1
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Exterior Casing 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
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%	0-2	\$7,600	LIFE	**	5	\$2,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Cornice	70%	Now	\$21,800	2041	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : South East Corner, 5th Floor Roof</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 5%</i>								
<i>Location : South East Corner, 5th Floor Roof</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
Slate	5%	Now	\$59,700	LIFE	**	5	\$500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Roof								
Metal Panel	10%			2039	**	10	\$9,200	
Modified Bitumen	87%	Now	\$198,500	2031	**			
<i>Alligatoring, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : At Seams</i>								
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Light, Area Affected : 20%</i>								
<i>Location : 4th Floor Roofs</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations, 4th Floor Roof South Side, At Roof Penetrations</i>								
Skylight, Metal/Glass	3%	Now	\$49,700	2036	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Fifth Floor</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Fifth Floor</i>								

Interior

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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								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$21,800	
Ceramic Tile	5%			2029	\$107,500	5	\$5,000	
Mosaic Tile	2%	4+	\$2,700	2031	**	5	\$2,500	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Entry Foyer</i>								
Quarry Tile	5%			2039	**	5	\$7,500	
Sheet Vinyl/Rubber	5%			2031	**	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	73%			2041	**	5	\$136,500	
Interior Walls								
Ceramic Tile	5%	4+	\$3,600	2029	\$179,100	5	\$2,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Base Tiles, Main Stair</i>								
Ceramic Tile	3%			2035	**	5	\$3,500	
Concrete Masonry Unit	2%			LIFE	**	5	\$900	
Glass Block	2%			LIFE	**			
Gypsum Board	35%			LIFE	**	5	\$24,500	
Masonry: Brick	10%			LIFE	**			
Masonry: Brick	8%	4+	\$40,500	LIFE	**			
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stairwells And Basement</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations, Basement Walls</i>								
Plaster	35%			LIFE	**	5	\$12,200	
Ceilings								
AcousTileSusp.Lay-In	10%			2039	**	5	\$10,000	
Embossed Metal	70%			LIFE	**	5	\$31,400	
Exposed Concrete	5%	Now	\$35,700	LIFE	**	5	\$800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Beams In Basement</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Beams In Basement</i>								
Gypsum Board	15%			LIFE	**	5	\$18,700	

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

Under 600 Volts

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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%			2046	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Amperes And One 400 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	**	5	\$300	
Raceway								
Conduit	100%			2046	**	1		
Panelboards								
Fused Disc Sw	10%			2042	**	5	\$100	
Molded Case Bkrs	90%			2042	**	5	\$1,400	
Wiring								
Thermoplastic	100%			2046	**	1		
Motor Controllers								
Locally Mounted	100%			2039	**	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Lighting								
Interior Lighting								
Fluorescent	95%			2031	**	10	\$52,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 And T-5 Lamps</i>								
Incandescent	5%			2021		2	\$100	
Egress Lighting								
Emergency, Battery	50%			2031	**	10	\$7,200	
Exit, Service	50%			2031	**	1		
Exterior Lighting								
HID	100%			2031	**	10	\$200	
Alarm								
Security System								
No Component	80%							
Generic	20%			2031	**	1	\$4,500	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2034	**	1-3	\$7,400	

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
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	
Heating								
Energy Source								
Fuel Oil No 2	100%			2036	**	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								
Central Plant Steam Piping/Pmp	100%			2052	**	4	\$4,400	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Terminal Devices								
Convactor/Radiator	100%			2043	**	1	\$19,300	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Air Conditioning								
Energy Source								
Electricity	100%			2034	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2026	\$52,900	1	\$2,800	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Outside</i>						
Window/Wall Unit	60%			2024	\$77,900	1		
No Component	30%							
Terminal Devices								
No Component	90%							
Not Accessible	10%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2026	\$8,800	2	\$4,200	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	**	2-5	\$10,000	
No Component	70%							
Exhaust Fans								
Roof	30%			2031	**	2	\$600	
No Component	70%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	**	1		
Water Heater								
Gas Fired	70%			2025	\$26,600	2	\$600	
Gas Fired	30%			2021	\$11,400	2	\$300	

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
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
Plumbing								
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Submersible	100%			2020	\$2,100	4	\$1,900
	Backflow Preventer							
	Generic	100%			2031	**	1	\$3,700
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : C-4</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression								
	Standpipe							
	Generic	100%			2046	**	1-5	\$30,100
	Sprinkler							
	No Component	80%						
	Generic	20%			2036	**	1-2	\$3,300
	Fire Pump							
	Generic	100%			2029	\$40,100	1	\$11,200

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$7,132,500	\$1,735,000
Interior Architecture	\$13,892,200	\$1,531,400
Electrical	\$3,663,500	\$188,400
Mechanical	\$19,404,600	\$300,700
Total	\$44,092,800	\$3,755,500
Importance Code A	\$10,102,400	\$1,735,000
Importance Code B	\$32,489,100	\$1,983,800
Importance Code C	\$1,501,300	\$36,700
Total	\$44,092,800	\$3,755,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$27,600	\$26,700	\$26,800	
Interior Architecture				\$10,600
Electrical	\$106,100	\$41,600	\$38,600	\$38,600
Mechanical	\$18,000	\$77,100	\$70,000	\$59,100
Total	\$151,700	\$145,300	\$135,400	\$108,300
Importance Code A	\$27,600	\$69,600	\$67,700	\$43,000
Importance Code B	\$124,100	\$75,700	\$67,700	\$65,300
Importance Code C				
Total	\$151,700	\$145,300	\$135,400	\$108,300



*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
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%			LIFE	**	5	\$222,200	
Copper/Terne	5%			2046	**	10	\$66,700	
Fiberglass Panel	7%	0-2	\$297,300	2041	**	5	\$74,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade, South Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Facade, South Facade</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : North Facade, South Facade</i>								
<i>Explanation : Corrugated Panels</i>								
Masonry: Brick	80%	0-2	\$1,401,300	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%			2031	**	5	\$53,300	
Windows								
Aluminum	25%			2042	**	5	\$53,600	
Wood	75%	2-4	\$4,605,000	2051	**	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>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$9,500	
Masonry: Brick	95%	4+	\$27,600	LIFE	**	5	\$23,400	
<i>Efflorescence, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Copper/Terne	7%			2066	**	10	\$112,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Turrets And Bands At Barrel Roof</i>								
Modified Bitumen	10%	0-2	\$89,100	2031	**			
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations Over Second Floor (Flat Roof)</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
<i>Ponding, Extent : Light, Area Affected : 10%</i>								
<i>Location : Flat Section Over Second Floor</i>								
Modified Bitumen	83%	0-2	\$739,700	2031	**			
<i>Ridging, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Base Of Barrel Vault Roof</i>								
Interior								
Floors								
Cast in Place Concrete	75%	Now	\$3,112,100	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, Sub-basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Constant Running Water And Flooding</i>								
Ceramic Tile	2%			2029	\$257,700	5	\$13,000	
Steel Plate	5%	Now	\$3,033,900	LIFE	**	1		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs Throughout</i>								
Vinyl Tile	13%	Now	\$735,000	2036	**	3	\$31,800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Second Floor Offices And Throughout 2nd Floor In General</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout 2nd Floor</i>								
<i>Explanation : 9 X 9 Tiles</i>								
Wood	5%	Now	\$1,096,600	2066	**	5	\$30,500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basketball Court, 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								
Concrete Masonry Unit	5%			LIFE	**	5	\$14,400	
Gypsum Board	5%			LIFE	**	5	\$21,600	
Masonry: Brick	65%			LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%	Now	\$858,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basketball Court</i>								
<i>Diagonal Cracks, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basketball Court</i>								
Plaster	17%	Now	\$600,700	LIFE	**	5	\$36,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 75%</i>								
<i>Location : All Areas.</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 75%</i>								
<i>Location : All Areas.</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Second Floor And Basement.</i>								
Steel Plate	3%	Now	\$42,000	LIFE	**	5	\$12,900	
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Columns At Loading Dock.</i>								
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$322,700	2031	**	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 Concrete	65%	Now	\$2,781,500	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	\$1,309,100	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>								

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

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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								
Service Equipment								
Fused Disc Sw	100%	Now	\$42,900	2056	**	5	\$1,200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room.</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room.</i>								
<i>Explanation : Rated At 950 Amperes.</i>								
<hr/>								
Transformers								
Dry Type	100%	Now	\$16,100	2046	**	5	\$1,000	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<hr/>								
Switchgear / Switchboard								
Molded Case Bkrs	20%			2026	\$59,800	5	\$2,900	
Molded Case Bkrs	80%	Now	\$239,400	2056	**	5	\$5,800	
<i>On Extended Life, Extent : Severe, Area Affected : 80%</i>								
<i>Location : First Floor</i>								
<hr/>								
Raceway								
Conduit	20%			2026	\$13,800	1		
Conduit	80%	0-2	\$55,100	2056	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<hr/>								
Panelboards								
Molded Case Bkrs	10%			2034	**	5	\$1,500	
Molded Case Bkrs	20%			2025	\$36,600	5	\$2,900	
Molded Case Bkrs	10%			2025	\$18,300	5	\$1,500	
Molded Case Bkrs	60%	Now	\$109,800	2051	**	5	\$4,400	
<i>On Extended Life, Extent : Severe, Area Affected : 60%</i>								
<i>Location : First Floor And Throughout</i>								
<i>Aged Component, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<hr/>								
Wiring								
Braided Cloth	80%	Now	\$120,300	2051	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Basement</i>								
Thermoplastic	20%			2026	\$30,100	1		
<hr/>								
Motor Controllers								
Locally Mounted	20%			2024	\$4,800	5	\$700	
Locally Mounted	80%	Now	\$19,000	2046	**	5	\$1,500	
<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location :</i>								
<hr/>								
Ground								

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Generic	100%	0-2	\$9,700	LIFE	**	5	\$8,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Stand-by Power								
Transfer Switches Automatic	100%	Now	\$9,100	2046	**	1	\$153,800	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : First Floor Electrical Room</i>								
Generators Diesel	100%	Now	\$74,700	2041	**	1	\$193,600	
<i>Engine Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
Batteries Lead/Acid	100%	Now	\$1,500	2021	\$1,500	5	\$10,300	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
Fuel Storage Main Tank	100%	Now	\$53,800	2066	**	5	\$6,400	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Corroded</i>								
<i>Explanation : 200 Gallons</i>								
Lighting								
Interior Lighting Fluorescent	15%			2036	**	10	\$59,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	85%	Now	\$826,900	2036	**			
<i>Damaged Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Egress Lighting Emergency, Battery	50%	Now	\$16,100	2036	**			
<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
Exit, Battery	50%	Now	\$32,300	2036	**			
<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
Exterior Lighting HID	100%	Now	\$2,140,600	2036	**			
<i>Damaged Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Outside Perimeter</i>								

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

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%			2036	**	1		
Natural Gas	95%			2026	\$46,900	1		
<i>Not in Service, Extent : Light, Area Affected : 95%</i>								
<i>Location : Boiler Room.</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 95%</i>								
<i>Location : Basement.</i>								
<i>Explanation : Gas Supply Has Been Shut Off.</i>								
<hr/>								
Conversion Equipment								
Radiant Heater	5%			2021	\$368,700	2	\$10,100	
Steam Boiler	95%	Now	\$2,558,400	2046	**	1	\$368,600	
<i>Abandoned in Place, Extent : Severe, Area Affected : 95%</i>								
<i>Location : Sub-basement Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 95%</i>								
<i>Location : Sub-basement Boiler Room</i>								
<i>Explanation : 3 Units</i>								
<hr/>								
Distribution								
Central Plant Steam Piping/Pmp	95%	Now	\$6,690,600	2056	**	4	\$20,400	
<i>Abandoned in Place, Extent : Severe, Area Affected : 95%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 95%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Piping Cut Loose From Radiation And Broken Or Missing Throughout</i>								
<hr/>								
No Component	5%							
<hr/>								
Terminal Devices								
Air Handler	15%	Now	\$877,700	2036	**	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>								
<hr/>								
Convactor/Radiator	80%	Now	\$1,782,200	2046	**	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>								
<hr/>								
No Component	5%							
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	30%	Now	\$1,150,300	LIFE	**	2-5	\$72,800	
<i>Abandoned in Place, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Various</i>								
<hr/>								
No Component	70%							

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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
Ventilation								
Exhaust Fans								
Interior	30%	Now	\$444,100	2036	**	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	\$1,825,900	2046	**	1		
		<i>Corroded, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Other Observation, Extent : Severe, Area Affected : 30%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Piping Broken Or Missing</i>						
Water Heater								
Gas Fired	100%	Now	\$253,800	2026	\$253,800	2	\$5,100	
		<i>Abandoned in Place, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Boiler Room.</i>						
		<i>Explanation : Boiler Room Flooded / No Hot Water Supplied To Any Fixtures.</i>						
Sanitary Piping								
Cast Iron	100%	Now	\$3,045,500	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 / Most Has Been Out Of Service For An Extended Period</i>						
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : All Piping Above Slabs Up To Roof Drains</i>						
Sump Pump(s)								
Submersible	100%	Now	\$18,000	2021	\$18,000	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>						

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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
Plumbing	Fixtures							
	Generic	100%						
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout.</i>								
<i>Other Observation, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout.</i>								
<i>Explanation : Broken/ Missing Fixtures.</i>								
Fire Suppression	Sprinkler							
	No Component	90%						
	Generic	10%	Now	\$407,500	2056	**	1-2	\$10,600
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Loading Dock / Basement Storage</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Loading Dock / Basement Storage</i>								
<i>Explanation : System Not In Service / Main Valve Closed</i>								

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Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$687,200	\$643,000
Interior Architecture	\$918,400	\$1,300,800
Electrical	\$218,100	\$443,200
Mechanical	\$55,700	\$550,600
Total	\$1,879,300	\$2,937,500
Importance Code A	\$687,200	\$859,600
Importance Code B	\$973,200	\$1,929,800
Importance Code C	\$218,900	\$148,200
Total	\$1,879,300	\$2,937,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Interior Architecture	\$32,300	\$12,800		\$20,200
Electrical	\$7,000	\$4,000	\$8,500	\$10,300
Mechanical	\$92,400	\$54,500	\$97,700	\$62,400
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$139,600	\$79,300	\$114,100	\$100,900
Importance Code A	\$8,400	\$9,600	\$9,300	\$9,600
Importance Code B	\$116,500	\$63,800	\$104,700	\$91,300
Importance Code C	\$14,800	\$5,800		
Total	\$139,600	\$79,300	\$114,100	\$100,900



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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	
Exterior								
Exterior Walls								
Metal Panel	85%	Now	\$165,300	2047	**	5	\$422,200	
<i>Deformed/Dented, Extent : Light, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
<i>Seams Open/Split, Extent : Severe, Area Affected : 15%</i>								
<i>Location : North East And South East Expansion Joints</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : At Expansion Joints At Perimeter Mezzanine Corridors</i>								
Metal Coiling Doors	10%	4+	\$76,700	2040	**	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%			2043	**	5		
Roof								
Metal Panel	70%	Now	\$144,600	2040	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Roof Penetration (Exhaust Hood)</i>								
Spray-on Foam	30%	Now	\$300,600	2032	**	5	\$179,500	
<i>Blisters, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Expansion Joints, Cant Strip Where Flat Roof Meets Corrugated Roof, And Various Locations Above Mezzanine Corridor</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Expansion Joint Failure</i>								
Interior								
Floors								
Cast in Place Concrete	75%	Now	\$559,300	LIFE	**	5	\$1,152,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : At Expansion Joints - Mezzanine Level</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Service Area</i>								
<i>Uneven Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Trench Drains And Expansion Joints</i>								
Ceramic Tile	2%			2036	**	5	\$14,100	
Vinyl Tile	23%	Now	\$140,200	2032	**	3	\$60,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Expansion Joint Failures In Mezzanine Corridors And Throughout</i>								

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

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%			2036	**	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	\$218,900	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	\$14,800	LIFE	**	5	\$104,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : At Expansion Joints</i>								
Ceilings								
AcousTileSusp.Lay-In	5%			2040	**	5	\$35,100	
Exposed 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>								
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%			2047	**	5	\$1,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4 Main Disconnect Switches Rated At 3000 Amperes Each</i>								
Transformers								
Dry Type	100%			2040	**	5	\$1,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room And Electrical Closets</i>								
<i>Explanation : Each Electrical Closets Consist Of 30kva & 75 Kva Trnasformers</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2047	**	5	\$1,800	
Raceway								
Conduit	100%			2047	**	1		
Panelboards								
Fused Disc Sw	5%			2043	**	5	\$500	
Molded Case Bkrs	95%			2043	**	5	\$10,700	
Wiring								
Thermoplastic	100%			2047	**	1		

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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	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2040	**	5	\$2,900	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$6,300	
Lighting								
Interior Lighting								
Fluorescent	40%			2032	**	10	\$156,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Offices</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	40%			2035	**	10	\$156,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Interior Open Space</i>						
		<i>Explanation : T-5 Lamps</i>						
Fluorescent	10%			2027	\$247,800	10	\$39,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Entrances</i>						
		<i>Explanation : T-12 Lamps</i>						
HID	10%			2032	**	10	\$1,400	
Egress Lighting								
Emergency, Battery	60%			2032	**	10	\$61,700	
Exit, Service	40%			2032	**	1		
Exterior Lighting								
HID	100%			2032	**	10	\$1,300	
Alarm								
Security System								
No Component	90%							
Generic	10%			2032	**	1	\$15,900	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Public Spaces</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2032	**	1-3	\$27,100	

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								
Electricity	3%			2047	**	1		
Natural Gas	97%			2047	**	1		

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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	
Heating								
Conversion Equipment								
Furnace	40%			2032	**	1	\$84,300	
	<i>Other Observation, Extent : Light, Area Affected : 40%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : 35 Units</i>							
Radiant Heater	3%			2027	\$216,600	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%			2043	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	60%			2032	**	1	\$118,600	
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 60%</i>							
	<i>Location : Roof</i>							
	<i>Other Observation, Extent : Light, Area Affected : 60%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 17 Units</i>							
Ext Pkg Unit - Heating/Cooling	40%			2032	**	2	\$10,400	
	<i>Other Observation, Extent : Light, Area Affected : 40%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 35 Units</i>							
Terminal Devices								
Air Handler/Dir Expansion	60%			2032	**	1		
No Component	40%							
Heat Rejection								
Dry Cooler	60%			2032	**	2	\$178,100	
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	**	2-5	\$95,100	
No Component	60%							
Exhaust Fans								
Interior	40%			2032	**	2	\$5,200	
Roof	60%			2032	**	2	\$7,800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2047	**	1		
Water Heater								
Electric	5%			2025	\$17,900	4	\$200	
Gas Fired	95%			2025	\$236,000	2	\$5,900	

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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 : 1- M</i>					
			<i>Explanation : 2 Units</i>					
Fire Suppression								
	Standpipe							
	Generic	100%			2053	**	1-5	\$222,800
	Sprinkler							
	Generic	100%			2053	**	1-2	\$119,400
	Fire Pump							
	Generic	100%			2040	**	1	\$79,600

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Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : NEW YORK CITY TERMINAL MARKET BUILDING A
Address : HALLECK STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DBS0021.000 / 2146 **Yr Built/Renovated** : 1965 / 2001
Area Sq Ft : 228,576 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 25-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2770 **Lot** : 1 **BIN** : 2109488

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$829,200	\$7,911,700
Interior Architecture	\$1,092,400	\$1,495,300
Electrical	\$507,100	\$4,125,600
Mechanical	\$332,700	\$469,500
Total	\$2,761,400	\$14,002,000
Importance Code A	\$880,600	\$8,513,300
Importance Code B	\$1,564,400	\$5,444,200
Importance Code C	\$316,400	\$44,600
Total	\$2,761,400	\$14,002,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture				
Interior Architecture	\$73,500		\$17,800	\$13,400
Electrical	\$36,700	\$4,700	\$5,900	\$8,900
Mechanical	\$29,800	\$1,700	\$6,400	\$1,700
Total	\$140,000	\$6,400	\$30,100	\$24,000
Importance Code A	\$2,700	\$1,700	\$3,800	\$1,700
Importance Code B	\$81,400	\$4,700	\$26,300	\$22,300
Importance Code C	\$55,900			
Total	\$140,000	\$6,400	\$30,100	\$24,000



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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	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$127,000	LIFE	**	5	\$55,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Loading Dock</i>								
Concrete Masonry Unit	25%	Now	\$463,600	LIFE	**	5	\$34,500	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade, West Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade, West Facade</i>								
Metal Panel	35%	Now	\$56,700	2049	**	5	\$144,800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	30%			2034	**	5	\$206,800	
Weathering Steel	5%			LIFE	**	1		
Windows								
Aluminum	100%	Now	\$182,000	2037	**	5	\$42,600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	100%			2029	\$6,959,900	10	\$502,500	
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Soffits								
Exposed Struc: Steel	100%			LIFE	**	5		
Interior								
Floors								
Carpet	10%			2028	\$463,800	3	\$53,400	
Cast in Place Concrete	55%	Now	\$207,900	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	\$17,600	2038	**	5	\$8,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	30%	Now	\$92,700	2029	\$926,900	3	\$40,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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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%	0-2	\$31,400	2032	**	5	\$5,600
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Cracking/Crumbling, Extent : Light, Area Affected : 20%

Location : Throughout

Concrete Masonry Unit	50%	Now	\$252,500	LIFE	**	5	\$44,600
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Cracking/Crumbling, Extent : Moderate, Area Affected : 30%

Location : Throughout

Gypsum Board	10%			LIFE	**	5-10	\$37,900
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Plaster	35%	Now	\$63,800	LIFE	**	5	\$23,400
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Cracking/Crumbling, Extent : Moderate, Area Affected : 20%

Location : Throughout

Ceilings

AcousTileSusp.Lay-In	20%			2042	**	5	\$74,500
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Exposed Concrete	10%			LIFE	**	5-10	\$46,600
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Exposed Struc: Steel	45%			LIFE	**	10	\$335,200
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Plaster	25%	4+	\$62,400	LIFE	**	5	\$58,200
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Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : Throughout

Site Enclosure

Free Standing Walls

Cast in Place Concrete	100%			2049	**		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Dock Areas

Explanation : Off Load Ramps

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%			2034	**		
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Parking/Driveway

Asphalt	70%			2038	**		
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Cast in Place Concrete	30%			2042	**		
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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

Molded Case Bkrs	100%			2029	\$214,400	5	\$6,000
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Closet

Explanation : Three 1600 Ampere Main Disconnect Switches For Sections A1, A2 And A3

Transformers

Dry Type	100%			2027	\$16,100	5	\$800
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Closet

Explanation : Three 75 Kilo-volt-ampere, One For Each Section A1, A2 And A3

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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								
	Switchgear / Switchboard							
	Fused Disc Sw	100%			2029	\$548,600	5	\$1,000
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Closet</i>					
			<i>Explanation : All Switchgear Belongs To Tenant</i>					
<hr/>								
	Raceway							
	Conduit	95%			2029	\$611,300	1	
	Under Construction	5%						
<hr/>								
	Panelboards							
	Fused Disc Sw	15%			2028	\$73,200	5	\$800
	Molded Case Bkrs	85%			2028	\$414,900	5	\$5,100
<hr/>								
	Wiring							
	Braided Cloth	51%	2-4	\$507,100	2054	**	1	
			<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
	Thermoplastic	49%			2029	\$487,200	1	
<hr/>								
	Motor Controllers							
	Locally Mounted	100%			2027	\$30,100	5	\$1,500
<hr/>								
Ground								
	Grounding Devices							
	Not Accessible	100%						
<hr/>								
Lighting								
	Interior Lighting							
	Fluorescent	80%			2034	**	10	\$167,700
			<i>T-12 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>					
	Fluorescent	15%			2029	\$199,300	10	\$31,400
			<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>					
	Under Construction	5%						
<hr/>								
	Egress Lighting							
	Emergency, Battery	55%			2024	\$173,100	10	\$30,300
	Exit, Service	40%			2024	\$31,100	1	
	Under Construction	5%						
<hr/>								
	Exterior Lighting							
	HID	50%			2024	\$440,500	10	\$400
	No Component	50%						
<hr/>								
Alarm								
	Security System							
	No Component	90%						
	Generic	10%			2029	\$70,600	1	\$8,500

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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	

Alarm

Fire/Smoke Detection

No Component	70%							
Generic, Digital	30%			2029	\$724,800	1-3	\$43,500	

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	10%			2039	**	1		
Natural Gas	10%			2039	**	1		
No Component	80%							

Conversion Equipment

Furnace	10%	2-4	\$51,500	2039	**	1	\$10,200	
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Not Energy Efficient, Extent : Moderate, Area Affected : 100%

Location : Utility Rooms And Stairways Outdated

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

Location : 7 Utility Rooms, And 8 Stairways

Explanation : 7 Gas Fired Furnaces, 8 Modine Heaters On Extended Life

Furnace	5%			2034	**	1	\$5,700	
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Recent Replace Evident, Extent : Light, Area Affected : 5%

Location : Utility Room

Radiant Heater	10%			2024	\$387,200	2	\$10,600	
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Other Observation, Extent : Light, Area Affected : 10%

Location : Hallway

Explanation : 50 Electric Baseboard Radiants

No Component	75%							
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Other Observation, Extent : Light, Area Affected : 0%

Location : Throughout

Explanation : Businesses Supply And Maintain Their Own Heating And Air Conditioning Equipment

Ventilation

Distribution

Ductwork/Diffusers	10%			LIFE	**	2-5	\$20,200	
No Component	90%							

Exhaust Fans

Roof	8%			2024	\$29,000	2	\$600	
Roof	2%			2034	**	2	\$100	
No Component	90%							

Plumbing

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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
Plumbing								
	H/C Water Piping Brass/Copper	58%	Now	\$18,900	2039	**	1	
		<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>						
		<i>Location : Utility Rooms</i>						
		<i>Explanation : Faulty Valves</i>						
	Galvanized Steel	42%	Now	\$201,300	2034	**	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 Gas Fired	40%			2024	\$53,300	2	\$1,300
		<i>Other Observation, Extent : Light, Area Affected : 40%</i>						
		<i>Location : 3 Utility Rooms</i>						
		<i>Explanation : 3 Units</i>						
	Gas Fired	60%			2022	\$80,000	2	\$2,000
		<i>Other Observation, Extent : Light, Area Affected : 60%</i>						
		<i>Location : 4 Utility Rooms</i>						
		<i>Explanation : 4 Units</i>						
	Sanitary Piping Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping Cast Iron	100%			LIFE	**	1	
	Fixtures Generic	100%						
		<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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : NEW YORK CITY TERMINAL MARKET BUILDING B
Address : HALLECK STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DBS0021.010 / 2147 **Yr Built/Renovated** : 1965 / 2001
Area Sq Ft : 228,576 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 25-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2770 **Lot** : 1 **BIN** : 2109493

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$477,200	\$7,911,700
Interior Architecture	\$924,700	\$1,497,400
Electrical	\$457,400	\$5,132,500
Mechanical	\$332,700	\$440,500
Total	\$2,192,100	\$14,982,000
Importance Code A	\$528,700	\$8,513,300
Importance Code B	\$1,385,600	\$6,419,700
Importance Code C	\$277,800	\$49,000
Total	\$2,192,100	\$14,982,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$28,300			
Interior Architecture	\$95,300			\$31,200
Electrical	\$33,900	\$4,700	\$5,900	\$8,900
Mechanical	\$29,200	\$1,100	\$5,800	\$1,100
Total	\$186,800	\$5,800	\$11,600	\$41,200
Importance Code A	\$30,500	\$1,100	\$3,300	\$1,100
Importance Code B	\$110,800	\$4,700	\$8,400	\$40,100
Importance Code C	\$45,600			
Total	\$186,800	\$5,800	\$11,600	\$41,200



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 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	\$63,500	LIFE	**	5	\$55,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Loading Dock</i>								
Concrete Masonry Unit	25%	Now	\$231,800	LIFE	**	5	\$34,500	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Facade, West Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade, East Facade</i>								
Metal Panel	35%	Now	\$28,300	2049	**	5	\$144,800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	30%			2034	**	5	\$206,800	
Weathering Steel	5%			LIFE	**	1		
Windows								
Aluminum	100%	Now	\$182,000	2037	**	5	\$42,600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	100%			2029	\$6,959,900	10	\$502,500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Soffits								
Exposed Struc: Steel	100%			LIFE	**	5		
Interior								
Floors								
Carpet	10%			2025	\$463,800	3	\$71,200	
Cast in Place Concrete	55%	Now	\$103,900	LIFE	**	5	\$428,400	
<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+	\$7,000	2038	**	5	\$8,900	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Bathrooms</i>								
Vinyl Tile	30%	Now	\$92,700	2029	\$926,900	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.

** 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	\$15,700	2032	**	5	\$5,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bathrooms</i>								
Concrete Masonry Unit	55%	0-2	\$277,800	LIFE	**	5	\$49,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	15%	4+	\$7,100	LIFE	**	5	\$20,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	25%	4+	\$22,800	LIFE	**	5	\$16,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	25%			2034	**	5	\$93,100	
Exposed Concrete	10%			LIFE	**	5-10	\$46,600	
Exposed Struc: Steel	55%			LIFE	**	10	\$409,600	
Plaster	10%	Now	\$24,900	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%			2049	**			
<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%			2034	**			
Parking/Driveway								
Asphalt	70%			2038	**			
Cast in Place Concrete	30%			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								
Molded Case Bkrs	100%			2029	\$214,400	5	\$6,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Ampere Main Disconnect Switch For Sections B1, B2 And B3</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
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								
Transformers								
Dry Type	100%			2027	\$16,100	5	\$800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Closet</i>						
		<i>Explanation : Three 75 Kilo-volt-ampere One For Each Section</i>						
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$548,600	5	\$1,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Closet</i>						
		<i>Explanation : All Switch Gear Belongs To Tenant</i>						
<hr/>								
Raceway								
Conduit	100%			2029	\$643,400	1		
<hr/>								
Panelboards								
Fused Disc Sw	10%			2028	\$48,800	5	\$500	
Molded Case Bkrs	90%			2028	\$439,300	5	\$5,400	
<hr/>								
Wiring								
Braided Cloth	46%	2-4	\$457,400	2054	**	1		
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Thermoplastic	54%			2029	\$536,900	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2027	\$30,100	5	\$1,500	
<hr/>								
Ground								
Grounding Devices								
Not Accessible	100%							
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	85%			2029	\$1,129,600	10	\$178,200	
		<i>T-12 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>						
Fluorescent	15%			2034	**	10	\$31,400	
		<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/>								
Egress Lighting								
Emergency, Battery	50%			2024	\$157,300	10	\$27,600	
Emergency, Battery	10%			2034	**	10	\$5,500	
Exit, Service	40%			2024	\$31,100	1		
<hr/>								
Exterior Lighting								
HID	50%			2024	\$440,500	10	\$400	
No Component	50%							

Alarm

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Alarm

Security System

No Component	90%							
Generic	10%			2029	\$70,600	1	\$8,500	

Fire/Smoke Detection

No Component	70%							
Generic, Digital	30%			2029	\$724,800	1-3	\$43,500	

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	10%			2039	**	1		
Natural Gas	10%			2039	**	1		
No Component	80%							

Conversion Equipment

Furnace	10%	2-4	\$51,500	2039	**	1	\$10,200	
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Not Energy Efficient, Extent : Moderate, Area Affected : 100%

Location : Utility Rooms And Stairway

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

Location : 7 Utility Rooms, And 8 Stairways

Explanation : 7 Gas Fired Furnaces, 8 Modine Heaters On Extended Life

Radiant Heater	10%			2024	\$387,200	2	\$10,600	
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Other Observation, Extent : Light, Area Affected : 10%

Location : Hallways

Explanation : 50 Electric Baseboard Radiants

No Component	80%							
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Other Observation, Extent : Light, Area Affected : 0%

Location : Throughout

Explanation : Businesses Supply And Maintain Their Own Heating And Air Conditioning Equipment

Ventilation

Distribution

Ductwork/Diffusers	10%			LIFE	**	2-5	\$20,200	
No Component	90%							

Exhaust Fans

Roof	5%			2024	\$18,100	2	\$400	
No Component	95%							

Plumbing

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

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

Asset # : 2147

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	58%	Now	\$18,900	2039	**	1	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Utility Rooms</i>						
		<i>Explanation : Faulty Valves</i>						
	Galvanized Steel	42%	Now	\$201,300	2034	**	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 Gas Fired	40%			2024	\$53,300	2	\$1,300
		<i>Other Observation, Extent : Light, Area Affected : 40%</i>						
		<i>Location : 3 Utility Rooms</i>						
		<i>Explanation : 3 Units</i>						
	Gas Fired	60%			2022	\$80,000	2	\$2,000
		<i>Other Observation, Extent : Light, Area Affected : 60%</i>						
		<i>Location : 4 Utility Rooms</i>						
		<i>Explanation : 4 Units</i>						
	Sanitary Piping Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping Cast Iron	100%			LIFE	**	1	
	Fixtures Generic	100%						
		<i>Obsolete Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Bathrooms</i>						

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$223,000	\$602,600
Interior Architecture		\$47,300
Electrical		\$262,900
Total	\$223,000	\$912,800
Importance Code A	\$223,000	\$602,600
Importance Code B		\$310,200
Total	\$223,000	\$912,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$12,700			
Interior Architecture	\$41,200			
Electrical	\$21,300	\$300	\$400	\$600
Mechanical	\$1,000	\$100	\$300	\$100
Total	\$76,200	\$400	\$600	\$700
Importance Code A	\$12,800	\$100		\$100
Importance Code B	\$55,500	\$300	\$600	\$600
Importance Code C	\$7,900			
Total	\$76,200	\$400	\$600	\$700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF SMALL BUSINESS SERV. - 801
NEW YORK CITY TERMINAL MARKET BUILDING 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	\$5,500	LIFE	**	5	\$9,600		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
Concrete Masonry Unit	60%			LIFE	**	5	\$14,400		
Metal Coiling Doors	30%			2034	**	5	\$18,000		
Windows									
Metal Louvers	75%			2032	**	10	\$104,300		
Steel	25%	Now	\$118,700	2037	**	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%			2029	\$562,000	10	\$40,600		
Soffits									
Exposed Struc: Steel	100%			LIFE	**	5			
Interior									
Floors									
Cast in Place Concrete	100%	Now	\$4,600	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	\$13,200		
Metal Panel	15%			LIFE	**	10	\$1,300		
Ceilings									
Exposed Struc: Steel	10%			LIFE	**	10	\$4,300		
Metal Panel	90%			LIFE	**	5	\$48,700		
Site Pavements									
On-Site Walkways									
Cast in Place Concrete	100%			2034	**				
Parking/Driveway									
Asphalt	70%			2038	**				
Cast in Place Concrete	30%			2042	**				

Electrical		Current Repair			Future Replacement		Maintenance		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%			2029	\$4,900	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%			2027	\$16,100	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Four 25 Kilovolt Ampere</i>								
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$99,700	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Closet</i>								
<i>Explanation : All Switchgear Belongs To Tenant</i>								
<hr/>								
Raceway								
Conduit	100%			2029	\$28,300	1		
<hr/>								
Panelboards								
Fused Disc Sw	10%			2028	\$3,100	5		
Molded Case Bkrs	90%			2028	\$27,500	5	\$300	
<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/>								
Wiring								
Thermoplastic	100%			2029	\$47,700	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2027	\$30,100	5	\$100	
<hr/>								
Ground								
Grounding Devices								
Generic	100%	4+	\$9,700	LIFE	**	5	\$200	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor Utility Room</i>								
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	85%			2024	\$70,300	10	\$11,100	
<i>T-12 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/>								
HID	15%			2024		10	\$100	
<hr/>								
Egress Lighting								
Emergency, Battery	60%			2029	\$11,800	10	\$2,100	
Exit, Service	40%			2029	\$1,900	1		
<hr/>								
Exterior Lighting								
HID	50%			2039		**	10	
No Component	50%							

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

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

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

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

Asset # : 2150

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

Alarm

Security System								
No Component	90%							
Generic	10%			2029	\$4,400	1	\$500	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2029	\$45,100	1-3	\$2,700	

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%			2039	**	1		
Natural Gas	5%			2039	**	1		
No Component	90%							
Conversion Equipment								
Furnace	5%			2029	\$1,600	1	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Utility Room</i>								
<i>Explanation : One Unit, Gas Fired</i>								
Radiant Heater	5%			2029	\$12,100	2	\$300	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Restroom</i>								
<i>Explanation : 1 Electrical Unit</i>								
No Component	90%							

Ventilation

Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$2,500	
No Component	80%							

Plumbing

H/C Water Piping								
Brass/Copper	100%			2039	**	1		
Water Heater								
Electric	100%			2024	\$12,000	4	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Utility Room</i>								
<i>Explanation : 1 Unit</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : NEW YORK CITY TERMINAL MARKET BUILDING C
Address : HALLECK STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DBS0021.020 / 2148 **Yr Built/Renovated** : 1965 / 2001
Area Sq Ft : 228,576 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 25-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2770 **Lot** : 1 **BIN** : 2109496

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$309,000	\$7,911,700
Interior Architecture	\$724,500	\$1,532,500
Electrical	\$638,500	\$4,570,800
Mechanical	\$147,300	\$520,400
Total	\$1,819,300	\$14,535,400
Importance Code A	\$360,400	\$8,513,300
Importance Code B	\$1,322,900	\$5,977,600
Importance Code C	\$136,000	\$44,600
Total	\$1,819,300	\$14,535,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$62,800			
Interior Architecture	\$35,400		\$5,600	\$31,200
Electrical	\$38,400	\$7,300	\$8,400	\$12,400
Mechanical	\$36,300	\$1,100	\$5,800	\$1,100
Total	\$173,000	\$8,400	\$19,800	\$44,600
Importance Code A	\$64,900	\$1,100	\$3,300	\$1,100
Importance Code B	\$108,100	\$7,300	\$11,000	\$43,500
Importance Code C			\$5,600	
Total	\$173,000	\$8,400	\$19,800	\$44,600



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	\$127,000	LIFE	**	5	\$55,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Loading Dock</i>								
Concrete Masonry Unit	25%			LIFE	**	5	\$68,900	
Metal Panel	35%	Now	\$28,300	2039	**	5	\$144,800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	30%			2034	**	5	\$206,800	
Weathering Steel	5%			LIFE	**	1		
Windows								
Aluminum	100%	Now	\$182,000	2037	**	5	\$42,600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	100%			2029	\$6,959,900	10	\$502,500	
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Soffits								
Exposed Struc: Steel	100%			LIFE	**	5		
Interior								
Floors								
Carpet	10%			2025	\$463,800	3	\$71,200	
Cast in Place Concrete	55%	Now	\$41,600	LIFE	**	5	\$428,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Stair CI</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+	\$17,600	2032	**	5	\$8,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Bathrooms</i>								
Vinyl Tile	30%	Now	\$46,300	2029	\$926,900	3	\$40,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2032	**	5	\$11,100	
Concrete Masonry Unit	50%			LIFE	**	5	\$89,100	
Gypsum Board	15%			LIFE	**	5-10	\$56,800	
Plaster	30%	4+	\$54,700	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%			2034	**	5	\$74,500	
Exposed Concrete	10%			LIFE	**	5-10	\$46,600	
Exposed Struc: Steel	45%			LIFE	**	10	\$335,200	
Plaster	25%	4+	\$124,700	LIFE	**	5	\$58,200	

Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : Throughout

Site Enclosure

Free Standing Walls

Cast in Place Concrete	100%			2049	**			
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Other Observation, Extent : Light, Area Affected : 100%

Location : Loading Dock Area

Explanation : At Off Load Ramp

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%			2034	**			
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Parking/Driveway

Asphalt	70%			2038	**			
Cast in Place Concrete	30%			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%			2029	\$214,400	5	\$1,000	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Closet

Explanation : Three 600 Ampere Main Disconnect Switches For Sections C1, C2 And C3

Transformers

Dry Type	100%			2027	\$16,100	5	\$800	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : One 75 Kilo-volt-ampere

Switchgear / Switchboard

Fused Disc Sw	100%			2029	\$548,600	5	\$1,000	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Closet

Explanation : All Switchgear Belongs To Tenant

Raceway

Conduit	100%			2029	\$643,400	1		
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Panelboards

Fused Disc Sw	10%			2028	\$48,800	5	\$500	
Molded Case Bkrs	90%			2028	\$439,300	5	\$5,400	

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**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	60%	2-4	\$596,600	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	40%			2029	\$397,700	1		
Motor Controllers								
Locally Mounted	100%			2027	\$30,100	5	\$1,500	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	20%			2024	\$265,800	10	\$41,900	
<i>T-12 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>								
Fluorescent	65%			2034	**	10	\$136,300	
<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>								
HID	15%			2024		10	\$1,100	
<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>								
Egress Lighting								
Emergency, Battery	50%			2024	\$157,300	10	\$27,600	
Emergency, Battery	10%			2034	**	10	\$5,500	
Exit, Service	40%			2024	\$31,100	1		
Exterior Lighting								
HID	50%			2024	\$440,500	10	\$400	
No Component	50%							
Alarm								
Security System								
No Component	90%							
Generic	10%			2029	\$70,600	1	\$8,500	
Fire/Smoke Detection								
No Component	50%							
Generic, Digital	50%			2029	\$1,208,000	1-3	\$72,600	

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	

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

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

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DEPT. OF SMALL BUSINESS SERV. - 801
NEW 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%			2039	**	1		
Natural Gas	10%			2039	**	1		
No Component	80%							
Conversion Equipment								
Furnace	10%	2-4	\$51,500	2039	**	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%			2024	\$387,200	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	\$20,200	
No Component	90%							
Exhaust Fans								
Roof	5%			2024	\$18,100	2	\$400	
No Component	95%							
Plumbing								
H/C Water Piping								
Brass/Copper	80%	Now	\$26,100	2039	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Utility Rooms</i>								
<i>Explanation : Faulty Valves</i>								
Galvanized Steel	20%	Now	\$95,900	2034	**	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								
Gas Fired	100%			2024	\$133,300	2	\$3,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 7 Utility Rooms</i>								
<i>Explanation : 7 Units</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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

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

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

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : NEW YORK CITY TERMINAL MARKET BUILDING C-4
Address : HALLECK STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DBS0021.050 / 2127 **Yr Built/Renovated** : 1965 / 2001
Area Sq Ft : 14,230 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 25-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 2770 **Lot** : 1 **BIN** : 2109490

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$294,900	\$562,000
Interior Architecture		\$47,300
Electrical		\$254,600
Total	\$294,900	\$864,000
Importance Code A	\$294,900	\$562,000
Importance Code B		\$302,000
Total	\$294,900	\$864,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$19,400			
Interior Architecture	\$51,700			
Electrical	\$20,000	\$300	\$400	\$600
Mechanical	\$100		\$100	
Total	\$91,300	\$300	\$500	\$600
Importance Code A	\$19,500		\$100	
Importance Code B	\$64,000	\$300	\$400	\$600
Importance Code C	\$7,800			
Total	\$91,300	\$300	\$500	\$600



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

DEPT. OF SMALL BUSINESS SERV. - 801
NEW YORK CITY TERMINAL MARKET BUILDING C-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	\$11,000	LIFE	**	5	\$4,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Loading Dock And Ramp Cheek Wall</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Loading Dock</i>								
Concrete Masonry Unit	70%			LIFE	**	5	\$16,800	
Metal Coiling Doors	25%			2034	**	5	\$15,000	
Windows								
Metal Louvers	80%			2032	**	10	\$111,300	
Steel	20%	Now	\$71,200	2037	**	5	\$27,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	100%	Now	\$112,400	2029	\$562,000			
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Soffits								
Exposed Struc: Steel	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	100%	Now	\$4,600	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	\$15,600	
Ceilings								
Exposed Concrete	20%			LIFE	**	5-10	\$5,400	
Exposed Struc: Steel	80%			LIFE	**	10	\$34,600	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2034	**			
Parking/Driveway								
Asphalt	70%			2038	**			
Cast in Place Concrete	30%			2042	**			

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

Under 600 Volts

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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 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%			2029	\$4,900	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%			2027	\$16,100	5	\$100
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Electrical Room</i>				
				<i>Explanation : One 25 Kilovolt Ampere</i>				
<hr/>								
	Switchgear / Switchboard							
	Fused Disc Sw	100%			2029	\$99,700	5	\$100
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Electrical Closet</i>				
				<i>Explanation : All Switchgear Belongs To Tenant</i>				
<hr/>								
	Raceway							
	Conduit	100%			2029	\$28,300	1	
<hr/>								
	Panelboards							
	Fused Disc Sw	10%			2028	\$3,100	5	
	Molded Case Bkrs	90%			2028	\$27,500	5	\$300
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Throughout The Building</i>				
				<i>Explanation : 70 Percent Belongs To Tenant</i>				
<hr/>								
	Wiring							
	Thermoplastic	100%			2029	\$47,700	1	
<hr/>								
	Motor Controllers							
	Locally Mounted	100%			2027	\$30,100	5	\$100
<hr/>								
Ground								
	Grounding Devices							
	Generic	100%	4+	\$9,700	LIFE	**	5	\$200
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : 1st Floor</i>				
				<i>Explanation : Corroded</i>				
<hr/>								
Lighting								
	Interior Lighting							
	Fluorescent	75%			2024	\$62,000	10	\$9,800
				<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Throughout The Building</i>				
	Fluorescent	10%			2034	**	10	\$1,300
				<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Throughout The Building</i>				
	HID	15%			2024		10	\$100
<hr/>								
	Egress Lighting							
	Emergency, Battery	50%			2034	**	10	\$1,700
	Exit, Service	50%			2029	\$2,400	1	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Lighting

Exterior Lighting								
HID	50%			2024	\$27,400	10		
No Component	50%							

Alarm

Security System								
No Component	90%							
Generic	10%			2024	\$4,400	1	\$500	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2029	\$45,100	1-3	\$2,700	

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%			2039	**	1		
Natural Gas	5%			2039	**	1		
No Component	90%							
Conversion Equipment								
Furnace	5%			2024	\$1,600	1	\$400	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Utility Room</i>					
			<i>Explanation : One Unit, Gas Fired</i>					
Radiant Heater	5%			2034	**	2	\$300	
			<i>Other Observation, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Restroom</i>					
			<i>Explanation : 1 Electrical Unit</i>					
No Component	90%							

Plumbing

H/C Water Piping								
Brass/Copper	100%			2039	**	1		
Water Heater								
Electric	100%			2024	\$12,000	4	\$100	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Utility Room</i>					
			<i>Explanation : 1 Small Unit</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : NEW YORK CITY TERMINAL MARKET BUILDING D
Address : HALLECK STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DBS0021.030 / 2149 **Yr Built/Renovated** : 1965 / 2001
Area Sq Ft : 231,054 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 25-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 2770 **Lot** : 1 **BIN** : 2109499

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$427,500	\$8,297,700
Interior Architecture	\$797,000	\$1,594,300
Electrical	\$596,600	\$4,033,200
Mechanical	\$148,900	\$526,100
Total	\$1,969,900	\$14,451,200
Importance Code A	\$479,500	\$8,903,500
Importance Code B	\$1,396,900	\$5,503,200
Importance Code C	\$93,600	\$44,600
Total	\$1,969,900	\$14,451,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$34,500			
Interior Architecture	\$78,200			\$28,500
Electrical	\$66,300	\$4,700	\$5,900	\$9,000
Mechanical	\$39,200	\$1,100	\$13,300	\$1,100
Total	\$218,100	\$5,900	\$19,300	\$38,700
Importance Code A	\$36,600	\$1,100	\$3,300	\$1,100
Importance Code B	\$135,200	\$4,700	\$16,000	\$37,500
Importance Code C	\$46,300			
Total	\$218,100	\$5,900	\$19,300	\$38,700



*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	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$63,500	LIFE	**	5	\$55,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Loading Dock</i>								
Concrete Masonry Unit	25%			LIFE	**	5	\$68,900	
Metal Panel	35%			2039	**	5-10	\$530,800	
Metal Coiling Doors	30%			2034	**	5	\$206,800	
Weathering Steel	5%			LIFE	**	1		
Windows								
Aluminum	100%	Now	\$364,000	2037	**	5	\$42,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	100%			2029		10	\$502,500	
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Soffits								
Exposed Struc: Steel	100%			LIFE	**	5		
Interior								
Floors								
Carpet	8%			2025		3	\$57,000	
Cast in Place Concrete	55%	Now	\$103,900	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+	\$17,600	2038	**	5	\$8,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bathrooms</i>								
Vinyl Tile	32%	4+	\$98,900	2029		3	\$42,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%	4+	\$15,700	2032	**	5	\$5,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Bathrooms</i>								
Concrete Masonry Unit	50%			LIFE	**	5	\$89,100	
Gypsum Board	20%			LIFE	**	5-10	\$75,700	
Plaster	25%			LIFE	**	5-10	\$47,300	

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

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

Asset # : 2149

Architecture		Current Repair		Future Replacement		Maintenance		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%			2034	**	5	\$74,500	
Exposed Concrete	10%			LIFE	**	5-10	\$46,600	
Exposed Struc: Steel	45%			LIFE	**	10	\$335,200	
Plaster	25%	4+	\$124,700	LIFE	**	5	\$58,200	

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

Location : Throughout

Site Enclosure

Free Standing Walls

Cast in Place Concrete	100%			2049	**			
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Other Observation, Extent : Light, Area Affected : 100%

Location : At Dock Areas

Explanation : Off Load Ramps

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%			2034	**			
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Parking/Driveway

Asphalt	70%			2038	**			
Cast in Place Concrete	30%			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

Molded Case Bkrs	100%			2029	\$214,400	5	\$6,100	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Three 400 Ampere Main Disconnect Switches

Transformers

Dry Type	100%			2027	\$16,100	5	\$800	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : One 112.5 Kilovolt Ampere And Three 75 Kilovolt Ampere

Switchgear / Switchboard

Fused Disc Sw	100%			2029	\$548,600	5	\$1,000	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Closet

Explanation : All Switchgear Belongs To Tenant

Raceway

Conduit	100%			2029	\$643,400	1		
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Panelboards

Fused Disc Sw	10%			2028	\$48,800	5	\$500	
Molded Case Bkrs	90%			2028	\$439,300	5	\$5,500	

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
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	60%	2-4	\$596,600	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	40%			2029	\$397,700	1		
Motor Controllers								
Locally Mounted	100%			2027	\$30,100	5	\$1,600	
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,700	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%			2024	\$134,300	10	\$21,200	
<i>T-12 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>								
Fluorescent	75%			2034	**	10	\$158,900	
<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>								
HID	15%			2024		10	\$1,100	
<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>								
Egress Lighting								
Emergency, Battery	50%			2024	\$159,000	10	\$27,900	
Exit, Service	50%			2024	\$39,300	1		
Exterior Lighting								
HID	50%			2024	\$445,300	10	\$400	
No Component	50%							
Alarm								
Security System								
No Component	90%							
Generic	10%			2029	\$71,300	1	\$8,600	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2029	\$732,700	1-3	\$44,000	

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	10%			2039	**	1		
Natural Gas	10%			2039	**	1		
No Component	80%							
Conversion Equipment								
Furnace	10%	2-4	\$52,000	2039	**	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 Gas Fired Furnaces, 8 Modine Heaters On Extended Life</i>								
Radiant Heater	10%			2024	\$391,400	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	\$20,400	
No Component	90%							
Exhaust Fans								
Roof	5%			2024	\$18,300	2	\$400	
No Component	95%							
Plumbing								
H/C Water Piping								
Brass/Copper	80%	Now	\$26,300	2039	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Utility Rooms</i>								
<i>Explanation : Faulty Valves</i>								
Galvanized Steel	20%	Now	\$96,900	2034	**	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								
Gas Fired	100%			2024	\$134,700	2	\$3,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 7 Utility Rooms</i>								
<i>Explanation : 7 Units</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		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%			2022	\$7,500	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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : NEW YORK CITY TERMINAL MARKET BUILDING S.B. - SERVICE BRIDGE
Address : HALLECK STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DBS0021.090 / 2128 **Yr Built/Renovated** : 1965 / 2001
Area Sq Ft : 70,800 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 25-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 2770 **Lot** : 1 **BIN** : 2109502

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$138,300	\$1,354,400
Interior Architecture	\$124,300	\$316,600
Electrical	\$94,500	\$1,048,600
Mechanical	\$52,200	\$764,100
Total	\$409,300	\$3,483,600
Importance Code A	\$190,400	\$1,916,100
Importance Code B	\$218,800	\$1,567,500
Total	\$409,300	\$3,483,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$17,000			
Interior Architecture	\$70,900		\$2,400	\$6,100
Electrical	\$23,500	\$1,500	\$1,800	\$2,800
Mechanical	\$34,800	\$5,300	\$7,600	\$5,300
Site Pavements	\$13,600			
Total	\$159,800	\$6,800	\$11,900	\$14,200
Importance Code A	\$17,000	\$3,500	\$3,500	\$3,500
Importance Code B	\$109,200	\$3,300	\$8,400	\$10,700
Importance Code C	\$33,600			
Total	\$159,800	\$6,800	\$11,900	\$14,200



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 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	\$13,200	
Concrete Masonry Unit	25%			LIFE	**	5	\$8,200	
Metal Panel	65%	4+	\$6,300	2049	**	5	\$32,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Weathering Steel	5%			LIFE	**	1		
Windows								
Aluminum	100%	Now	\$138,300	2037	**	5	\$16,200	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	100%			2029	\$1,263,200	10	\$91,200	
Soffits								
Exposed Struc: Steel	100%			LIFE	**	5		
Interior								
Floors								
Carpet	8%			2025	\$55,500	3	\$8,500	
Cast in Place Concrete	25%			LIFE	**	5	\$58,200	
Ceramic Tile	5%	Now	\$2,600	2032	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Bathrooms</i>								
Slate	2%			LIFE	**	5	\$2,300	
Vinyl Tile	60%	Now	\$55,400	2029	\$277,200	3	\$12,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$3,300	
Concrete Masonry Unit	15%			LIFE	**	5	\$3,100	
Gypsum Board	25%			LIFE	**	5-10	\$11,100	
Plaster	55%			LIFE	**	5-10	\$12,200	
Ceilings								
AcousTileConcealSpLn	20%			2034	**	5	\$24,200	
AcousTileSusp.Lay-In	5%			2042	**	5	\$4,800	
Exposed Concrete	10%	Now	\$15,900	LIFE	**	5	\$1,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Under Stair</i>								
Plaster	65%			LIFE	**	5-10	\$108,300	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$13,600	2034	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parking/Driveway								
Asphalt	80%			2038	**			
Cast in Place Concrete	20%			2042	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		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%			2029	\$40,100	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three 600 Ampere Main Disconnect Switches</i>								
Transformers								
Dry Type	100%			2027	\$16,100	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 Ampere And One 75 Kilovolt Ampere</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$174,600	5	\$300	
Raceway								
Conduit	100%			2029	\$117,200	1		
Panelboards								
Fused Disc Sw	10%			2028	\$12,200	5	\$200	
Molded Case Bkrs	90%			2028	\$109,800	5	\$1,700	
Wiring								
Braided Cloth	60%	2-4	\$94,500	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	40%			2029	\$63,000	1		
Motor Controllers								
Locally Mounted	100%			2027	\$30,100	5	\$500	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	80%			2034	**	10	\$51,900	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	20%			2024	\$82,300	10	\$13,000	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Egress Lighting								
Emergency, Battery	50%			2024	\$48,700	10	\$8,500	
Emergency, Battery	10%			2034	**	10	\$1,700	
Exit, Service	40%			2024	\$9,600	1		
Exterior Lighting								
HID	50%			2024	\$136,400	10	\$100	
No Component	50%							
Alarm								
Security System								
No Component	90%							
Generic	10%			2029	\$21,900	1	\$2,600	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		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%			2029	\$224,500	1-3	\$13,500	

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

Natural Gas	100%	Now	\$400	2039	**	1		
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Unit Inoperable, Extent : Severe, Area Affected : 10%

Location : Gas Booster Pump, Basement Boiler Room

Conversion Equipment

Hot Water Boiler	100%	Now	\$52,200	2027	\$521,700	1	\$31,500	
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Corroded, Extent : Moderate, Area Affected : 10%

Location : Boiler

Malfunctioning, Extent : Severe, Area Affected : 2%

Location : Controller Needs To Be Replaced

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

Location : Basement

Explanation : 2 Units

Distribution

Hot Wtr Piping/Pump	100%	Now	\$21,100	2028	\$105,500	4	\$3,500	
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Corroded, Extent : Moderate, Area Affected : 20%

Location : Throughout Boiler Room

On Extended Life, Extent : Moderate, Area Affected : 20%

Location : Pumps In Boiler Room

Terminal Devices

Convactor/Radiator	80%			2034	**	1	\$18,300	
Unit Heater - Hot Water	20%			2024	\$50,700			

Ventilation

Distribution

Ductwork/Diffusers	35%			LIFE	**	2-5	\$21,900	
No Component	65%							

Exhaust Fans

Roof	40%			2024	\$44,900	2	\$900	
No Component	60%							

Plumbing

H/C Water Piping

Brass/Copper	100%			2039	**	1		
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Water Heater

Gas Fired	100%			2024	\$41,300	2	\$1,000	
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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 S.B. - SERVICE BRIDGE
Asset # : 2128

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost
Type	Total	(Years)	FY	(Yrs)				
Plumbing								
	Sump Pump(s)							
	Submersible	100%			2020	\$2,300	4	\$2,200
Fixtures								
	Generic	100%						

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : NEW YORK CITY TERMINAL MARKET TRANSFORMER VAULT A
Address : HALLECK STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DBS0021.110 / 2129 **Yr Built/Renovated** : 1965 / 2014
Area Sq Ft : 1,444 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 25-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 2770 **Lot** : 1 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$4,400			
Interior Architecture	\$7,100			
Electrical	\$1,300			
Mechanical	\$100			
Total	\$12,900			
Importance Code A	\$4,400			
Importance Code B	\$8,500			
Total	\$12,900			



*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	\$4,000	LIFE	**	5	\$3,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Metal: Cage/Fence	25%	4+	\$400	2034	**	5	\$3,500	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Elevation</i>								
Windows								
Metal Louvers	100%			2032	**	10		
Roof								
Not Accessible	100%							
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	**	5	\$9,500	
Interior Walls								
Concrete Masonry Unit	100%			LIFE	**	5		
Ceilings								
Exposed Concrete	100%			LIFE	**	5-10	\$2,700	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	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								
Air Circuit Breaker	100%			2029	\$4,900	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 3000 Ampere Main Disconnect Switch Fed To Buildings A And B</i>								
Switchgear / Switchboard								
Fused Disc Sw	65%			2029	\$32,400	5		
Molded Case Bkrs	35%			2029	\$17,500	5		
Raceway								
Busway	50%			2027	\$2,800	1		
Conduit	50%			2029	\$2,800	1		
Panelboards								
Molded Case Bkrs	100%			2028	\$7,600	5		
Wiring								
Thermoplastic	100%			2029	\$6,700	1		

Lighting

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	100%			2024	\$14,900	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	100%			2024	\$5,600	10		

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%			2029	\$1,100	2		
Wall Unit	50%	Now	\$100	2029	\$200	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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : NEW YORK CITY TERMINAL MARKET TRANSFORMER VAULT B
Address : HALLECK STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DBS0021.120 / 2289 **Yr Built/Renovated** : 1965 / 2014
Area Sq Ft : 1,444 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 25-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 2770 **Lot** : 1 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$21,000			
Interior Architecture	\$7,100			
Electrical	\$1,300			
Mechanical				
Site Pavements	\$4,500			
Total	\$33,900			
Importance Code A	\$21,000			
Importance Code B	\$8,400			
Importance Code C	\$4,500			
Total	\$33,900			



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

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

Architecture		Current Repair		Future Replacement		Maintenance		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	\$20,100	LIFE	**	5	\$3,000	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Corners</i>								
Metal: Cage/Fence	25%	4+	\$900	2034	**	5	\$3,500	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : South Elevation</i>								
Windows								
Metal Louvers	100%			2032	**	10		
Roof								
Not Accessible	100%							
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	**	5	\$9,500	
Interior Walls								
Concrete Masonry Unit	100%			LIFE	**	5		
Ceilings								
Exposed Concrete	100%			LIFE	**	5-10	\$2,700	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$4,500	2034	**			
<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%			2029	\$4,900	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>								
Switchgear / Switchboard								
Fused Disc Sw	65%			2029	\$32,400	5		
Molded Case Bkrs	35%			2029	\$17,500	5		
Raceway								
Busway	50%			2027	\$2,800	1		
Conduit	50%			2029	\$2,800	1		
Panelboards								
Molded Case Bkrs	100%			2028	\$7,600	5		
Wiring								
Thermoplastic	100%			2029	\$6,700	1		

Lighting

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	100%			2024	\$14,900	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	100%			2024	\$5,600	10		

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%			2029	\$1,100	2		
Wall Unit	50%			2024	\$200	2		
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Side Wall 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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : NEW YORK CITY TERMINAL MARKET TRANSFORMER VAULT C
Address : HALLECK STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DBS0021.130 / 2290 **Yr Built/Renovated** : 1965 / 2014
Area Sq Ft : 1,444 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 25-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 2770 **Lot** : 1 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Electrical		\$39,900
Total		\$39,900
Importance Code B		\$39,900
Total		\$39,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$6,700			
Interior Architecture	\$7,100			
Electrical	\$1,300			
Mechanical				
Site Pavements	\$2,200			
Total	\$17,300			
Importance Code A	\$6,700			
Importance Code B	\$8,400			
Importance Code C	\$2,200			
Total	\$17,300			



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

DEPT. OF SMALL BUSINESS SERV. - 801
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	\$6,000	
<i>Recent Repair Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Metal: Cage/Fence	25%	Now	\$3,700	2034	**	5	\$3,500	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Windows								
Metal Louvers	100%			2032	**	10		
Roof								
Not Accessible	100%							
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	**	5	\$9,500	
Interior Walls								
Concrete Masonry Unit	100%			LIFE	**	5		
Ceilings								
Exposed Concrete	100%			LIFE	**	5-10	\$2,700	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$2,200	2034	**			
<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%			2029	\$4,900	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 A, B And Cafeteria</i>								
Switchgear / Switchboard								
Air Circuit Breaker	80%			2029	\$39,900	5		
Molded Case Bkrs	20%			2029	\$10,000	5		
Raceway								
Busway	50%			2027	\$2,800	1		
Conduit	50%			2029	\$2,800	1		
Panelboards								
Molded Case Bkrs	100%			2028	\$7,600	5		
Wiring								
Thermoplastic	100%			2029	\$6,700	1		

Lighting

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

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

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

Lighting

Interior Lighting
Fluorescent

100% 2024 \$14,900 10 \$1,300

T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Exterior Lighting
HID

100% 2024 \$5,600 10

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% 2029 \$1,100 2

Wall Unit

50% 2024 \$200 2

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

Location : Mounted On Side Wall

Explanation : One Unit

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : NEW YORK CITY TERMINAL MARKET TRANSFORMER VAULT D
Address : HALLECK STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DBS0021.140 / 2291 **Yr Built/Renovated** : 1965 / 2014
Area Sq Ft : 1,444 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 25-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 2770 **Lot** : 1 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Electrical		\$49,900
Total		\$49,900
Importance Code B		\$49,900
Total		\$49,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$23,800			
Interior Architecture	\$9,000			
Electrical	\$1,300			
Mechanical	\$100			
Site Pavements	\$4,500			
Total	\$38,700			
Importance Code A	\$23,800			
Importance Code B	\$8,500			
Importance Code C	\$6,400			
Total	\$38,700			



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

DEPT. OF SMALL BUSINESS SERV. - 801
NEW YORK CITY TERMINAL MARKET TRANSFORMER VAULT 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	\$20,100	LIFE	**	5	\$3,000	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Corners</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal: Cage/Fence	25%	Now	\$3,700	2034	**	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%			2032	**	10		
Roof								
Not Accessible	100%							
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	**	5	\$9,500	
Interior Walls								
Concrete Masonry Unit	100%	Now	\$1,900	LIFE	**	5	\$1,700	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Interior West Wall</i>								
Ceilings								
Exposed Concrete	100%			LIFE	**	5-10	\$2,700	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$4,500	2034	**			
<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%			2029	\$4,900	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 5000 Ampere And One 3000 Ampere Main Disconnect Switch Fed To Building D And Service Bridge</i>								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2029	\$49,900	5		
Raceway								
Busway	50%			2027	\$2,800	1		
Conduit	50%			2029	\$2,800	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
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								
Panelboards								
Molded Case Bkrs	100%			2028	\$7,600	5		
Wiring								
Thermoplastic	100%			2029	\$6,700	1		
Lighting								
Interior Lighting								
Fluorescent	100%			2024	\$14,900	10	\$1,300	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exterior Lighting								
HID	50%			2024	\$2,800	10		
No Component	50%							

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%			2029	\$1,100	2		
Wall Unit	50%	Now	\$100	2029	\$200	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 Side Wall</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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : PIER 42 TERMINAL
Address : EAST RIVER AT GOUVERNEUR SLIP MONTGOMERY - JACKSON STREETS
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBS0006.000 / 2404 **Yr Built/Renovated** : 1962 /
Area Sq Ft : 101,067 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 28-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Floors 1,MEZ
Block : 241 **Lot** : 13 **BIN** : 1003138

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$4,376,800	\$305,300
Interior Architecture	\$1,352,900	\$314,400
Electrical	\$1,406,700	\$371,900
Mechanical		\$469,400
Site Enclosure	\$43,300	
Site Pavements	\$259,300	
Total	\$7,438,800	\$1,460,900
Importance Code A	\$4,444,100	\$363,600
Importance Code B	\$2,511,400	\$1,097,300
Importance Code C	\$483,300	
Total	\$7,438,800	\$1,460,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$38,700			
Interior Architecture	\$38,100	\$500		\$900
Electrical	\$62,700	\$7,700	\$6,500	\$6,400
Mechanical	\$4,700	\$1,000	\$1,000	\$8,600
Total	\$144,100	\$9,200	\$7,500	\$16,000
Importance Code A	\$43,200	\$1,000	\$1,000	\$1,200
Importance Code B	\$93,200	\$7,800	\$6,500	\$14,800
Importance Code C	\$7,700	\$500		
Total	\$144,100	\$9,200	\$7,500	\$16,000



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

DEPT. OF SMALL BUSINESS SERV. - 801
PIER 42 TERMINAL
Asset # : 2404

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	8%	Now	\$98,600	LIFE	**	5	\$7,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Fiberglass Panel	15%	Now	\$65,700	2031	**	5	\$41,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Metal Panel	25%	Now	\$80,800	2038	**	5	\$68,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Sect. OHD	25%	Now	\$350,600	2033	**	5	\$57,300	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : River Side Of Building</i>								
<i>Explanation : East Side Of Building</i>								
Metal Coiling Doors	25%	Now	\$637,000	2033	**	5	\$57,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Manhattan Side Of Building</i>								
<i>Explanation : West Side Of Building</i>								
Window Wall	2%	Now	\$43,200	2038	**	5	\$5,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : North Facade</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : North Facade</i>								

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

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

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DEPT. OF SMALL BUSINESS SERV. - 801
PIER 42 TERMINAL
Asset # : 2404

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								
Windows								
Aluminum	100%	Now	\$12,300	2027	\$41,000	5	\$500	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : North Facade</i>								
Roof								
Fiberglass Panel	10%	Now	\$26,400	2031	**	1		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Panel	90%	Now	\$2,858,300	2048	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Soffits								
Exposed Struc: Steel	100%	2-4	\$242,600	LIFE	**	5	\$39,700	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	95%	Now	\$457,600	LIFE	**	5	\$314,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	5%	Now	\$65,600	2038	**	3	\$2,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Office</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Office</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Office</i>								
Interior Walls								
Ceramic Tile	1%			2031	**	5	\$900	
Concrete Masonry Unit	88%	2-4	\$180,800	LIFE	**	5	\$31,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Gypsum Board	10%	2-4	\$7,700	LIFE	**	5	\$5,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Wood	1%			LIFE	**	5	\$3,600	

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DEPT. OF SMALL BUSINESS SERV. - 801
PIER 42 TERMINAL
Asset # : 2404

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	5%	Now	\$62,500	2048	**	5	\$4,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Office</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Office</i>								
Exposed Struc: Steel	90%	2-4	\$586,300	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Plaster	5%	Now	\$30,400	LIFE	**	5	\$4,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	\$43,300	2048	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Impact Damage, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Parking/Driveway								
Cast in Place Concrete	80%	Now	\$207,400	2033	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Potholes, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	20%	Now	\$51,900	2033	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

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DEPT. OF SMALL BUSINESS SERV. - 801
PIER 42 TERMINAL
Asset # : 2404

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	84%	Now	\$67,400	2058	**	5	\$1,100	
<i>Enclosure Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Suspect Water Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Amperes Main Disconnect Switch</i>								
Molded Case Bkrs	16%			2028	\$12,800	5	\$400	
Transformers								
Dry Type	100%			2026	\$16,100	5	\$400	
<i>Not in Service, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical And Mechanical Room</i>								
<i>Explanation : One 300 And One 150 Kva 277/120 V</i>								
Switchgear / Switchboard								
Molded Case Bkrs	67%	Now	\$167,100	2058	**	5	\$900	
<i>Enclosure Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Suspect Water Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Molded Case Bkrs	33%			2028	\$82,300	5	\$900	
Raceway								
Conduit	100%			2028	\$155,800	1		
Panelboards								
Molded Case Bkrs	39%	0-2	\$77,300	2053	**	5	\$500	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Ground Floor</i>								
<i>Suspect Water Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Ground Floor</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Ground Floor</i>								
<i>Explanation : Not In Service</i>								
Molded Case Bkrs	61%			2027	\$121,000	5	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Not In Service</i>								

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DEPT. OF SMALL BUSINESS SERV. - 801
PIER 42 TERMINAL
Asset # : 2404

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								
Wiring								
Braided Cloth	90%	2-4	\$307,200	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2028	\$34,100	1		
Motor Controllers								
Locally Mounted	100%	0-2	\$30,100	2048	**	5	\$300	
<i>Aged Component, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Machinery Room</i>								
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,700	LIFE	**	5	\$1,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	65%	0-2	\$381,900	2038	**			
Fluorescent	28%	Now	\$164,500	2038	**			
<i>Damaged Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Ground Floor</i>								
Incandescent	7%	Now	\$54,800	2033	**	2	\$100	
<i>Damaged Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Egress Lighting								
Emergency, Battery	50%	Now	\$69,600	2038	**			
<i>Not Functioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Ground Floor</i>								
Exit, Service	50%	Now	\$17,200	2038	**	1		
<i>Not Functioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Ground Floor</i>								
Exterior Lighting								
HID	30%			2023	\$116,900	10	\$100	
<i>Not in Service, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Exterior</i>								
No Component	70%							
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2033	**	1-3	\$62,300	
<i>Not in Service, Extent : Light, Area Affected : 100%</i>								
<i>Location : Machinery Room</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

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
PIER 42 TERMINAL
Asset # : 2404

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%			2028	\$2,300	1		
<i>Not in Service, Extent : Light, Area Affected : 100%</i>								
<i>Location : Incoming Gas Service Is Shut Off At Main</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entire Building</i>								
<i>Explanation : The Building Has Been Vacant For Many Years. All Mechanical Equipment Has Been Removed</i>								
Conversion Equipment								
Furnace	20%	0-2	\$4,600	2028	\$45,500	1	\$9,000	
<i>Not in Service, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 1st Floor</i>								
No Component	80%							
Ventilation								
Exhaust Fans								
Wall Unit	5%			2023	\$1,700	2	\$200	
No Component	95%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2026	\$423,900	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Next To Office</i>								
<i>Explanation : Incoming Water Service Is Shut Off At Main</i>								
Water Heater								
Gas Fired	10%	Now	\$100	2023	\$5,900	2	\$100	
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Office Area</i>								
No Component	90%							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
<i>Not in Service, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bathrooms In Office Area</i>								
Fire Suppression								
Sprinkler								
Not Accessible	100%							

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Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : SOUTH BROOKLYN MARINE TERMINAL
Address : 29TH ST PIERSHED - BLDG #03
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0013.020 / 134 **Yr Built/Renovated** : 1955 / 1999
Area Sq Ft : 79,757 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 10-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 662 **Lot** : 1 **BIN** : 3378172

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$551,600	\$618,000
Interior Architecture	\$113,600	\$234,100
Electrical	\$65,600	\$307,400
Mechanical		\$117,000
Total	\$730,800	\$1,276,500
Importance Code A	\$551,600	\$618,000
Importance Code B	\$179,200	\$658,500
Total	\$730,800	\$1,276,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture			\$28,000	
Electrical	\$1,900	\$700	\$1,300	\$900
Mechanical	\$12,500	\$4,900	\$16,300	\$5,800
Total	\$14,400	\$5,700	\$45,600	\$6,700
Importance Code A	\$5,900	\$700	\$34,100	\$700
Importance Code B	\$8,500	\$5,000	\$11,600	\$6,000
Total	\$14,400	\$5,700	\$45,600	\$6,700



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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								
Exterior Walls								
Cast in Place Concrete	15%			LIFE	**	5	\$70,500	
Concrete Masonry Unit	20%	0-2	\$158,000	LIFE	**	5	\$11,700	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 25%</i>								
<i>Location : North And South Facades</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 25%</i>								
<i>Location : North And South Facades</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : North And South Facades</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Fiberglass Panel	25%			2036	**	5	\$88,100	
Metal, Corrugated	20%			2037	**	1		
Metal/Glass Curt Wall	5%			LIFE	**	5	\$8,800	
Metal Coiling Doors	15%	Now	\$40,800	2032	**	5	\$22,000	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade, South Facade</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade, South Facade</i>								
Windows								
Steel	100%	Now	\$223,400	2052	**	5	\$26,200	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roof								
Fiberglass Panel	15%			2030	**	1		
Metal Panel	10%			2032	**	10	\$28,000	
Spray-on Foam	75%	0-2	\$85,400	2027	\$427,000	5	\$76,500	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout - Bird Damage</i>								
Interior								
Floors								
Cast in Place Concrete	100%	0-2	\$113,600	LIFE	**	5	\$234,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Within Control Joints</i>								
Ceilings								
Exposed Struc: Steel	100%			LIFE	**			

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

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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	
Under 600 Volts								
Service Equipment Fused Disc Sw	100%			2037	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1200 Amperes</i>								
Transformers Dry Type	100%			2032	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Service Area</i>								
<i>Explanation : One 75 Kilo-volt-ampere</i>								
Raceway Conduit	100%			2037	**	1		
Panelboards Molded Case Bkrs	100%			2035	**	5	\$2,100	
Wiring Thermoplastic	100%			2037	**	1		
Motor Controllers Locally Mounted	100%			2032	**	5	\$500	
Ground								
Grounding Devices Not Accessible	100%							
Lighting								
Interior Lighting Fluorescent	100%			2032	**	10	\$65,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-8 Lamps</i>								
Egress Lighting Exit, Service No Component	50%			2027		1	\$12,200	
	50%							
Exterior Lighting HID	100%			2027	\$307,400	10	\$200	
Alarm								
Security System No Component Generic	90%			2027	\$24,600	1	\$3,000	
	10%							
Fire/Smoke Detection No Component Generic, Digital	90%			2032	**	1-3	\$5,100	
	10%							
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
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
Heating								
Energy Source								
	Electricity	2%			2047	* *	1	
	Natural Gas	98%			2047	* *	1	
Conversion Equipment								
	Furnace	20%			2032	* *	1	\$7,100
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 1 Gas Fired Packaged Roof Top Unit</i>							
	Radiant Heater	78%			2032	* *	2	\$25,900
	<i>Other Observation, Extent : Light, Area Affected : 80%</i>							
	<i>Location : Throughout Warehouse</i>							
	<i>Explanation : 20 Gas Fired Infrared Heaters</i>							
	No Component	2%						
Air Conditioning								
Energy Source								
	Electricity	100%			2043	* *	1	
Conversion Equipment								
	Exterior Pkg Unit - Cooling	5%			2035	* *	2	\$200
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Rear Of Building</i>							
	<i>Explanation : Split Unit, Condensing Unit Section</i>							
	Ext Pkg Unit - Heating/Cooling	20%			2032	* *	2	\$900
	No Component	75%						
Terminal Devices								
	Fan Coil - 2 Pipe	5%			2035	* *	1	\$1,200
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Above Ceiling</i>							
	<i>Explanation : Spilt Unit, Fan Coil Section</i>							
	No Component	95%						
Ventilation								
Exhaust Fans								
	Roof	50%	0-2	\$2,800	2027	\$56,700	2	\$900
	<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Defective Controls 1 Of 6 Units</i>							
	<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Roof, 2 Of 6 Units</i>							
	Wall Unit	30%			2027	\$7,300	2	\$700
	No Component	20%						
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2047	* *	1	
Water Heater								
	Electric	100%			2025	\$60,200	4	\$600

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

DEPT. OF SMALL BUSINESS SERV. - 801
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								
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Fixtures							
	Generic	100%						
Fire Suppression								
	Standpipe							
	No Component	20%						
	Generic	80%			2047	**	1-5	\$29,900
	Sprinkler							
	Generic	100%			2047	**	1-2	\$20,000

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : SOUTH BROOKLYN MARINE TERMINAL GATEHOUSE/GUARDHOUSE
Address : 39TH STREET ENTRANCE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0013.090 / 2282 **Yr Built/Renovated** : 2011 /
Area Sq Ft : 100 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 10-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 662 **Lot** : 1 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Electrical			\$100	
Mechanical				
Total			\$100	
Importance Code A				
Importance Code B			\$100	
Total			\$100	



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

DEPT. OF SMALL BUSINESS SERV. - 801
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/Glass Curt Wall	50%			LIFE	**	5		
Metal Panel	50%			2047	**	5-10		
Windows								
Aluminum	100%			2043	**	5		
Roof								
Metal Panel	100%			2040	**	10		
Interior								
Floors								
Steel Plate	100%			LIFE	**	1		
Interior Walls								
Glass: Single Pane	50%			LIFE	**	5		
Metal Panel	50%			LIFE	**			
Ceilings								
Metal Panel	100%			LIFE	**	5		

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%			2027	\$3,800	1		
Panelboards								
Molded Case Bkrs	100%			2026	\$7,600	5		
Wiring								
Thermoplastic	100%			2027	\$8,300	1		
Lighting								
Interior Lighting								
Fluorescent	100%			2032	**	10	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 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								
Energy Source								
Electricity	100%			2053	**	1		
Conversion Equipment								
Radiant Heater	100%			2035	**	2		
Air Conditioning								
Energy Source								
Electricity	100%			2049	**	1		

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

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL GATEHOUSE/GUARDHOUSE
Asset # : 2282

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	Conversion Equipment							
	Window/Wall Unit	100%			2026	\$200	1	

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : SOUTH BROOKLYN MARINE TERMINAL OFFICE BUILDING WITH TOWER
Address : MIDDLE OF SITE OPPOSITE 34TH ST.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0013.040 / 2504 **Yr Built/Renovated** : 1955 /
Area Sq Ft : 26,352 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 11-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Floors x
Block : 662 **Lot** : 1 **BIN** : 3378175

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,723,300	\$46,500
Interior Architecture	\$1,259,900	
Electrical	\$101,600	
Mechanical	\$406,100	\$101,500
Total	\$3,490,800	\$148,000
Importance Code A	\$1,830,300	\$46,500
Importance Code B	\$1,144,000	\$101,500
Importance Code C	\$516,500	
Total	\$3,490,800	\$148,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$17,700			
Interior Architecture	\$44,600			\$73,500
Mechanical	\$26,000	\$1,700	\$4,100	\$2,300
Total	\$88,300	\$1,700	\$4,100	\$75,800
Importance Code A	\$28,600	\$1,000	\$1,000	\$1,000
Importance Code B	\$36,300	\$800	\$3,100	\$74,900
Importance Code C	\$23,400			
Total	\$88,300	\$1,700	\$4,100	\$75,800



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

DEPT. OF SMALL BUSINESS SERV. - 801
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								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$88,100	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 - Report To Follow Is A Carryover From 2012 - No Sign Of Recent Work Done</i>								
Concrete Masonry Unit	10%	0-2	\$80,400	LIFE	**	5	\$2,400	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	60%	Now	\$353,300	LIFE	**	5	\$22,900	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : West Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : East Facade, West Facade</i>								
Metal Panel	10%	0-2	\$11,200	2037	**	5	\$7,200	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	10%	Now	\$110,700	2032	**	5	\$6,000	
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
Windows								
Aluminum	20%	0-2	\$79,500	2052	**	5	\$900	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Steel	80%	Now	\$396,600	2052	**	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>								

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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
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	
Exterior								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$38,700	LIFE	**	5	\$2,300	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
Masonry: Brick	85%	Now	\$89,800	LIFE	**	5	\$5,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : West Parapet</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Facade</i>								
Metal Rail	10%	0-2	\$6,500	2032	**	5	\$4,200	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	100%	Now	\$486,100	2037	**			
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Second Floor</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Second Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Tower</i>								
Interior								
Floors								
Carpet	15%	0-2	\$21,200	2023	\$70,800	3	\$8,200	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	30%	Now	\$115,300	LIFE	**	5	\$23,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Boiler Room</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	5%	0-2	\$35,800	2042	**	5	\$900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terrazzo	50%	Now	\$257,800	LIFE	**	5	\$14,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Second Floor And Stairs</i>								

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DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL OFFICE BUILDING WITH TOWER
Asset # : 2504

Architecture		Current Repair		Future Replacement		Maintenance		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%	2-4	\$51,800	2042	**	5	\$900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	50%	0-2	\$417,100	LIFE	**	5	\$7,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Gypsum Board	15%	2-4	\$23,400	LIFE	**	5	\$3,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Plywood/Hardboard	30%	0-2	\$47,600	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileConcealSpLn	20%	2-4	\$59,800	2047	**	5	\$4,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	60%	Now	\$179,400	2047	**	5	\$10,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Tower, Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Tower, Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Tower</i>								
Exposed Concrete	20%	2-4	\$95,200	LIFE	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</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								
Not Accessible	100%							
Transformers								
Not Accessible	100%							
Switchgear / Switchboard								
Not Accessible	100%							
Raceway								
Not Accessible	100%							
Panelboards								
Not Accessible	100%							
Wiring								
Not Accessible	100%							

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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								
Motor Controllers								
Not Accessible	100%							
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Not Accessible	100%							
Egress Lighting								
Not Accessible	100%							
Exterior Lighting								
HID	100%	Now	\$101,600	2037		**		
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Perimeter</i>								
Alarm								
Security System								
Not Accessible	100%							
Fire/Smoke Detection								
Not Accessible	100%							

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%			2047		**	1	
<i>Other Observation, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : First Floor, Tower And Rear Section</i>								
<i>Explanation : Building Is Abandoned</i>								
Natural Gas	90%			2037		**	1	
Conversion Equipment								
Furnace	20%	Now	\$10,900	2037		**	1	\$2,200
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Hot Water Boiler	60%	Now	\$107,000	2047		**	1	\$6,500
<i>Not in Service, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Boiler Room</i>								
No Component	20%							
Distribution								
Hot Wtr Piping/Pump	100%			2043		**	4	\$1,200
<i>Not in Service, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Various Locations</i>								
Terminal Devices								
Convactor/Radiator	60%			2040		**	1	\$4,700
Fan Coil Unit/Heat	40%			2032		**	1	\$3,100
Air Conditioning								

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

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL OFFICE BUILDING WITH TOWER
Asset # : 2504

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Energy Source									
	Electricity	100%			2035	* *	1		
Conversion Equipment									
	Ext Pkg Unit - Heating/Cooling	90%	Now	\$260,700	2037	* *	2	\$1,100	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Roof</i>									
	Window/Wall Unit	10%			2025	\$4,800	1		
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$13,500	
Exhaust Fans									
	Roof	100%			2022	\$38,400	2	\$700	
Plumbing									
H/C Water Piping									
	Galvanized Steel	100%			2025	\$101,500	1		
Water Heater									
	Gas Fired	100%			2020	\$14,100	2	\$400	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							
Fire Suppression									
Standpipe									
	Not Accessible	100%							
Sprinkler									
	Not Accessible	100%							
Fire Pump									
	Not Accessible	100%							

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

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

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : SOUTH BROOKLYN MARINE TERMINAL PIER BLDG.
Address : 39TH ST PIERSHED - BLDG #01
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0013.000 / 2416 **Yr Built/Renovated** : 1955 / 2012
Area Sq Ft : 349,550 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 10-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 662 **Lot** : 1 **BIN** : 3378173

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$5,246,700	\$1,299,900
Interior Architecture	\$3,506,800	\$1,034,200
Electrical	\$2,032,200	\$1,748,400
Mechanical	\$391,300	\$555,800
Total	\$11,177,000	\$4,638,300
Importance Code A	\$5,246,700	\$1,606,300
Importance Code B	\$5,511,400	\$2,995,000
Importance Code C	\$418,900	\$37,000
Total	\$11,177,000	\$4,638,300

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$2,900			
Interior Architecture	\$1,800			
Electrical	\$1,800	\$3,200	\$5,700	\$1,400
Mechanical	\$41,200	\$41,100	\$45,900	\$47,700
Total	\$47,700	\$44,300	\$51,600	\$49,000
Importance Code A	\$3,800	\$1,800	\$5,500	\$1,800
Importance Code B	\$43,900	\$42,500	\$46,100	\$47,200
Total	\$47,700	\$44,300	\$51,600	\$49,000



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

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL PIER BLDG.

Asset # : 2416

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Concrete Masonry Unit	25%	Now	\$1,684,200	LIFE	**	5	\$125,200	1	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 25%</i>									
<i>Location : South Facade, West Entrance</i>									
<i>Horizontal Cracks, Extent : Severe, Area Affected : 25%</i>									
<i>Location : North And South Facades</i>									
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 60%</i>									
<i>Location : North Facade, South Facade</i>									
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : North Facade, South Facade</i>									
Fiberglass Panel	20%	0-2	\$59,800	2036	**	5	\$300,500		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : North And South Facades</i>									
Metal, Corrugated	20%	0-2	\$357,700	2037	**	1			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 30%</i>									
<i>Location : South Facade</i>									
Metal/Glass Curt Wall	5%			LIFE	**	5	\$75,100		
Metal Coiling Doors	15%	Now	\$1,392,400	2032	**	5	\$187,800		
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>									
<i>Location : North Facade, South Facade</i>									
<i>Deformed/Dented, Extent : Severe, Area Affected : 50%</i>									
<i>Location : North Facade, South Facade</i>									
Pre-Cast Concrete	15%	0-2	\$811,100	LIFE	**	5	\$390,700		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : East Facade</i>									
Windows									
Aluminum	70%	Now	\$450,600	2035	**	5	\$17,600		
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
Steel	30%	Now	\$321,000	2035	**	5	\$94,100	1	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>									
<i>Location : North Facade</i>									
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL PIER BLDG.

Asset # : 2416

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Parapets									
Concrete Masonry Unit	3%	Now	\$1,500	LIFE	**	5	\$700		
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
Pre-Cast Concrete	2%	Now	\$1,400	LIFE	**	5	\$2,400		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : East Facade</i>									
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : East Facade</i>									
No Component	95%								
Roof									
Fiberglass Panel	10%			2036	**	1			
Metal Panel	10%			2040	**	10	\$43,500		
Spray-on Foam	80%			2032	**	5	\$252,800		
Interior									
Floors									
Asphalt Poured	5%	0-2	\$1,800	2032	**	5	\$6,400		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : East Entrance</i>									
Cast in Place Concrete	85%	Now	\$232,200	LIFE	**	5	\$957,000		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Throughout</i>									
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Control Joints</i>									
Terrazzo	10%	Now	\$2,442,000	LIFE	**	5	\$40,200		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>									
<i>Location : 1st And 2nd Floors</i>									
<i>Explanation : Offices Are Abandoned And Area In Severe Disrepair</i>									
Interior Walls									
Concrete Masonry Unit	10%	Now	\$418,900	LIFE	**	5	\$37,000		
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Perimeter Office Walls</i>									
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>									
<i>Location : 1st And 2nd Floors</i>									
<i>Explanation : Offices Are Abandoned And Area In Severe Disrepair</i>									
No Component	90%								
Ceilings									
AcousTileConcealSpLn	10%	Now	\$413,800	2047	**	5	\$31,300		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>									
<i>Location : 1st And 2nd Floor Offices</i>									
<i>Explanation : Offices Are Abandoned And Area In Severe Disrepair</i>									
Exposed Struc: Steel	90%			LIFE	**				

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

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

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DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL PIER BLDG.

Asset # : 2416

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%			2047	**	5	\$9,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : 800 Amperes</i>						
Transformers								
Dry Type	100%			2040	**	5	\$1,300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Service Area</i>						
		<i>Explanation : One 30 Kva 480vpri - 208/120vsec</i>						
Raceway								
Conduit	95%			2027	\$611,300	1		
Conduit	5%			2047	**	1		
Panelboards								
Molded Case Bkrs	70%			2026	\$341,700	5	\$6,400	
Molded Case Bkrs	30%			2043	**	5	\$2,800	
Wiring								
Thermoplastic	80%			2027	\$795,400	1		
Thermoplastic	20%			2047	**	1		
Motor Controllers								
Locally Mounted	100%			2025	\$30,100	5	\$2,400	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	100%	Now	\$2,032,200	2037	**			
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Missing All Bulbs</i>						
Exterior Lighting								
HID	100%			2032	**	10	\$1,100	
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						

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%			2047	**	1		
No Component	95%							

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

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DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL PIER BLDG.

Asset # : 2416

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	5%			2025	\$128,800	1	\$8,600	
<i>Obsolete Equipment, Extent : Light, Area Affected : 100%</i>								
<i>Location : Office Section Of Building</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Office Section Of Building</i>								
<i>Explanation : Building Expected To Be Renovated By Tenant</i>								
Radiant Heater	3%			2027	\$177,600	2	\$4,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Water Meter Rooms</i>								
<i>Explanation : Electric Unit Heaters</i>								
No Component	92%							
Terminal Devices								
Convactor/Radiator	100%			2025	\$143,100	1	\$112,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Office Section Of Building</i>								
<i>Explanation : Equipment To Be Upgraded By Propective Tenant</i>								
Air Conditioning								
Energy Source Electricity	100%			2026	\$60,600	1		
Conversion Equipment								
Reciprocating Compr/Chiller	5%			2022	\$141,800	1	\$8,100	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Office Section Of Building</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Office Section Of Building</i>								
<i>Explanation : Equipment To Be Upgraded By Propective Tenant</i>								
Window/Wall Unit	1%			2027	\$7,000	1		
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Vault</i>								
No Component	94%							
Terminal Devices								
Air Handler/Cool/Ht	5%			2022	\$11,200	1	\$10,800	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Office Section Of Building</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Office Section Of Building</i>								
<i>Explanation : Equipment To Be Upgraded By Propective Tenant</i>								
No Component	95%							
Plumbing								
H/C Water Piping Galvanized Steel	5%			2032	**	1		
No Component	95%							

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL PIER BLDG.**

Asset # : 2416

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing	Water Heater Gas Fired	100%		2020	\$203,800	2	\$5,100	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Office Section Of Building</i>					
			<i>Explanation : Equipment To Be Upgraded By Propective Tenant</i>					
Sanitary Piping	Cast Iron	5%		LIFE	**	1		
	No Component	95%						
Storm Drain Piping	Cast Iron	100%		LIFE	**	1		
Fire Suppression	Standpipe Generic	100%		2047	**	1-5	\$182,800	
	Sprinkler Generic	100%		2047	**	1-2	\$97,900	
	Fire Pump Generic	100%		2036	**	1	\$65,300	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Water Meter Rooms</i>					
			<i>Explanation : Building Has Been Divided Into Two Sections</i>					

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : SOUTH BROOKLYN MARINE TERMINAL SHED - BLDG N
Address : NEAR 39TH ST. PIERSHED
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0013.030 / 2503 **Yr Built/Renovated** : 1955 / 2012
Area Sq Ft : 113,246 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 11-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Floors x
Block : 662 **Lot** : 1 **BIN** : 3378174

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,764,400	\$164,400
Interior Architecture	\$748,700	\$457,700
Mechanical		\$38,400
Total	\$2,513,100	\$660,500
Importance Code A	\$1,764,400	\$202,700
Importance Code B	\$492,700	\$367,400
Importance Code C	\$256,000	\$90,300
Total	\$2,513,100	\$660,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$34,700			
Electrical			\$300	
Mechanical	\$3,500	\$6,600	\$4,200	\$6,600
Total	\$38,200	\$6,600	\$4,600	\$6,600
Importance Code A	\$34,700	\$200		\$200
Importance Code B	\$3,500	\$6,300	\$4,600	\$6,300
Total	\$38,200	\$6,600	\$4,600	\$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
SOUTH BROOKLYN MARINE TERMINAL SHED - BLDG N
Asset # : 2503

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	40%	Now	\$278,800	LIFE	**	5	\$13,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Facade, South Facade</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : North Facade, South Facade</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building entire</i>								
<i>Explanation : No Access - Report To Follow Is A Carryover From 2012 - No Sign Of Recent Work Done</i>								
Fiberglass Panel	10%			2040	**	5	\$20,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Panel	20%	Now	\$24,300	2047	**	5	\$20,700	1
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deformed/Dented, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	30%	Now	\$480,200	2032	**	5	\$25,900	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : North Facade, South Facade</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : South Facade, North Facade</i>								
Windows								
Steel	100%	Now	\$1,005,400	2052	**	5	\$117,900	1
<i>Bent/Warped Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roof								
Metal Panel	20%			2047	**	10	\$46,500	
Not Accessible	80%							
Interior								
Floors								
Cast in Place Concrete	100%	0-2	\$89,100	LIFE	**	5	\$367,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL SHED - BLDG N

Asset # : 2503

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

Interior

Interior Walls

Concrete Masonry Unit	75%	0-2	\$256,000	LIFE	**	5	\$90,300	
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Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : Throughout

Masonry: Brick	25%			LIFE	**			
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Ceilings

Exposed Struc: Steel	25%			LIFE	**			
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Exposed Struc: Wood	75%	0-2	\$403,600	LIFE	**			
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Dry Rot/Decay, Extent : Moderate, Area Affected : 25%

Location : Throughout

Split/Cracked, Extent : Moderate, Area Affected : 50%

Location : Throughout

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

Under 600 Volts

Service Equipment

Not Accessible	100%							
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Transformers

Not Accessible	100%							
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Switchgear / Switchboard

Not Accessible	100%							
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Raceway

Not Accessible	100%							
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Panelboards

Not Accessible	100%							
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Wiring

Not Accessible	100%							
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Motor Controllers

Not Accessible	100%							
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Ground

Grounding Devices

Not Accessible	100%							
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Stand-by Power

Transfer Switches

Not Accessible	100%							
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Generators

Not Accessible	100%							
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Batteries

Not Accessible	100%							
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Fuel Storage

Not Accessible	100%							
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Lighting

Interior Lighting

Not Accessible	100%							
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPT. OF SMALL BUSINESS SERV. - 801
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	
Lighting								
Egress Lighting								
Not Accessible	100%							
Exterior Lighting								
HID	100%			2032	**	10	\$300	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior</i>								
Lightning Protection								
Arresters/Cabling								
Not Accessible	100%							
Alarm								
Security System								
Not Accessible	100%							
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								
Electricity	2%			2047	**	1		
No Component	98%							
Conversion Equipment								
Radiant Heater	2%			2027	\$38,400	2	\$1,100	
No Component	98%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2032	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fire Suppression								
Sprinkler								
Generic	100%			2037	**	1-2	\$31,700	
Fire Pump								
Generic	100%	0-2	\$1,400	2030	**	1	\$19,000	
<i>Damaged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sprinkler Room, Damaged Drive Coupling</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sprinkler Room</i>								
<i>Explanation : Engine Driven Fire Pump</i>								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : SOUTH BROOKLYN MARINE TERMINAL TRANSFORMER BLDG. 'S'
Address : SECOND AVE AND 36TH ST
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0013.S00 / 2557 **Yr Built/Renovated** :
Area Sq Ft : 350 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 11-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Floors x
Block : 662 **Lot** : 1 **BIN** : 3345836

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$33,800			
Interior Architecture				
Electrical				
Mechanical				
Total	\$33,800			
Importance Code A	\$33,800			
Importance Code B				
Importance Code C				
Total	\$33,800			



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL TRANSFORMER BLDG. 'S'
Asset # : 2557

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	90%	Now	\$29,200	LIFE	**	5	\$1,500	1
<i>Diagonal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : North East Corner</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Southeast Corner</i>								
<i>Other Observation, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Building Entire</i>								
<i>Explanation : Building Scheduled To Be Demolished - New Transformer Scheduled To Come Online In 2017</i>								
Metal Coiling Doors	10%	Now	\$4,500	2040	**	5	\$400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
Windows								
Metal Louvers	100%			2030	**	10	\$100	
Roof								
Not Accessible	100%							
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	**	5	\$1,200	
Interior Walls								
Concrete Masonry Unit	100%			LIFE	**	5	\$100	
Ceilings								
Exposed Concrete	65%			LIFE	**	5	\$100	
Exposed Struc: Steel	35%			LIFE	**			
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Not Accessible	100%							
Transformers								
Not Accessible	100%							
Switchgear / Switchboard								
Not Accessible	100%							
Feeders								
Not Accessible	100%							
Raceway								
Not Accessible	100%							
Under 600 Volts								
Service Equipment								
Not Accessible	100%							

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

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL TRANSFORMER BLDG. 'S'
Asset # : 2557

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								
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%							
Exterior Lighting								
HID	100%			2032	**	10		
Lightning Protection								
Arresters/Cabling								
Not Accessible	100%							
Alarm								
Security System								
Not Accessible	100%							
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	Priority
Ventilation								
Distribution								
Not Accessible	100%							
Exhaust Fans								
Wall Unit	100%			2027	\$100	2		

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : 23RD ST. MARINA PKG. GARAGE BUILDING FOUNDATION
Address : 23RD ST. MARINA
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGSPR30.001 / 2666 **Yr Built/Renovated** : 1960 /
Area Sq Ft : 42,000 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 08-Feb-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 991 **Lot** : 50 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Piers		\$117,200
Total		\$117,200
Importance Code A		\$117,200
Total		\$117,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Piers	\$46,200			\$8,600
Total	\$46,200			\$8,600
Importance Code A	\$46,200			\$8,600
Total	\$46,200			\$8,600



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

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	50%			LIFE	**	5	\$39,100
				<i>Cracking, Extent : Light, Area Affected : 2%</i>				
				<i>Location : Isolated Locations With Efflorescence</i>				
				<i>Other Observation, Extent : Light, Area Affected : 2%</i>				
				<i>Location : Concrete Deck Surface At Offshore End Of Pier</i>				
				<i>Explanation : Map Cracking And Surface Spalling</i>				
	Not Accessible	50%						
Pile Caps								
	Concrete	93%			LIFE	**	5	\$2,600
				<i>Spalling, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : On Cluster Caps Throughout</i>				
	Concrete	2%	4+	\$23,700	LIFE	**	5	\$100
				<i>Cracking, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : Isolated Locations Throughout</i>				
				<i>Discolor & Bleeding, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : At Shotcrete Repairs And Isolated Locations Throughout</i>				
				<i>Spalling, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : Isolated Locations Throughout</i>				
	Steel	5%			2028	\$38,200	5	\$17,300
				<i>Corrosion, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Throughout</i>				
Piles and Bracing								
	Concrete	28%			LIFE	**	5	\$37,200
	Concrete	2%	4+	\$22,500	LIFE	**	5	\$2,700
				<i>Cracking, Extent : Light, Area Affected : 5%</i>				
				<i>Location : One Isolated Pile At Offshore End Of Pier</i>				
				<i>Spalling, Extent : Moderate, Area Affected : 5%</i>				
				<i>Location : One Isolated Pile Near Center Of Pier</i>				
	Not Accessible	70%						

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

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

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 05-Aug-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 5778 **Lot** : 1 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Piers	\$38,500		\$1,000	
Total	\$38,500		\$1,000	
Importance Code A	\$38,500			
Importance Code C			\$1,000	
Total	\$38,500		\$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
APPROACH PLATFORM PIER 4 BROOKLYN ARMY TERMINAL

Asset # : 13548

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural	Deck							
	Concrete	90%			LIFE	**	5	\$24,300
				<i>Cracking, Extent : Light, Area Affected : 2%</i>				
				<i>Location : Isolated Throughout</i>				
				<i>Spalling, Extent : Light, Area Affected : 2%</i>				
				<i>Location : Isolated Throughout</i>				
	Not Accessible	10%						
	Deck Surface							
	Concrete	20%			2037	**	5	\$2,000
	No Component	80%						
	Pile Caps							
	Concrete	95%			LIFE	**	5	\$900
				<i>Spalling, Extent : Light, Area Affected : 2%</i>				
				<i>Location : Typical Throughout</i>				
	Concrete	5%	4+	\$6,100	LIFE	**	5	
				<i>Spalling, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : At Southwest Corner End Of Sheet Pile Bulkhead</i>				
	Piles and Bracing							
	Concrete	50%	4+	\$32,400	LIFE	**	5	\$23,000
				<i>Spalling, Extent : Light, Area Affected : 2%</i>				
				<i>Location : Typical Throughout. Isolated Piles More Significant</i>				
	Not Accessible	50%						
	Deck Elements							
	Railing							
	Steel	53%			2026			
				<i>Corrosion, Extent : Light, Area Affected : 10%</i>				
				<i>Location : Throughout</i>				
				<i>Missing Coating, Extent : Light, Area Affected : 50%</i>				
				<i>Location : Throughout</i>				
	Fencing	27%			2026		3	
	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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 13-Oct-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Piers		\$65,200
Total		\$65,200
Importance Code A		\$65,200
Total		\$65,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Piers				\$19,200
Total				\$19,200
Importance Code A				
Importance Code B				\$19,200
Total				\$19,200



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

DEPT. OF SMALL BUSINESS SERV. - 801
BERTHS 8, 8A, AND 8B
Asset # : 14872

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Deck								
	Concrete	100%		LIFE	**	5	\$65,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entire Pier Completed 2015</i>								
Pile Caps								
	Concrete	5%		LIFE	**	5	\$100	
<i>Discolor & Bleeding, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Exposed Ends Of Caps</i>								
	Not Accessible	95%						
Piles and Bracing								
	Not Accessible	100%						
Fender								
Wales and Chocks								
	Timber	100%		2043	**	4	\$34,500	
Piles								
	Timber	25%		2043	**	4	\$4,000	
	Not Accessible	75%						
Pile Cluster								
	Timber	25%		2033	**	4-10		
	Not Accessible	75%						
Deck Elements								
Coping/Curb								
	Timber	100%		LIFE	**			
Mechanical/ Plumbing								
Water Supply								
	Galvanized Steel	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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 02-Aug-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 970 **Lot** : 14 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Piers		\$65,000
Total		\$65,000
Importance Code A		\$65,000
Total		\$65,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Piers		\$2,700		
Total		\$2,700		
Importance Code A				
Importance Code B		\$2,700		
Total		\$2,700		



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

DEPT. OF SMALL BUSINESS SERV. - 801
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	100%			LIFE	**	5	\$65,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Pile Caps								
Concrete	100%			LIFE	**	5	\$2,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Piles and Bracing								
Concrete	25%			LIFE	**	5	\$27,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Not Accessible	75%							
<hr/>								
Fender								
Wales and Chocks								
Timber	8%			2041	**	4	\$6,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : At North And South End Of Platform</i>								
<hr/>								
No Component	92%							
<hr/>								
Piles								
Timber	6%			2041	**	4	\$2,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : At North And South End Of Platform</i>								
<hr/>								
No Component	92%							
Not Accessible	2%							
<hr/>								
Deck Elements								
Railing								
Steel	100%			2027				
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : EAST RIVER ESPLANADE PILE SUPPORTED PLATFORM
Address : FROM NORTH SIDE PIER 11 TO SOUTH SIDE PIER 15
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR002.020 / 2580 **Yr Built/Renovated** :
Area Sq Ft : 44,650 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 03-Dec-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 36 **Lot** : 25 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Piers	\$219,500	\$143,600
Total	\$219,500	\$143,600
Importance Code A	\$219,500	\$105,900
Importance Code C		\$37,700
Total	\$219,500	\$143,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Piers		\$3,200		
Total		\$3,200		
Importance Code A				
Importance Code C		\$3,200		
Total		\$3,200		



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

DEPT. OF SMALL BUSINESS SERV. - 801
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%			2031	**	5	\$74,400
<i>Corrosion, Extent : Light, Area Affected : 5%</i>								
<i>Location : On Hardware</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Near Pier 11</i>								
<i>Explanation : Loose Deck Grating</i>								
	Not Accessible	70%						
Deck Surface								
	Asphalt Pavers	70%			2040	**		
	Topsoil	10%			2026		5	\$6,300
	No Component	20%						
Pile Caps								
	Concrete	30%			LIFE	**	5	\$900
	Timber	35%			LIFE	**	4	\$122,800
<i>Rotting/Splitting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Tidal Zone</i>								
	Not Accessible	35%						
Piles and Bracing								
	Concrete	10%			LIFE	**	5	\$14,100
	Steel	10%			LIFE	**	5	\$68,600
<i>Corrosion, Extent : Light, Area Affected : 5%</i>								
<i>Location : Above Water</i>								
	Timber	15%			LIFE	**	4-5	\$30,000
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Above Water</i>								
<i>Explanation : Section Loss</i>								
	Timber	5%	2-4	\$182,300	LIFE	**	4-5	\$10,000
<i>Displaced Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Isolated Timber Piles</i>								
	Not Accessible	60%						
Deck Elements								
Railing								
	Steel	100%			2025			

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 08-Dec-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 2 **Lot** : 23 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Piers		\$44,200
Total		\$44,200
Importance Code A		\$44,200
Total		\$44,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
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)	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									
	Steel	30%		LIFE	**	5	\$44,200		
			<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%		2026					
	No Component	5%							

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 25-Jan-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 991 **Lot** : 29 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Piers	\$596,600	\$822,200
Total	\$596,600	\$822,200
Importance Code A	\$555,000	\$67,300
Importance Code B		\$713,200
Importance Code C	\$41,700	\$41,700
Total	\$596,600	\$822,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Piers	\$32,400			
Total	\$32,400			
Importance Code A				
Importance Code B	\$32,400			
Total	\$32,400			



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
EAST RIVER ESPLANADE PILE SUPPORTED PLATFORM

Asset # : 14656

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Deck								
Concrete	35%			LIFE	**	5	\$4,800	
<i>Cracking, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Not Accessible	65%							
Deck Surface								
Brick Pavers	100%			2036	**	5	\$83,300	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Isolated</i>								
<i>Explanation : Loose Bricks</i>								
Pile Caps								
Concrete	100%			LIFE	**	5	\$500	
<i>Cracking, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Piles and Bracing								
Steel	60%	4+	\$555,000	LIFE	**	5	\$67,300	
<i>Corrosion, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Above Mlw</i>								
Not Accessible	40%							
Fender								
Wales and Chocks								
Timber	100%			2036	**	4	\$59,400	
Piles								
Timber	60%			2036	**	4	\$16,500	
Not Accessible	40%							
Deck Elements								
Railing								
Steel	95%			2025			\$677,600	
Steel	5%	4+	\$7,100	2027			\$35,700	
<i>Broken, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Temporary Repair 200 Feet From North</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : FULTON FERRY LANDING PIER
Address : 1 OLD FULTON STREET
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0031.000 / 4337 **Yr Built/Renovated** : 1850 / 1995
Area Sq Ft : 13,013 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 16-Oct-2015 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed :
Block : 25 **Lot** : 1 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Piers	\$700	\$23,700		
Total	\$700	\$23,700		
Importance Code A				
Importance Code B	\$700			
Importance Code C		\$23,700		
Total	\$700	\$23,700		



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 FERRY LANDING PIER
Asset # : 4337

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
Deck								
	Concrete	5%			LIFE	**	5	\$1,200
	Not Accessible	95%						
Deck Surface								
	Concrete	1%			2036	**	5	\$100
				<i>Cracking, Extent : Light, Area Affected : 2%</i>				
				<i>Location : Isolated</i>				
	Stone Pavers	3%			2036	**		
	Timber	90%			2036	**	5	\$47,200
				<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 2%</i>				
				<i>Location : Isolated Throughout</i>				
				<i>Other Observation, Extent : Light, Area Affected : 2%</i>				
				<i>Location : Isolated Throughout</i>				
				<i>Explanation : Loose Connections</i>				
	No Component	6%						
Pile Caps								
	Concrete	15%			LIFE	**	5	\$100
				<i>Spalling, Extent : Light, Area Affected : 2%</i>				
				<i>Location : Isolated</i>				
	Not Accessible	85%						
Piles and Bracing								
	Concrete	30%			LIFE	**	5	\$12,400
				<i>Erosion, Extent : Light, Area Affected : 10%</i>				
				<i>Location : Isolated In Tidal Zone</i>				
	Not Accessible	70%						
Fender								
Piles								
	Timber	15%			2036	**	4	\$2,200
				<i>Rotting/Splitting, Extent : Light, Area Affected : 30%</i>				
				<i>Location : Above Mlw Elevation</i>				
				<i>Worn, Extent : Light, Area Affected : 20%</i>				
				<i>Location : Tidal Zone</i>				
	No Component	70%						
	Not Accessible	15%						
Deck Elements								
Railing								
	Steel	100%			2025			

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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-Aug-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 5778 **Lot** : 1 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Piers	\$15,600	\$2,800		
Total	\$15,600	\$2,800		
Importance Code A	\$13,400			
Importance Code B	\$2,200	\$2,800		
Total	\$15,600	\$2,800		



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

**DEPT. OF SMALL BUSINESS SERV. - 801
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 : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Isolated</i>								
<i>Explanation : Annulus Void Between Cap And Pile</i>								
<hr/>								
Pile Caps								
Concrete	100%			LIFE	**	5	\$1,000	
<i>Cracking, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<hr/>								
Piles and Bracing								
Concrete	65%			LIFE	**	5	\$30,900	
Concrete	5%	4+	\$13,400	LIFE	**	5	\$2,400	
<i>Spalling, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Northeast Pile</i>								
<hr/>								
Not Accessible	30%							
<hr/>								
Coping/Curb								
Concrete	100%			LIFE	**			
<i>Cracking, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<hr/>								
Fender								
Wales and Chocks								
Timber	20%			2037	**	4	\$5,000	
No Component	80%							
<hr/>								
Piles								
Timber	30%			2037	**	4	\$3,500	
Timber	5%	Now	\$2,200	2037	**	4	\$400	
<i>Loose Connections, Extent : Severe, Area Affected : 100%</i>								
<i>Location : One Fender Pile Disconnected From Wharf Face</i>								
<hr/>								
No Component	30%							
Not Accessible	35%							
<hr/>								
Electrical								
Lighting Fixture								
Sodium	100%			2022				

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : HIGH LEVEL DECK (WHARF)
Address : FOOT OF E 96TH ST TO NO. SIDE E 94TH ST. SUB 2 A/T, SUB 1 BL
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR099.000 / 13847 **Yr Built/Renovated** :
Area Sq Ft : 6,295 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 29-Dec-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 1573 **Lot** : 52 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Piers	\$296,800	\$464,100
Total	\$296,800	\$464,100
Importance Code A	\$296,800	
Importance Code B		\$464,100
Total	\$296,800	\$464,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Piers	\$11,900			
Total	\$11,900			
Importance Code A	\$11,900			
Total	\$11,900			



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

DEPT. OF SMALL BUSINESS SERV. - 801
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+	\$37,700	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	\$11,700	
<i>Cracking, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout With Efflorescence</i>								
Not Accessible	40%							
Pile Caps								
Timber	25%	4+	\$81,600	LIFE	**	4	\$12,400	
<i>Rotting/Splitting, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outboard Ends Of Pile Caps And Along Line Cap</i>								
Timber	15%	Now	\$49,000	LIFE	**	4	\$7,400	
<i>Rotting/Splitting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Line Cap</i>								
Not Accessible	60%							
Piles and Bracing								
Timber	25%			LIFE	**	4-5	\$13,100	
<i>Rotting/Splitting, Extent : Light, Area Affected : 50%</i>								
<i>Location : Isolated Throughout At Abandoned Hardware Holes In Piles And In Tidal Zone</i>								
Timber	25%	2-4	\$128,500	LIFE	**	4-5	\$7,100	
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Braces Throughout</i>								
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Isolated At Abandoned Hardware Holes And In Tidal Zone</i>								
Not Accessible	50%							
Deck Elements								
Deck Surface								
Asphalt Pavers	100%			2032	**	5		
<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>								
Railing								
Steel	100%			2027	\$464,100			
<i>Missing Coating, Extent : Light, Area Affected : 5%</i>								
<i>Location : Isolated Throughout</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 03-Nov-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2184 **Lot** : 997 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Piers	\$298,400	
Total	\$298,400	
Importance Code A	\$166,500	
Importance Code B	\$131,800	
Total	\$298,400	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Piers	\$63,900			
Total	\$63,900			
Importance Code A	\$52,200			
Importance Code B	\$11,700			
Total	\$63,900			



*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
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+	\$149,900	LIFE	**	5	\$6,800		
<i>Aging, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout</i> <i>Rotting/Splitting, Extent : Moderate, Area Affected : 20%</i> <i>Location : Isolated Throughout And At Ends Of Stringers</i>									
Timber	10%	Now	\$16,700	LIFE	**	5	\$800		
<i>Broken, Extent : Moderate, Area Affected : 100%</i> <i>Location : At North End Of Dock</i> <i>Other Observation, Extent : Severe, Area Affected : 50%</i> <i>Location : At Center Of Deck</i> <i>Explanation : Fire Damage</i>									
Pile Caps									
Timber	80%			LIFE	**	4	\$11,300		
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 10%</i> <i>Location : At Ends Of Pile Caps</i>									
Timber	15%	2-4	\$13,900	LIFE	**	4	\$2,100		
<i>Rotting/Splitting, Extent : Severe, Area Affected : 100%</i> <i>Location : At Southern Pile Cap Of Wharf</i>									
Timber	5%	Now	\$4,600	LIFE	**	4	\$700		
<i>Rotting/Splitting, Extent : Severe, Area Affected : 100%</i> <i>Location : Severe Rot At Offshore Ends Of Timber Pile Caps</i>									
Piles and Bracing									
Timber	35%			LIFE	**	4-5	\$2,800		
<i>Rotting/Splitting, Extent : Light, Area Affected : 20%</i> <i>Location : Throughout Tidal Zone And Above Mhw Elevation</i>									
Timber	15%	2-4	\$21,900	LIFE	**	4-5	\$1,200		
<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	\$11,700	LIFE	**	4-5	\$1,600		
<i>Other Observation, Extent : Severe, Area Affected : 10%</i> <i>Location : At Tops Of Timber Piles, Throughout Asset</i> <i>Explanation : Non-bearing</i>									
Not Accessible	30%								
Fender									
Wales and Chocks									
Timber	100%	Now	\$73,500	2043	**	4	\$8,800		
<i>Missing Part, Extent : Severe, Area Affected : 100%</i> <i>Location : Throughout</i>									
Piles									
Timber	100%	Now	\$58,300	2043	**	4	\$4,100		
<i>Broken, Extent : Severe, Area Affected : 50%</i> <i>Location : Throughout</i> <i>Rotting/Splitting, Extent : Severe, Area Affected : 80%</i> <i>Location : Throughout</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
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	
Deck Elements									
	Coping/Curb								
	Timber	40%	4+	\$4,700	LIFE		* *		
		<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>							
		<i>Location : Throughout</i>							
	Timber	60%	Now	\$7,000	LIFE		* *		
		<i>Broken, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : Missing Sections At North And South Ends</i>							

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 18-Nov-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2105 **Lot** : 51 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Piers	\$502,100	\$2,590,500
Total	\$502,100	\$2,590,500
Importance Code A	\$78,300	\$128,000
Importance Code B	\$72,100	\$1,102,100
Importance Code C	\$351,700	\$1,360,400
Total	\$502,100	\$2,590,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Piers	\$59,500	\$23,900	\$15,300	\$1,700
Total	\$59,500	\$23,900	\$15,300	\$1,700
Importance Code A	\$41,000			
Importance Code B	\$18,500	\$1,000		\$1,700
Importance Code C		\$22,900	\$15,300	
Total	\$59,500	\$23,900	\$15,300	\$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
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+	\$19,900	LIFE	**	5	\$1,000	
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At 75 Feet And 560 Feet From South</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%			2037	**	5	\$30,600	
<i>Cracking, Extent : Light, Area Affected : 2%</i>								
<i>Location : Above Pilecaps Throughout</i>								
<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Pile Caps								
Concrete	75%			LIFE	**	5	\$1,400	
<i>Cracking, Extent : Light, Area Affected : 30%</i>								
<i>Location : Isolated Corrosion Cracks Throughout</i>								
<i>Discolor & Bleeding, Extent : Light, Area Affected : 20%</i>								
<i>Location : Isolated Throughout</i>								
<i>Spalling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout At Edges</i>								
Concrete	25%	4+	\$78,300	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 : Throughout At Offshore Ends</i>								
Piles and Bracing								
Steel	30%	4+	\$21,100	LIFE	**	5	\$128,000	
<i>Corrosion, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Tidal Zone</i>								
<i>Missing Coating, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Tidal Zone</i>								
Not Accessible	70%							
Fender								
Buffer								
Rubber	10%			2031	**	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		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								
Steel	15%	Now	\$72,100	2043	**	3-5	\$5,600	
			<i>Buckling, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : At Impact Location North End Of Wale</i>					
			<i>Corrosion, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
No Component	85%							
Pile Cluster								
Timber	60%			2029	\$1,055,100	4-10	\$374,000	
			<i>Other Observation, Extent : Moderate, Area Affected : 33%</i>					
			<i>Location : Throughout Tidal Zone</i>					
			<i>Explanation : Corrosion Of Cable Wrapping</i>					
Timber	20%	4+	\$351,700	2033	**	4	\$15,300	
			<i>Loose Wrapping, Extent : Severe, Area Affected : 33%</i>					
			<i>Location : Several Bottom Cable Wraps In Tidal Zone</i>					
			<i>Rotting/Splitting, Extent : Severe, Area Affected : 5%</i>					
			<i>Location : Isolated At Timber Located Above Mlw</i>					
No Component	20%							
Deck Elements								
Railing								
Steel	3%	4+	\$6,600	2026			\$33,100	
			<i>Corrosion, Extent : Light, Area Affected : 100%</i>					
			<i>Location : At North End Of Asset</i>					
			<i>Missing Coating, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : At North End Of Asset</i>					
Steel	97%			2026			\$1,069,000	
			<i>Missing Coating, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
Coping/Curb								
Concrete	5%	4+	\$11,900	LIFE	**			
			<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : At Roadside Of Parapet, 150 Feet From South And Isolated</i>					
			<i>Spalling, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : At Roadside Of Parapet, 150 To 200 Feet From South And Isolated Others</i>					
Concrete	95%			LIFE	**			
			<i>Cracking, Extent : Light, Area Affected : 10%</i>					
			<i>Location : At Roadside And Riverside Throughout</i>					

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

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

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : NAVY HOMEPORT CONCRETE PIER
Address : FOOT OF WAVE ST/ MURRY HULBERT
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DGS0047.030 / 13504 **Yr Built/Renovated** :
Area Sq Ft : 131,595 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 11-Dec-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 487 **Lot** : 110 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Piers	\$98,900	\$245,300
Total	\$98,900	\$245,300
Importance Code A		\$110,300
Importance Code B	\$98,900	\$134,900
Total	\$98,900	\$245,300

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Piers		\$4,900		
Total		\$4,900		
Importance Code B		\$4,900		
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
NAVY HOMEPORT CONCRETE PIER
Asset # : 13504

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
Deck								
	Concrete	45%			LIFE	**	5	\$110,300
		<i>Cracking, Extent : Light, Area Affected : 25%</i>						
		<i>Location : Throughout</i>						
	Not Accessible	55%						
Piles and Bracing								
	Not Accessible	100%						
Fender								
Buffer								
	Rubber	55%	Now	\$98,900	2041	**	4-5	\$27,000
		<i>Missing Part, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Nine Missing Fenders</i>						
	Rubber	45%			2029	\$134,900	4-5	\$39,200
Facing								
	Concrete	90%			LIFE	**		
		<i>Other Observation, Extent : Light, Area Affected : 25%</i>						
		<i>Location : In Tidal Zone Of Vertical Concrete Aprons Around Pier</i>						
		<i>Explanation : Light Spalling And Cracking</i>						
	Not Accessible	10%						
Deck Elements								
	Coping/Curb Concrete	100%			LIFE	**		
		<i>Spalling, Extent : Light, Area Affected : 2%</i>						
		<i>Location : Isolated Locations Throughout</i>						

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 26-Sep-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 73 **Lot** : 8 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Piers	\$658,400	\$1,049,700
Total	\$658,400	\$1,049,700
Importance Code A	\$114,800	\$41,700
Importance Code B	\$319,200	\$842,900
Importance Code C	\$224,400	\$165,000
Total	\$658,400	\$1,049,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Piers	\$24,500	\$24,600	\$23,700	\$2,700
Total	\$24,500	\$24,600	\$23,700	\$2,700
Importance Code A	\$19,100			
Importance Code B	\$5,500	\$24,600	\$500	\$2,700
Importance Code C			\$23,200	
Total	\$24,500	\$24,600	\$23,700	\$2,700



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

DEPT. OF SMALL BUSINESS SERV. - 801
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	53%			LIFE	**	5	\$40,200
	Concrete	2%	Now	\$14,600	LIFE	**	5	\$1,500
<i>Corrosion of Reinforcement, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Corroded Strands Within Spalls</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Deck Soffit Between Bents 18-20 And 48-49</i>								
	Not Accessible	45%						
Deck Surface								
	Brick Pavers	10%			2037	**	5	\$46,500
<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 1%</i>								
<i>Location : Isolated At Inshore Concrete Brick Pavers</i>								
	Timber	75%			2037	**	5	\$123,100
	Timber	10%	2-4	\$111,100	2043	**	5	\$8,200
<i>Cracking, Extent : Light, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
	Not Accessible	5%						
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Under Cafe And Under Museum</i>								
Firewalls								
	Concrete	8%			LIFE	**	5	\$400
	Concrete	2%	Now	\$4,400	LIFE	**	5	\$100
<i>Spalling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Typical Along Bottom Edge Within Tidal Zone</i>								
	No Component	90%						
Pile Caps								
	Concrete	10%	4+	\$114,800	LIFE	**	5	\$300
<i>Erosion, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Within Tidal Zone</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Isolated Throughout</i>								
	Timber	90%			LIFE	**	4	\$287,900
<i>Rotting/Splitting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Isolated Throughout</i>								
Piles and Bracing								
	Not Accessible	100%						
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : 80 Percent Encased; 20 Percent Wrapped</i>								
Fender								

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

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

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender								
Buffer								
Rubber	5%	Now	\$5,500	2043	**	4-5	\$900	
<i>Missing Part, Extent : Severe, Area Affected : 100%</i>								
<i>Location : East End Of Pier On Ferry Fender Posts</i>								
Rubber	5%			2037	**	4-5	\$1,600	
No Component	90%							
Wales and Chocks								
Timber	85%			2037	**	4	\$73,300	
<i>Rotting/Splitting, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Timber	15%	Now	\$36,100	2043	**	4	\$8,600	
<i>Rotting/Splitting, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Above Mhw Throughout</i>								
<i>Worn, Extent : Severe, Area Affected : 50%</i>								
<i>Location : At Vertical 12x12 At East Face Of Pier</i>								
Piles								
Timber	20%	Now	\$152,400	2043	**	4	\$5,300	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Timber	10%	2-4	\$76,200	2043	**	4	\$2,700	
<i>Rotting/Splitting, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Above Mlw Throughout</i>								
Timber	20%			2031	**	4	\$5,300	
<i>Worn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : In Tidal Zone</i>								
Not Accessible	50%							
Pile Cluster								
Timber	100%	Now	\$51,700	2029	\$103,400	4	\$4,500	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Two Clusters At East End Of Pier</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
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
Deck Elements								
	Railing							
	Steel	40%	4+	\$39,700	2028	\$396,700		
		<i>Displaced Elements, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Isolated Throughout Impact Damage</i>						
		<i>Loose Connections, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Throughout At Bolted Connections With Timber Deck</i>						
		<i>Missing Coating, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Throughout</i>						
	Steel	40%			2026	\$396,700		
		<i>Missing Coating, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Throughout</i>						
	Steel	5%	Now	\$14,900	2026	\$49,600		
		<i>Broken, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : On The North Face</i>						
	No Component	15%						

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 28-Jul-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 241 **Lot** : 13 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Piers		\$85,100
Total		\$85,100
Importance Code A		\$85,100
Total		\$85,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Piers	\$29,100	\$6,500		\$3,500
Total	\$29,100	\$6,500		\$3,500
Importance Code A				
Importance Code B	\$29,100	\$6,500		\$3,500
Total	\$29,100	\$6,500		\$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

PIER 35

Asset # : 1770

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural	Deck							
	Concrete	50%			LIFE	**	5	\$25,800
				<i>Cracking, Extent : Light, Area Affected : 1%</i>				
				<i>Location : Minor Shrinkage Cracking At Underside Of Deck And On Top Of Deck</i>				
				<i>Spalling, Extent : Light, Area Affected : 1%</i>				
				<i>Location : Isolated At Underside Of Precast Deck Planks</i>				
	Under Construction	50%						
Pile Caps	Concrete	80%			LIFE	**	5	\$1,500
				<i>Cracking, Extent : Light, Area Affected : 20%</i>				
				<i>Location : Throughout</i>				
				<i>Spalling, Extent : Light, Area Affected : 5%</i>				
				<i>Location : Isolated At Bottom Edges And Along Pile Cap Faces</i>				
	Not Accessible	20%						
Piles and Bracing	Steel	20%			LIFE	**	5	\$85,100
				<i>Corrosion, Extent : Light, Area Affected : 10%</i>				
				<i>Location : Above Mean Low Water</i>				
				<i>Damaged Concrete Jacket, Extent : Light, Area Affected : 5%</i>				
				<i>Location : Above Mean Low Water</i>				
	Not Accessible	80%						
Fender	Wales and Chocks							
	Timber	60%			2037	**	4	\$19,600
	Timber	40%	Now	\$29,100	2037	**	4	\$8,700
				<i>Loose Connections, Extent : Moderate, Area Affected : 35%</i>				
				<i>Location : Southeast Corner</i>				
				<i>Missing Part, Extent : Severe, Area Affected : 35%</i>				
				<i>Location : Throughout</i>				
Piles	Timber	70%			2031	**	4	\$7,000
				<i>Worn, Extent : Light, Area Affected : 10%</i>				
				<i>Location :</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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 09-Feb-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 241 **Lot** : 13 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Piers	\$1,905,200	\$3,349,200
Total	\$1,905,200	\$3,349,200
Importance Code A	\$1,768,000	\$2,194,100
Importance Code B		\$1,064,600
Importance Code C	\$137,200	\$90,500
Total	\$1,905,200	\$3,349,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Piers	\$45,000	\$10,200		
Total	\$45,000	\$10,200		
Importance Code A				
Importance Code B	\$45,000	\$10,200		
Importance Code C				
Total	\$45,000	\$10,200		



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

DEPT. OF SMALL BUSINESS SERV. - 801

PIER 36

Asset # : 1771

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Deck								
Concrete	50%			LIFE	**	5	\$319,100	
Concrete	5%	4+	\$102,600	LIFE	**	5	\$31,900	
<i>Spalling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : At Bottom Of Edge Beam And Underside Of Deck</i>								
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Isolated Locations At Bottom Of Edge Beam</i>								
<i>Explanation : Delamination</i>								
Not Accessible	45%							
Deck Surface								
Asphalt	20%			2036	**	5	\$75,600	
<i>Cracking, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Concrete	45%			2036	**	5	\$105,500	
<i>Cracking, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Isolated Throughout</i>								
<i>Surface Wearing/Scaling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Inside Building</i>								
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Isolated Throughout</i>								
<i>Explanation : Delamination</i>								
Concrete	15%	4+	\$46,700	2036	**	5	\$17,600	
<i>Spalling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Isolated Locations Inside And Outside Of Building</i>								
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : At Spalls Both Inside And Outside Of Building</i>								
<i>Explanation : Exposed Reinforcement</i>								
No Component	20%							
Pile Caps								
Concrete	65%			LIFE	**	5	\$15,000	
<i>Cracking, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Concrete	35%	4+	\$1,014,400	LIFE	**	5	\$8,100	
<i>Cracking, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Along North And South Faces</i>								
<i>Discolor & Bleeding, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Bottom Of Pile Caps Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Bottom Of Pile Caps Throughout</i>								

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801

PIER 36

Asset # : 1771

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Piles and Bracing								
Steel	20%			LIFE	**	5	\$1,053,200	
<i>Corrosion, Extent : Light, Area Affected : 2%</i>								
<i>Location : Splash Zone</i>								
Steel	15%	4+	\$651,000	LIFE	**	5	\$789,900	
<i>Corrosion, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Splash Zone And Near Mean Low Water</i>								
Not Accessible	65%							
Fender								
Buffer								
Rubber	80%			2036	**	4-5	\$32,600	
No Component	20%							
Wales and Chocks								
Timber	80%			2036	**	4	\$88,700	
No Component	20%							
Piles								
Timber	28%			2036	**	4	\$14,300	
<i>Worn, Extent : Light, Area Affected : 5%</i>								
<i>Location : Tidal Zone</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Corrosion Of Chain</i>								
Timber	2%	Now	\$3,900	2036	**	4	\$700	
<i>Broken, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Chain Connections At North End Of Pier</i>								
No Component	20%							
Not Accessible	50%							
Deck Elements								
Railing								
Steel	78%			2025			\$1,038,000	
Steel	2%	4+	\$2,700	2025			\$26,600	
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Top Rail Near Northeast Corner Of Pier</i>								
Fencing	10%			2028		3	\$7,500	\$100
No Component	10%							
Coping/Curb								
Concrete	80%			LIFE	**			
<i>Cracking, Extent : Light, Area Affected : 2%</i>								
<i>Location : Isolated Locations</i>								
No Component	20%							

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

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

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 02-Sep-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 5778 **Lot** : 1 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Piers	\$620,300	\$3,192,000
Total	\$620,300	\$3,192,000
Importance Code A	\$110,000	\$428,700
Importance Code B	\$443,500	\$2,696,600
Importance Code C	\$66,700	\$66,700
Total	\$620,300	\$3,192,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Piers	\$1,700	\$1,500		\$400
Total	\$1,700	\$1,500		\$400
Importance Code A				
Importance Code B	\$1,700	\$1,500		\$400
Total	\$1,700	\$1,500		\$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
PIER 4 BROOKLYN ARMY TERMINAL
Asset # : 13647

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Deck								
Concrete	50%			LIFE	**	5	\$181,700	
			<i>Discolor & Bleeding, Extent : Light, Area Affected : 15%</i>					
			<i>Location : Efflorescence On Deck Soffit At Pile Caps</i>					
			<i>Spalling, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Deck Soffit Along Isolated Plank Joints</i>					
Not Accessible	50%							
			<i>Other Observation, Extent : Light, Area Affected : 0%</i>					
			<i>Location :</i>					
			<i>Explanation : Due To Concrete Topping Surface</i>					
Deck Surface								
Concrete	100%			2037	**	5	\$133,500	
			<i>Cracking, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Along Centerline Of Pier</i>					
Pile Caps								
Concrete	98%			LIFE	**	5	\$12,800	
			<i>Erosion, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Along Pier Fascias</i>					
Concrete	2%	4+	\$110,000	LIFE	**	5	\$300	
			<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 2%</i>					
			<i>Location : Along South Pier Fascia</i>					
			<i>Spalling, Extent : Moderate, Area Affected : 2%</i>					
			<i>Location : Along South Pier Fascia</i>					
Piles and Bracing								
Concrete	40%			LIFE	**	5	\$247,000	
			<i>Spalling, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Isolated Throughout</i>					
Not Accessible	60%							
			<i>Other Observation, Extent : Light, Area Affected : 0%</i>					
			<i>Location :</i>					
			<i>Explanation : Below Water Surface</i>					
Fender								
Wales and Chocks								
Timber	2%			2037	**	4	\$4,500	
Timber	2%	Now	\$25,100	2043	**	4	\$3,000	
			<i>Broken, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Isolated Throughout</i>					
			<i>Displaced Elements, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Isolated Throughout</i>					
Timber	18%	2-4	\$225,500	2043	**	4	\$27,000	
			<i>Cracking, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Throughout</i>					
			<i>Rotting/Splitting, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : At Ends Of Chocks Throughout</i>					
No Component	78%							

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

DEPT. OF SMALL BUSINESS SERV. - 801
PIER 4 BROOKLYN ARMY TERMINAL
Asset # : 13647

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fender								
Piles								
Steel	2%	4+	\$1,700	2031	**	3-5	\$12,300	
<i>Corrosion, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout Tidal And Splash Zone</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Both Offshore Donut Fenders</i>								
<i>Explanation : Mod Corrosion And Loose Fender Elementson Donut Piles</i>								
Timber	7%	4+	\$139,000	2043	**	4	\$4,800	
<i>Rotting/Splitting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
No Component	76%							
Not Accessible	15%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Below Water Surface</i>								
Deck Elements								
Railing								
Steel	100%	4+	\$53,900	2026	\$2,696,600			
<i>Other Observation, Extent : Light, Area Affected : 25%</i>								
<i>Location : Typical Throughout</i>								
<i>Explanation : Coating Loss. No Corrosion</i>								

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 09-Feb-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 241 **Lot** : 18 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Piers	\$667,500	\$92,400
Total	\$667,500	\$92,400
Importance Code A	\$667,500	\$92,400
Total	\$667,500	\$92,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Piers	\$300	\$900		
Total	\$300	\$900		
Importance Code A				
Importance Code B	\$300	\$900		
Total	\$300	\$900		



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

DEPT. OF SMALL BUSINESS SERV. - 801

PIER 42

Asset # : 1772

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Deck								
Concrete	5%			LIFE	**	5	\$11,200	
<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout East Apron</i>								
Concrete	5%	4+	\$108,100	LIFE	**	5	\$11,200	
<i>Corrosion of Reinforcement, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Isolated Locations At Bottom Of Edge Beam</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Isolated Locations At At Bottom Of Edge Beam</i>								
<i>Spalling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Isolated Locations At Bottom Of Edge Beam</i>								
Not Accessible	90%							
Pile Caps								
Concrete	80%			LIFE	**	5	\$6,500	
Concrete	2%	2-4	\$40,700	LIFE	**	5	\$200	
<i>Spalling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : At Bottoms Of Longitudinal Pile Caps</i>								
Concrete	18%	4+	\$366,400	LIFE	**	5	\$1,500	
<i>Other Observation, Extent : Severe, Area Affected : 15%</i>								
<i>Location : At Bottoms Of Longitudinal Pile Caps And At East Ends Of Transverse Pile Caps</i>								
<i>Explanation : Delamination</i>								
Piles and Bracing								
Concrete Encased Steel	30%			LIFE	**			
Steel	5%	4+	\$152,400	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	10%			2036	**	4-5	\$2,700	
No Component	90%							

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

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

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : PIER 79 LINCOLN TUNNEL VENT
Address : 39TH ST AND HUDSON RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR039.000 / 13485 **Yr Built/Renovated** :
Area Sq Ft : 48,060 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 02-Feb-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 665 **Lot** : 14 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Piers		\$36,900
Total		\$36,900
Importance Code A		\$36,900
Total		\$36,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Piers		\$6,600		
Total		\$6,600		
Importance Code A				
Importance Code C		\$6,600		
Total		\$6,600		



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

DEPT. OF SMALL BUSINESS SERV. - 801
PIER 79 LINCOLN TUNNEL VENT
Asset # : 13485

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Deck								
	Concrete	10%		LIFE	**	5	\$9,000	
	Not Accessible	90%						
Deck Surface								
	Concrete	40%		2036	**	5	\$13,200	
	Not Accessible	60%						
Pile Caps								
	Concrete	30%		LIFE	**	5	\$1,000	
			<i>Cracking, Extent : Light, Area Affected : 15%</i>					
			<i>Location : Throughout And At Southwest Corner Of Pier</i>					
			<i>Erosion, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Isolated Along Bottom Edge, West Face Of Pier</i>					
			<i>Spalling, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Isolated At Southwest Corner Of Pier</i>					
	Not Accessible	70%						
Piles and Bracing								
	Concrete Encased Steel	15%		LIFE	**			
	Steel	5%		LIFE	**	5	\$36,900	
			<i>Other Observation, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Splash Zone</i>					
			<i>Explanation : H- Pile, Corrosion</i>					
	Not Accessible	80%						
Deck Elements								
Railing								
	Steel	60%		2025				
	No Component	40%						

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

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

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : PIER 88 PASSENGER SHIP TERM.
Address : W 48TH ST AND HUDSON RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR040.000 / 13486 **Yr Built/Renovated** :
Area Sq Ft : 248,040 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 24-Jan-2018 **Landmark Status** : NONE
Areas Surveyed :
Block : 1107 **Lot** : 12 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Piers	\$1,110,600	\$1,802,000
Total	\$1,110,600	\$1,802,000
Importance Code A	\$1,040,000	\$1,040,000
Importance Code B	\$70,600	\$762,100
Total	\$1,110,600	\$1,802,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Piers	\$23,000	\$2,600	\$1,500	\$10,300
Total	\$23,000	\$2,600	\$1,500	\$10,300
Importance Code A	\$6,700			\$10,300
Importance Code B	\$16,300	\$2,600	\$1,500	
Total	\$23,000	\$2,600	\$1,500	\$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
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	\$554,600	
<i>Cracking, Extent : Light, Area Affected : 25%</i>								
<i>Location : Hairline Map Cracking And Scaling Top Of Exposed Deck</i>								
Steel	1%			2033	**	5	\$20,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bridge At Offshore Face</i>								
Not Accessible	39%							
Pile Caps								
Concrete	40%			LIFE	**	5	\$13,300	
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Side Inshore Pile Cap</i>								
No Component	15%							
Not Accessible	45%							
Piles and Bracing								
Steel	20%			LIFE	**	5	\$1,525,300	
No Component	15%							
Not Accessible	65%							
Fender								
Buffer								
Pneumatic Fenders	100%			2027			\$691,500	
Wales and Chocks								
Rubber	5%	4+	\$2,800	2042	**			
<i>Other Observation, Extent : Moderate, Area Affected : 25%</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>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Adjacent To Floating Fenders</i>								
<i>Explanation : Fender Support Racks</i>								
Timber	5%			2038	**	4	\$3,000	
No Component	80%							
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	\$13,600	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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : PIER 90 PASSENGER SHIP TERM.
Address : W 50TH ST AND HUDSON RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR041.000 / 13487 **Yr Built/Renovated** :
Area Sq Ft : 131,250 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 24-Jan-2018 **Landmark Status** : NONE
Areas Surveyed :
Block : 1109 **Lot** : 21 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Piers	\$1,670,400	\$358,600
Total	\$1,670,400	\$358,600
Importance Code A	\$1,070,400	\$311,500
Importance Code B	\$412,600	
Importance Code C	\$187,400	\$47,100
Total	\$1,670,400	\$358,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Piers	\$30,400		\$44,800	\$29,300
Total	\$30,400		\$44,800	\$29,300
Importance Code A				
Importance Code B	\$30,400		\$44,800	\$29,300
Total	\$30,400		\$44,800	\$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	55%			LIFE	**	5	\$269,000	
<i>Cracking, Extent : Light, Area Affected : 25%</i>								
<i>Location : Along Pier Perimeter</i>								
<i>Surface Wearing/Scaling, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Along Pier Perimeter</i>								
Concrete	5%			LIFE	**	5	\$24,500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offshore Dolphin Structure</i>								
Not Accessible	40%							
Deck Surface								
Asphalt	65%	4+	\$187,400	2038	**	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+	\$340,500	LIFE	**	4	\$257,800	
<i>Rotting/Splitting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Periodic Throughout</i>								
No Component	30%							
Not Accessible	45%							
Piles and Bracing								
Steel	5%			LIFE	**	5	\$201,800	
Timber	15%	4+	\$482,300	LIFE	**	4-5	\$88,200	
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Above Waterline And At Fasteners</i>								
Not Accessible	80%							
Fender								
Facing								
Timber	30%	4+	\$80,400	2044	**	3	\$26,300	
<i>Other Observation, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Along Concrete Bulkhead</i>								
<i>Explanation : Impact Damage, Missing Components, Deteriorated</i>								
Timber	70%	0-2	\$187,500	2038	**	3	\$61,400	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Along Concrete Bulkhead</i>								

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

DEPT. OF SMALL BUSINESS SERV. - 801
PIER 90 PASSENGER SHIP TERM.
Asset # : 13487

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fender								
Wales and Chocks								
Timber	15%	0-2	\$30,400	2044	**	4	\$18,200	
			<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	60%			2038	**	4	\$72,700	
			<i>Worn, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
No Component	25%							
Piles								
Timber	15%	Now	\$144,700	2038	**	4	\$8,400	
			<i>Broken, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : Offshore Face And Isolated North And South Faces</i>					
			<i>Rotting/Splitting, Extent : Moderate, Area Affected : 25%</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%			2038	**	4	\$16,800	
No Component	25%							
Not Accessible	30%							
Deck Elements								
Railing								
Steel	5%			2028				
			<i>Other Observation, Extent : Light, 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.

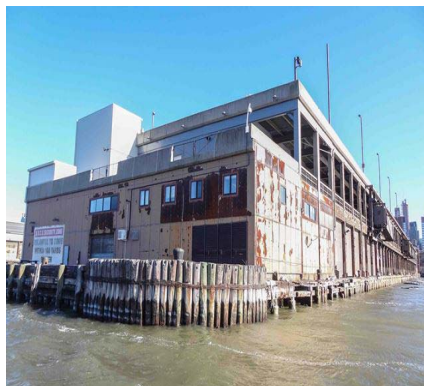
Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : PIER 92 PASSENGER SHIP TERM.
Address : W 52ND ST. AND HUDSON RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR042.000 / 13488 **Yr Built/Renovated** :
Area Sq Ft : 93,000 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 24-Jan-2018 **Landmark Status** : NONE
Areas Surveyed :
Block : 1109 **Lot** : 30 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Piers	\$1,968,500	\$147,000
Total	\$1,968,500	\$147,000
Importance Code A	\$1,099,900	\$147,000
Importance Code B	\$868,600	
Total	\$1,968,500	\$147,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Piers	\$11,500			\$4,400
Total	\$11,500			\$4,400
Importance Code A	\$11,500			
Importance Code B				\$4,400
Total	\$11,500			\$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%	4+	\$557,000	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%	4+	\$482,500	LIFE	**	4	\$365,400	
<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	\$155,200	
<i>Recent Repair Evident, Extent : Light, 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%	4+	\$120,900	2044	**	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%	2-4	\$457,600	2044	**	4	\$54,700	
<i>Broken, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Typical Throughout</i>								
<i>Worn, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Typical Throughout</i>								
No Component	40%							
Piles								
Timber	40%	4+	\$48,400	2038	**	4	\$16,800	
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Typical Throughout</i>								
Timber	20%	Now	\$241,800	2044	**	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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 27-Sep-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 1109 **Lot** : 5 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Piers	\$1,652,000	\$267,400
Total	\$1,652,000	\$267,400
Importance Code A		\$267,400
Importance Code B	\$1,652,000	
Total	\$1,652,000	\$267,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Piers				\$2,200
Total				\$2,200
Importance Code A				
Importance Code B				\$2,200
Total				\$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	75%			LIFE	**	5	\$170,700	
Not Accessible	25%							
Pile Caps								
Concrete	20%			LIFE	**	5	\$1,600	
Timber	80%			LIFE	**	4	\$767,800	
Piles and Bracing								
Concrete	25%			LIFE	**	5	\$96,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Concrete Extensions And Encasements On Timber Piles</i>						
Not Accessible	75%							
Fender								
Facing								
Timber	10%	Now	\$203,900	2043	**	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	\$347,300	2043	**	4	\$83,000	
		<i>Broken, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Missing Part, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Rotting/Splitting, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
No Component	10%							
Piles								
Timber	90%	Now	\$1,100,900	2043	**	4	\$38,400	
		<i>Broken, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Missing Part, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
No Component	10%							
Deck Elements								
Railing								
Fencing	85%			2029		3		
No Component	15%							

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801

PIER 94 PIERS 92/94 LLC

Asset # : 13489

Piers		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements									
	Coping/Curb								
	Concrete	5%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Northwest Corner Of Pier</i>							
		<i>Explanation : Masonry Cmu Spill Protection Wall Around Fuel Tank</i>							
	Timber	15%			LIFE		**		
	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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : PILE SUPPORTED PLATFORM UNDER NICKS LOBSTER BLDG
Address : 2777 FLATBUSH AVE MILL BASIN
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR026.65A / 14148 **Yr Built/Renovated** :
Area Sq Ft : 4,000 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 15-Sep-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 8591 **Lot** : 980 **BIN** :

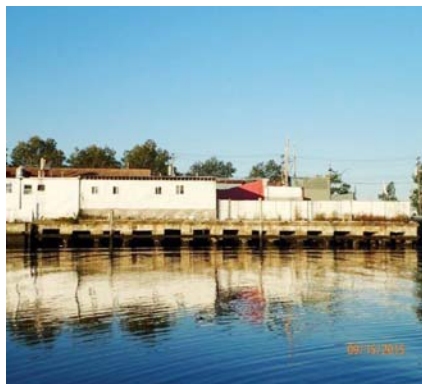
CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Piers	\$51,600			
Total	\$51,600			
Importance Code A	\$46,100			
Importance Code B	\$3,700			
Importance Code C	\$1,800			
Total	\$51,600			



*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 : Throughout Deck Soffit</i>							
	<i>Discolor & Bleeding, Extent : Light, Area Affected : 25%</i>							
	<i>Location : Efflorescence Throughout Deck Soffit</i>							
Not Accessible	75%							
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location : Approximately Half Of The Deck Soffit Is Covered With Shotcrete</i>							
	<i>Explanation : Shotcrete</i>							
Deck Surface								
Asphalt	50%			2030	**	5	\$2,200	
	<i>Cracking, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Asphalt	5%	Now	\$700	2042	**	5	\$100	
	<i>Broken, Extent : Severe, Area Affected : 60%</i>							
	<i>Location : At Northern End</i>							
No Component	45%							
Pile Caps								
Concrete	75%			LIFE	**	5	\$200	
	<i>Other Observation, Extent : Light, Area Affected : 35%</i>							
	<i>Location : Encasements On Several Pile Caps</i>							
	<i>Explanation : Shotcrete Repair Evident</i>							
Concrete	25%	2-4	\$28,200	LIFE	**	5	\$100	
	<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Failing Shotcrete Repairs</i>							
	<i>Spalling, Extent : Light, Area Affected : 25%</i>							
	<i>Location : Isolated Previous Repairs Failing</i>							
Piles and Bracing								
Concrete	5%	2-4	\$17,900	LIFE	**	5	\$600	
	<i>Erosion, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : At Tops Of Isolated Piles</i>							
Not Accessible	95%							
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location : All Piles Have Been Encased. No Defects Noted In Encasements.</i>							
	<i>Explanation : Concrete Encasements</i>							
Fender								
Wales and Chocks								
Timber	85%			2036	**	4	\$11,100	
No Component	15%							
Deck Elements								
Railing								
Fencing	65%			2028		3		
No Component	35%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : PILE SUPPORTED WHARF BET. NICKS LOBSTER, KINGS PLAZA
Address : FLATBUSH AVE MILL BASIN
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR026.62A / 14147 **Yr Built/Renovated** :
Area Sq Ft : 18,480 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 01-Oct-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 8591 **Lot** : 980 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Piers	\$330,000	
Total	\$330,000	
Importance Code A	\$330,000	
Total	\$330,000	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Piers	\$69,800		\$17,600	
Total	\$69,800		\$17,600	
Importance Code A	\$53,400			
Importance Code B	\$16,300		\$17,600	
Total	\$69,800		\$17,600	



*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	98%			LIFE	**	5	\$33,700
		<i>Cracking, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
		<i>Spalling, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Isolated Throughout</i>						
	Concrete	2%	4+	\$22,100	LIFE	**	5	\$700
		<i>Spalling, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Offshore Face Of Pier</i>						
Pile Caps								
	Concrete	90%			LIFE	**	5	\$1,100
	Concrete	10%	4+	\$31,300	LIFE	**	5	\$100
		<i>Spalling, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Isolated Throughout</i>						
Piles and Bracing								
	Concrete	20%	0-2	\$330,000	LIFE	**	5	\$11,700
		<i>Spalling, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : In Tidal Zone, Isolated Throughout</i>						
	Not Accessible	80%						
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location :</i>						
		<i>Explanation : Encased With Fiberglass Forms Remaining</i>						
Fender								
Wales and Chocks								
	Timber	90%			2030	**	4	\$35,200
	Timber	10%	4+	\$16,300	2042	**	4	\$3,900
		<i>Rotting/Splitting, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Isolated Throughout</i>						
Deck Elements								
	Coping/Curb							
	Concrete	100%			LIFE	**		

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : PLATFORM AT PIERS 15, 16 PLATFORM
Address : PIERS 15, 16 EAST RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGSP003.020 / 2858 **Yr Built/Renovated** :
Area Sq Ft : 8,550 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 26-Sep-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 73 **Lot** : 2 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Piers	\$99,200	\$278,400
Total	\$99,200	\$278,400
Importance Code B	\$50,400	\$229,600
Importance Code C	\$48,800	\$48,800
Total	\$99,200	\$278,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Piers	\$3,200	\$8,600		
Total	\$3,200	\$8,600		
Importance Code A				
Importance Code B	\$3,200	\$8,600		
Total	\$3,200	\$8,600		



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

DEPT. OF SMALL BUSINESS SERV. - 801
PLATFORM AT PIERS 15, 16 PLATFORM
Asset # : 2858

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
Deck								
	Concrete	50%			LIFE	**	5	\$8,000
	Not Accessible	50%						
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : South Side Of Wharf</i>								
<i>Explanation : Light To Moderate Corrosion Of Stay-in-place Steel Formwork</i>								
Deck Surface								
	Brick Pavers	100%		2041		**	5	\$97,600
<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 1%</i>								
<i>Location : Isolated At Concrete Brick Pavers</i>								
Pile Caps								
	Timber	100%			LIFE	**	4	\$67,200
Piles and Bracing								
	Not Accessible	100%						
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Piles Are Encased Or Wrapped</i>								
Fender								
Wales and Chocks								
	Timber	5%	Now	\$3,200	2043	**	4	\$800
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Near Middle Of Wharf</i>								
	Timber	95%			2041	**	4	\$21,600
<i>Worn, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Typical Throughout</i>								
Piles								
	Timber	25%	Now	\$50,400	2043	**	4	\$1,800
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Tidal Zone Or At Top Connection</i>								
	Timber	40%			2037	**	4	\$4,200
<i>Worn, Extent : Light, Area Affected : 10%</i>								
<i>Location : Tidal Zone</i>								
	Not Accessible	35%						
Deck Elements								
Railing								
	Steel	100%			2027			\$229,600

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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : SOUTH BROOKLYN MARINE TERMINAL 30 ST RECYCLING WHARF AND PIER
Address : GOWANUS BAY SOUTH SIDE OF 30TH ST PIER
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0013.109 / 14797 **Yr Built/Renovated** : 2013 /
Area Sq Ft : 16,616 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 26-Oct-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 662 **Lot** : 1 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Piers		\$354,700
Total		\$354,700
Importance Code A		\$178,800
Importance Code B		\$175,900
Total		\$354,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Piers		\$3,600		
Total		\$3,600		
Importance Code A				
Importance Code B		\$3,600		
Total		\$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	85%			LIFE	**	5	\$26,300	
		<i>Cracking, Extent : Light, Area Affected : 2%</i>						
		<i>Location : Isolated Throughout</i>						
		<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>						
		<i>Location : Beneath Shed</i>						
		<i>Explanation : Cracking</i>						
Not Accessible	15%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : Along Edge Of Wharf</i>						
		<i>Explanation : Beneath Concrete Block</i>						
Pile Caps								
Concrete	20%			LIFE	**	5	\$200	
No Component	80%							
Piles and Bracing								
Steel	70%			LIFE	**	5	\$178,800	
		<i>Corrosion, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Above Water</i>						
		<i>Missing Coating, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Above Water</i>						
Not Accessible	30%							
Coping/Curb								
Concrete	85%			LIFE	**			
		<i>Spalling, Extent : Moderate, Area Affected : 1%</i>						
		<i>Location : 3 Feet long spall At Inshore End Of Finger Pier</i>						
No Component	15%							
Fender Facing								
Composite	85%			2025			\$175,900	
No Component	15%							
Piles								
Steel	1%			2036	**	3-5	\$7,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : At Ends Of Wharf And Pier</i>						
		<i>Explanation : Donut Fender Piles</i>						
No Component	99%							
Deck Elements								
Railing								
Steel	12%			2025				
		<i>Corrosion, Extent : Light, Area Affected : 2%</i>						
		<i>Location : Isolated Locations</i>						
No Component	88%							

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

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

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : TIMBER RELIEVING PLATFORM IN FRONT OF ASSET 1743
Address : FROM DOVER STREET TO SOUTH OF WAGNER PLACE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGSP025.050 / 14067 **Yr Built/Renovated** :
Area Sq Ft : 4,000 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 21-Dec-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 73 **Lot** : 29 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Piers	\$30,500			
Total	\$30,500			
Importance Code A	\$9,800			
Importance Code C	\$20,700			
Total	\$30,500			



*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 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 : Throughout</i>								
<hr/>								
Pile Caps								
Timber	100%			LIFE	**	4	\$31,400	
<hr/>								
Piles and Bracing								
Timber	30%			LIFE	**	4-5	\$5,400	
Timber	30%	0-2	\$9,800	LIFE	**	4-5	\$5,400	
<i>Worn, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : On Bracing Throughout</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%	0-2	\$20,700	2032	**	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%			2025				
<i>Corrosion, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : U.N. SCHOOL PILE SUPPORTED PLATFORM
Address : 24-50 FDR DRIVE EAST RIVER, EAST 25TH ST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR025.066 / 4145 **Yr Built/Renovated** :
Area Sq Ft : 110,000 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 08-Feb-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 991 **Lot** : 59 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Piers	\$48,600	\$293,900
Total	\$48,600	\$293,900
Importance Code A		\$245,300
Importance Code C	\$48,600	\$48,600
Total	\$48,600	\$293,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Piers	\$79,800			
Total	\$79,800			
Importance Code A				
Importance Code B	\$79,800			
Total	\$79,800			



*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	50%			LIFE	**	5	\$102,500
	Not Accessible	50%						
Deck Surface								
	Asphalt	80%			2036	**	5	\$97,100
				<i>Cracking, Extent : Light, Area Affected : 2%</i>				
				<i>Location : Isolated Throughout</i>				
				<i>Settlement, Extent : Light, Area Affected : 2%</i>				
				<i>Location : Isolated At Southeast Corner Of Pier</i>				
	Not Accessible	20%						
Firewalls								
	Concrete	70%			LIFE	**	5	\$8,600
	Not Accessible	30%						
Pile Caps								
	Concrete	100%			LIFE	**	5	\$7,400
				<i>Cracking, Extent : Light, Area Affected : 30%</i>				
				<i>Location : Throughout With Map Cracking At Southeast Corner Of Pier</i>				
				<i>Spalling, Extent : Light, Area Affected : 5%</i>				
				<i>Location : Random</i>				
				<i>Other Observation, Extent : Light, Area Affected : 30%</i>				
				<i>Location : Throughout</i>				
				<i>Explanation : Efflorescence</i>				
Piles and Bracing								
	Timber	40%			LIFE	**	4-5	\$197,100
				<i>Worn, Extent : Light, Area Affected : 10%</i>				
				<i>Location : Within Tidal Zone</i>				
	Not Accessible	60%						
Fender								
Wales and Chocks								
	Timber	98%			2036	**	4	\$116,000
				<i>Cracking, Extent : Light, Area Affected : 5%</i>				
				<i>Location :</i>				
	Timber	2%	Now	\$13,200	2042	**	4	\$1,600
				<i>Broken, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Impact Damage At Southeast Corner Of Pier</i>				
Piles								
	Timber	38%			2036	**	4	\$20,800
				<i>Worn, Extent : Light, Area Affected : 5%</i>				
				<i>Location :</i>				
	Timber	2%	Now	\$20,900	2042	**	4	\$700
				<i>Broken, Extent : Severe, Area Affected : 10%</i>				
				<i>Location : Impact Damage At Southeast Corner Of Pier</i>				
	Not Accessible	60%						
Deck Elements								
Railing								
	Fencing	100%			2028		3	

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

DEPT. OF SMALL BUSINESS SERV. - 801
U.N. SCHOOL PILE SUPPORTED PLATFORM
Asset # : 4145

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

Deck Elements

Coping/Curb
Concrete

100%

LIFE

* *

Cracking, Extent : Light, Area Affected : 5%

Location : Throughout

Spalling, Extent : Light, Area Affected : 1%

Location : One Isolated Spall On South Side Of Pier

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

Location : Throughout Perimeter Of Pier

Explanation : Concrete Parapet Wall

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : WHARF AT STATEN ISLAND BALLPARK AT ST. GEORGE
Address : 75 RICHMOND TERRACE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DGS0059.000 / 13924 **Yr Built/Renovated** :
Area Sq Ft : 22,500 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 03-Dec-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 2 **Lot** : 20 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Piers		\$71,200
Total		\$71,200
Importance Code A		\$71,200
Total		\$71,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Piers	\$4,900			
Total	\$4,900			
Importance Code A				
Importance Code C	\$4,900			
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
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	\$23,100
	Not Accessible	45%						
Deck Surface								
	Panel/Paver: Concrete	30%			2052	**		
	Timber	68%			2039	**	5	\$61,700
	Timber	2%	Now	\$4,900	2039	**	5	\$900
<i>Rotting/Splitting, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Isolated Locations Throughout</i>								
Pile Caps								
	Concrete	100%			LIFE	**	5	\$1,500
<i>Cracking, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Piles and Bracing								
	Concrete	100%			LIFE	**	5	\$71,200
<i>Cracking, Extent : Light, Area Affected : 10%</i>								
<i>Location : Isolated Throughout</i>								
<i>Spalling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Isolated Throughout</i>								
Deck Elements								
Railing								
	Steel	100%			2024			

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

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

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : 23RD ST. MARINA DOCK BULKHEAD
Address : 23RD ST. MARINA
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGSPR30.022 / 2583 **Yr Built/Renovated** :
Linear Ft : 303 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 08-Feb-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 991 **Lot** : 50 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$55,000	
Total	\$55,000	
Importance Code B	\$55,000	
Total	\$55,000	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$58,700	\$1,700		
Total	\$58,700	\$1,700		
Importance Code A	\$6,900			
Importance Code B	\$24,800	\$1,700		
Importance Code C	\$27,100			
Total	\$58,700	\$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
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 : Throughout With Isolated Moderate Cracking</i>								
Coping/Curb Concrete	10%	Now	\$5,300	LIFE		**	5	
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Timber	45%	Now	\$15,700	LIFE		**	5	\$100
<i>Missing Part, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Isolated Locations Throughout</i>								
<i>Rotting/Splitting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Timber	35%	4+	\$6,100	LIFE		**	5	\$100
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
No Component	10%							
Piles and Bracing Not Accessible	100%							
Lowlevel Pile Caps Timber	5%	4+	\$6,900	LIFE		**		
<i>Rotting/Splitting, Extent : Moderate, 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	100%			2036		**	5	\$3,500
<i>Cracking, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Intermittent Transverse Cracks Throughout</i>								
Fender								
Piles Timber	15%	Now	\$8,700	2042		**	4	\$1,100
<i>Rotting/Splitting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Timber	25%	4+	\$14,600	2042		**	4	\$1,800
<i>Broken, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Timber Not Accessible	40%			2036		**	4	\$4,400
	20%							

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

DEPT. OF SMALL BUSINESS SERV. - 801
23RD ST. MARINA DOCK BULKHEAD
Asset # : 2583

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+	\$13,800	2042	**	4	\$4,100	
			<i>Loose Connections, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Rotting/Splitting, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Timber	60%	Now	\$41,300	2042	**	4	\$9,900	
			<i>Missing Part, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Rotting/Splitting, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
No Component	15%							
Deck Elements								
Railing								
Fencing	100%			2028	\$16,800	3	\$100	
			<i>Corrosion, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : 23RD ST. MARINA PKG. GARAGE BULKHEAD
Address : 23RD ST. MARINA
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGSPR30.011 / 2584 **Yr Built/Renovated** :
Linear Ft : 107 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 08-Feb-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 991 **Lot** : 50 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$25,700	\$600		
Total	\$25,700	\$600		
Importance Code A	\$25,100			
Importance Code B	\$600	\$600		
Total	\$25,700	\$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
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	90%			LIFE		**		
		<i>Cracking, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
Concrete/Stone	10%	4+	\$22,700	LIFE		**		
		<i>Spalling, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : At South End, 20 Ft From South End, And Northern 20 Ft Of Bulkhead</i>						
Piles and Bracing								
Not Accessible	100%							
Lowlevel Pile Caps								
Timber	5%	Now	\$2,400	LIFE		**		
		<i>Rotting/Splitting, Extent : Severe, Area Affected : 75%</i>						
		<i>Location : At Ends Of Transverse Pile Caps</i>						
Timber	5%			LIFE		**		
Not Accessible	90%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	75%			2036		**	5	\$900
		<i>Cracking, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Random</i>						
Asphalt Pavers	20%			2036		**	5	\$200
		<i>Settlement, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Northern Half Of Pavers</i>						
Concrete	5%			2036		**	5	\$100
Fender								
Piles								
Timber	50%			2030		**	4	\$1,900
		<i>Broken, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Rotting/Splitting, Extent : Severe, Area Affected : 25%</i>						
		<i>Location : Throughout</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Fender Piles Are Below The Parking Garage Pier And Are Abandoned</i>						
		<i>Explanation : Abandoned</i>						
Not Accessible	50%							

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

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

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : 65TH STREET RAIL YARD TRANSFER BRIDGE BULKHEAD
Address : FOOT OF 66TH ST NEXT TO BAT
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR038.010 / 13484 **Yr Built/Renovated** : 1999 / 2012
Linear Ft : 146 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 20-Oct-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 5804 **Lot** : 2 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads		\$400		
Total		\$400		
Importance Code A				
Importance Code B		\$400		
Importance Code C				
Total		\$400		



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

DEPT. OF SMALL BUSINESS SERV. - 801
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	65%			LIFE	**	5	\$100
				<i>Rotting/Splitting, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : Isolated Throughout</i>				
	No Component	35%						
Gravity Wall								
	Concrete	30%			LIFE	**	5	\$200
				<i>Erosion, Extent : Light, Area Affected : 50%</i>				
				<i>Location : In Tidal Zone</i>				
	No Component	35%						
	Not Accessible	35%						
Sheet Piles								
	Steel	35%			LIFE	**		
				<i>Corrosion, Extent : Light, Area Affected : 25%</i>				
				<i>Location : In Tidal Zone</i>				
	No Component	65%						
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								
	Not Accessible	100%						
Surface								
	Asphalt	35%			2036	**	5	\$600
				<i>Cracking, Extent : Light, Area Affected : 10%</i>				
				<i>Location : Throughout Pavement</i>				
	Gravel	65%			2036	**	2-5	\$300
Deck Elements								
Railing								
	Fencing	100%			2028	\$8,100	3	\$100
				<i>Corrosion, Extent : Light, Area Affected : 50%</i>				
				<i>Location : At South End Of Asset</i>				

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : BERTH 14A BULKHEAD
Address : FOOT OF PIER G TO PIER J BROOKLYN NAVY YARD
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR045.040 / 13525 **Yr Built/Renovated** :
Linear Ft : 450 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 12-Oct-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$34,100		\$2,300	
Total	\$34,100		\$2,300	
Importance Code A	\$12,900			
Importance Code B	\$4,200		\$2,300	
Importance Code C	\$17,100			
Total	\$34,100		\$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	55%	4+	\$17,100	LIFE	**	5	\$100
		<i>Excess Deflection, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout Due To Impact</i>						
	Timber	45%			LIFE	**	5	\$100
Sheet Piles								
	Steel	5%	4+	\$6,800	LIFE	**		
		<i>Missing Part, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Missing Bolts W/ Fill Loss At Holes 194 Feet, 238 Feet, 254 Feet And 283 Feet From North</i>						
		<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : 288 Feet From North</i>						
		<i>Explanation : Top Of Sheets Not Embedded In Concrete Cap W/ Fill Exposed</i>						
	Steel	50%			LIFE	**		
		<i>Corrosion, Extent : Light, Area Affected : 2%</i>						
		<i>Location : Isolated In Tidal Zone</i>						
	Not Accessible	45%						
Pile Caps								
	Concrete	95%			LIFE	**	5	\$1,300
		<i>Cracking, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
		<i>Spalling, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Isolated Small Spalls At Bottom Edge Of Cap</i>						
	Concrete	5%	4+	\$6,100	LIFE	**	5	\$100
		<i>Spalling, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : 143 Feet, 188 Feet, 225 Feet, And 266 Feet (At Outfall) From The North</i>						
Backfill								
Fill								
	Not Accessible	100%						
Surface								
	Asphalt	90%			2037	**	5	\$4,600
	Asphalt	10%	0-2	\$4,100	2043	**	5	\$300
		<i>Cracking, Extent : Moderate, Area Affected : 30%</i>						
		<i>Location : Isolated Throughout And 225 Feet From North (At Outfall)</i>						
		<i>Sinkhole, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : 285 Feet From North</i>						
Deck Elements								
Railing								
	Fencing	40%			2029	\$10,000	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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 07-Oct-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$81,500	
Total	\$81,500	
Importance Code B	\$81,500	
Total	\$81,500	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$19,300	\$8,700	\$1,200	
Total	\$19,300	\$8,700	\$1,200	
Importance Code A		\$8,700		
Importance Code B	\$19,300		\$1,200	
Total	\$19,300	\$8,700	\$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
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%			2031	**	5	\$17,400	
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : Erosion In The Tidal Zone And Cracking Throughout</i>								
<i>Explanation : Erosion And Cracking</i>								
Piles and Bracing Not Accessible	100%							
Pile Caps Not Accessible	100%							
Backfill								
Fill Not Accessible	100%							
Surface								
Asphalt Blocks	10%			2037	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : From 45 Feet To 90 Feet North Of Southern Limit Of Asset</i>								
<i>Explanation : Surface Wearing</i>								
Concrete	40%			2037	**	5	\$2,000	
<i>Cracking, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete	20%	4+	\$19,300	2037	**	5	\$500	
<i>Cracking, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Erosion, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Erosion / Scaling Throughout From 240 Feet To 360 Feet North Of Southern Limit Of Asset</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Isolated On Edge Of Seawall</i>								
Not Accessible	30%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Under Building At Southern 45 Feet Of Asset And Under Vegetation For 25 Percent Of Remaining Surface, North Of Building</i>								
<i>Explanation : Not Accessible</i>								
Fender								
Piles								
Timber	50%	Now	\$41,900	2043	**	4	\$5,200	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Broken / Missing Throughout</i>								
Not Accessible	50%							
Wales and Chocks								
Timber	100%	Now	\$39,600	2043	**	4	\$23,700	
<i>Broken, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout Length Of Bulkhead</i>								
<i>Rotting/Splitting, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout Length Of Bulkhead</i>								

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 28-Sep-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads		\$800		
Total		\$800		
Importance Code B		\$800		
Importance Code C				
Total		\$800		



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

DEPT. OF SMALL BUSINESS SERV. - 801
BERTH 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	90%			LIFE	**	5	\$100
	No Component	10%						
<hr/>								
	Sheet Piles							
	Steel	100%			LIFE	**		
			<i>Missing Coating, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
<hr/>								
Backfill								
	Fill							
	Not Accessible	100%						
<hr/>								
	Surface							
	Concrete	100%			2041	**	5	\$1,600
			<i>Sinkhole, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Sinkholes At Adjacent Property To Southeast</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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 07-Oct-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads		\$38,500
Total		\$38,500
Importance Code B		\$38,500
Total		\$38,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$35,400	\$1,600	\$16,700	
Total	\$35,400	\$1,600	\$16,700	
Importance Code A			\$15,700	
Importance Code B	\$20,300	\$1,600	\$1,000	
Importance Code C	\$15,100			
Total	\$35,400	\$1,600	\$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
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	\$15,100	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%			2037	**	5	\$31,400
				<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	20%			2037	**	5	\$2,000
				<i>Cracking, Extent : Light, Area Affected : 20%</i>				
				<i>Location : Western 160 Feet Of Asset</i>				
	Topsoil	80%			2026		5	\$3,300
Fender								
	Piles Timber	5%	Now	\$8,400	2043	**	4	\$1,000
				<i>Broken, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : At East End Of Asset At Transfer Dock</i>				
	No Component	95%						
	Wales and Chocks Timber	5%	Now	\$11,900	2043	**	4	\$2,400
				<i>Broken, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : At East End Of Asset At Transfer Dock</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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 07-Oct-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$842,900	
Total	\$842,900	
Importance Code A	\$449,800	
Importance Code B	\$260,700	
Importance Code C	\$132,400	
Total	\$842,900	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$16,000	\$34,600	\$9,000	\$100
Total	\$16,000	\$34,600	\$9,000	\$100
Importance Code A		\$33,600		
Importance Code B	\$16,000	\$1,000	\$9,000	\$100
Importance Code C				
Total	\$16,000	\$34,600	\$9,000	\$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
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	30%	Now	\$113,400	LIFE	**	5	\$600
		<i>Broken, Extent : Severe, Area Affected : 30%</i>						
		<i>Location : Throughout Barge Basin</i>						
		<i>Other Observation, Extent : Severe, Area Affected : 60%</i>						
		<i>Location : Throughout North Side Of Barge Basin</i>						
		<i>Explanation : Missing</i>						
	Concrete	35%			LIFE	**	5	\$700
	Concrete	5%	4+	\$18,900	LIFE	**	5	\$100
		<i>Spalling, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Throughout Asset</i>						
	No Component	30%						
Pile Supported Wall								
	Concrete	20%	4+	\$449,800	2031	**	5	\$8,600
		<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 : Throughout</i>						
		<i>Spalling, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Throughout</i>						
	Concrete	78%			2031	**	5	\$67,300
		<i>Erosion, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : At Cj</i>						
		<i>Spalling, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Isolated At Top Of Wall And Isolated Throughout</i>						
		<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Scaling In Tidal Zone, And Efflorescence Above Tidal Zone</i>						
		<i>Explanation : Scaling And Efflorescence</i>						
	No Component	2%						
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : 40 Feet Length Along North Wall Of Basin, Starting 1994 Feet From Southwest</i>						
		<i>Explanation : At Outfall</i>						
Piles and Bracing								
	Not Accessible	100%						
Backfill								
	Fill							
	Gravel	1%	Now	\$1,900	2043	**	5	
		<i>Sinkhole, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : At Northern End Of North Basin Wall</i>						
	Not Accessible	99%						

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

DEPT. OF SMALL BUSINESS SERV. - 801
BERTH 20C BARGE BASIN BULKHEAD
Asset # : 13522

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	59%			2037	**	5	\$14,500	
<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Asphalt	1%	Now	\$2,000	2043	**	5	\$100	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Northern End Of North Barge Basin Wall</i>								
Asphalt Blocks	5%			2037	**	5	\$1,200	
Concrete	9%			2037	**	5	\$2,200	
Topsoil	20%			2026		5	\$23,800	
Not Accessible	6%							
Fender								
Piles								
Timber	25%	Now	\$103,800	2043	**	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	\$156,900	2043	**	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								
Fencing	25%			2032	**	3	\$300	
Fencing	10%	Now	\$12,000	2033	**	3	\$100	
<i>Buckling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Top Fence Rail Of North Basin Wall</i>								
No Component	65%							

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

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

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 350 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 28-Sep-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$90,300	
Total	\$90,300	
Importance Code B	\$90,300	
Total	\$90,300	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$12,100			
Total	\$12,100			
Importance Code A				
Importance Code B	\$9,700			
Importance Code C	\$2,400			
Total	\$12,100			



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

DEPT. OF SMALL BUSINESS SERV. - 801
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	\$2,400	LIFE	**	5	
		<i>Broken, Extent : Moderate, Area Affected : 75%</i>						
		<i>Location : Several Lengths Broken Throughout</i>						
	Timber	80%			LIFE	**	5	\$200
	No Component	10%						
Gravity Wall								
	Concrete	50%			LIFE	**	5	\$700
	Not Accessible	50%						
Backfill								
Fill								
	Not Accessible	100%						
Surface								
	Asphalt	30%	4+	\$9,700	2043	**	5	\$600
		<i>Cracking, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Moderate Cracking Throughout</i>						
		<i>Settlement, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
	Concrete	70%	4+	\$90,300	2043	**	5	\$1,400
		<i>Cracking, Extent : Moderate, Area Affected : 75%</i>						
		<i>Location : Throughout</i>						
		<i>Settlement, Extent : Light, Area Affected : 75%</i>						
		<i>Location : Throughout Near Wall</i>						

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

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

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 28-Sep-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$217,200	
Total	\$217,200	
Importance Code A	\$115,300	
Importance Code B	\$101,900	
Total	\$217,200	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$38,300	\$200	\$900	
Total	\$38,300	\$200	\$900	
Importance Code A				
Importance Code B	\$38,300	\$200	\$900	
Total	\$38,300	\$200	\$900	



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

DEPT. OF SMALL BUSINESS SERV. - 801
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%			LIFE		**		
No Component	30%							
Pile Supported Wall								
Conc w/Stone Face	10%	4+	\$115,300	LIFE		**	5	\$3,200
<i>Erosion, Extent : Moderate, Area Affected : 50%</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>								
No Component	30%							
Not Accessible	40%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Concrete	70%	Now	\$101,900	2043		**	5	\$1,600
<i>Cracking, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Large Cracks Throughout</i>								
<i>Settlement, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Not Accessible	30%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Adjacent To Dry Dock 1</i>								
<i>Explanation : Building</i>								
Fender								
Piles								
Timber	15%	Now	\$11,400	2043		**	4	\$1,400
<i>Missing Part, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Adjacent To Dry Dock 1</i>								
No Component	85%							
Wales and Chocks								
Steel	15%			2037		**	3-5	\$2,900
<i>Corrosion, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout Steel Fender Rack</i>								
Timber	15%	Now	\$26,900	2043		**	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.*

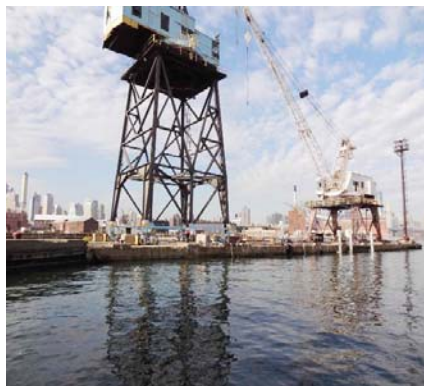
Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 13-Oct-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$409,200	
Total	\$409,200	
Importance Code B	\$372,900	
Importance Code C	\$36,300	
Total	\$409,200	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$60,200		\$9,900	
Total	\$60,200		\$9,900	
Importance Code A	\$27,000		\$9,300	
Importance Code B	\$4,600		\$600	
Importance Code C	\$28,600			
Total	\$60,200		\$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	\$36,300	LIFE	**	5	\$100
		<i>Broken, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Utility Trench At Berth 10a</i>						
	Timber	80%	Now	\$28,600	LIFE	**	5	\$200
		<i>Missing Part, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
	Pile Supported Wall							
	Concrete	90%			2037	**	5	\$18,600
		<i>Cracking, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
		<i>Spalling, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
	Concrete	10%	4+	\$27,000	2037	**	5	\$1,000
		<i>Erosion, Extent : Moderate, Area Affected : 30%</i>						
		<i>Location : Throughout</i>						
		<i>Spalling, Extent : Moderate, Area Affected : 30%</i>						
		<i>Location : Throughout</i>						
	Piles and Bracing							
	Not Accessible	100%						
	Pile Caps							
	Not Accessible	100%						
Backfill								
	Fill							
	Gravel	10%	Now	\$4,600	2043	**	5	
		<i>Sinkhole, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Multiple Sinkholes Throughout. Specifically From East At 364 Feet, 406 Feet, 450 Feet, And 475 Feet To 518 Feet.</i>						
	Not Accessible	90%						
	Surface							
	Asphalt	70%	4+	\$33,400	2043	**	5	\$2,100
		<i>Cracking, Extent : Moderate, Area Affected : 75%</i>						
		<i>Location : Throughout</i>						
		<i>Settlement, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
	Asphalt	10%	Now	\$4,800	2043	**	5	\$300
		<i>Sinkhole, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : See List Of Locations In Fill Section</i>						
	Concrete	20%			2037	**	5	\$1,200
Fender								
	Piles							
	Timber	100%	Now	\$99,600	2043	**	4	\$12,400
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Missing/ Broken</i>						

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

DEPT. OF SMALL BUSINESS SERV. - 801
BERTHS 10 AND 10A PIER
Asset # : 13528

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

100%	Now	\$235,200	2043	**	4	\$28,100
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*Other Observation, Extent : Severe, Area Affected : 100%**Location : Throughout**Explanation : Missing/ Broken*

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

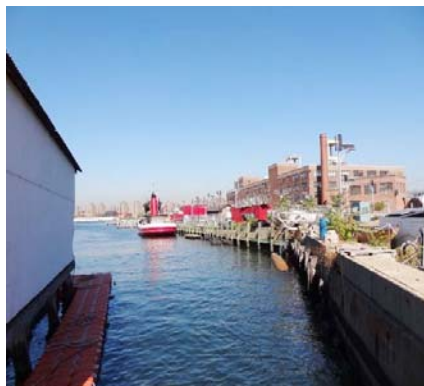
Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : BERTHS 11 AND 12 BULKHEAD AND BOATSHED
Address : NW SIDE OF HAMMERHEAD AVE. BROOKLYN NAVY YARD
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR045.060 / 13527 **Yr Built/Renovated** :
Linear Ft : 990 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 13-Oct-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$505,600	
Total	\$505,600	
Importance Code A	\$505,600	
Total	\$505,600	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$23,000	\$23,000	\$19,800	
Total	\$23,000	\$23,000	\$19,800	
Importance Code A			\$13,800	
Importance Code B	\$22,000	\$23,000	\$6,000	
Importance Code C	\$1,000			
Total	\$23,000	\$23,000	\$19,800	



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

DEPT. OF SMALL BUSINESS SERV. - 801
BERTHS 11 AND 12 BULKHEAD AND BOATSHED

Asset # : 13527

Bulkheads		Current Repair		Future Replacement		Maintenance		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	\$300
		<i>Cracking, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Isolated Throughout</i>						
	Timber	45%	4+	\$1,000	LIFE	**	5	\$200
		<i>Broken, Extent : Light, Area Affected : 5%</i>						
		<i>Location : 20 Feet Long Section Near Boatshed</i>						
	No Component	25%						
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location :</i>						
		<i>Explanation : At Boatshed And At Travel Lift</i>						
Pile Supported Wall								
	Conc w/Stone Face	5%	4+	\$216,700	LIFE	**	5	\$4,000
		<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Starting 523 Feet From East And Extending 242 Feet Between Stone And Concrete Course At Top Of Wall And At Isolated Joints</i>						
		<i>Explanation : Mortar Loss</i>						
	Conc w/Stone Face	20%	4+	\$288,900	LIFE	**	5	\$15,900
		<i>Cracking, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : At Isolated Areas</i>						
		<i>Erosion, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : In Tidal Zone 702 Feet And 918 Feet From East</i>						
	Concrete	70%			2037	**	5	\$27,700
		<i>Erosion, Extent : Light, Area Affected : 25%</i>						
		<i>Location : In Tidal Zone At Eastern 532 Feet And Western 221 Feet</i>						
	Not Accessible	5%						
Backfill								
	Fill							
	Gravel	10%	Now	\$8,800	2043	**	5	\$100
		<i>Sinkhole, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Mutiple Sinkholes Around Boatshed</i>						
	Not Accessible	90%						
Surface								
	Asphalt	70%			2037	**	5	\$7,900
		<i>Cracking, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Isolated Locations</i>						
	Asphalt	10%	Now	\$3,600	2037	**	5	\$600
		<i>Sinkhole, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : At Boatshed</i>						
	Concrete	20%			2037	**	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	10%			2037	**	4-5	\$3,000	
		<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 15%</i>						
		<i>Location : Floating Composite Fender 373 Feet From East And Floating Tire Fender 433 Feet And 845 Feet From East</i>						
No Component	90%							
Piles								
Timber	55%			2037	**	4	\$19,600	
Timber	5%	Now	\$9,500	2043	**	4	\$1,200	
		<i>Broken, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Isolated Piles</i>						
No Component	40%							
Wales and Chocks								
Timber	60%			2037	**	4	\$48,300	
No Component	40%							

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 05-Oct-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$9,300	\$100	\$1,300	
Total	\$9,300	\$100	\$1,300	
Importance Code A	\$9,300		\$1,300	
Importance Code B		\$100		
Importance Code C				
Total	\$9,300	\$100	\$1,300	



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

DEPT. OF SMALL BUSINESS SERV. - 801
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							
	Timber	15%			LIFE	**	5	
	No Component	85%						
	Sheet Piles							
	Steel	13%			LIFE	**		
				<i>Corrosion, Extent : Light, Area Affected : 5%</i>				
				<i>Location : Isolated Locations In Tidal Zone</i>				
	Steel	2%	4+	\$9,300	LIFE	**		
				<i>Corrosion, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Above Mlw Elevation At Berth 7a, Adjacent To Dry Dock #3</i>				
	Not Accessible	85%						
	Pile Caps							
	Steel	85%			2032	**	5	\$2,600
	No Component	15%						
Backfill								
	Fill							
	Not Accessible	100%						
	Surface							
	Concrete	5%			2041	**	5	\$200
	Under Construction	95%						
Fender								
	Pile Cluster							
	Timber	5%			2029		4-10	
				<i>Other Observation, Extent : Light, Area Affected : 40%</i>				
				<i>Location : Lower Wire Rope</i>				
				<i>Explanation : Corrosion</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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 13-Oct-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$398,000	
Total	\$398,000	
Importance Code A	\$49,500	
Importance Code B	\$307,000	
Importance Code C	\$41,600	
Total	\$398,000	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$34,900	\$9,300		
Total	\$34,900	\$9,300		
Importance Code A		\$8,500		
Importance Code B	\$34,900	\$800		
Importance Code C				
Total	\$34,900	\$9,300		



*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
BERTHS 9 AND 9A PERIMETER WALL PILE SUPPORTED WALL AROUND PIER
Asset # : 13529

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Coping/Curb								
Concrete	25%			LIFE	**	5	\$100	
Concrete	25%	Now	\$41,600	LIFE	**	5	\$100	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
No Component	50%							
Pile Supported Wall								
Concrete	90%			2031	**	5	\$17,100	
<i>Cracking, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete	10%	4+	\$49,500	2037	**	5	\$900	
<i>Erosion, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout In Tidal Zone</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 300 Feet From Dry Dock 6</i>								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Not Accessible	100%							
Backfill								
Fill								
Gravel	10%	Now	\$4,200	2043	**	5		
<i>Sinkhole, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Isolated Throughout And At Southwest Corner</i>								
Not Accessible	90%							
Surface								
Asphalt	70%	Now	\$30,600	2043	**	5	\$1,900	
<i>Settlement, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Sinkhole, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Numerous Throughout</i>								
Concrete	30%			2031	**	5	\$1,600	
Fender								
Piles								
Timber	100%	Now	\$91,300	2043	**	4	\$11,400	1
<i>Missing Part, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Entire Asset</i>								
Wales and Chocks								
Timber	100%	Now	\$215,600	2043	**	4	\$25,800	
<i>Missing Part, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 28-Sep-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 819 **Lot** : 1 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$49,100	\$37,700
Total	\$49,100	\$37,700
Importance Code B		\$37,700
Importance Code C	\$49,100	
Total	\$49,100	\$37,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$46,000	\$7,500	\$100	
Total	\$46,000	\$7,500	\$100	
Importance Code B	\$13,000	\$7,500	\$100	
Importance Code C	\$33,000			
Total	\$46,000	\$7,500	\$100	



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

DEPT. OF SMALL BUSINESS SERV. - 801
BROOKLYN WHOLESALE MEAT MARKET REVETMENT

Asset # : 1739

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
	Coping/Curb Concrete	88%			LIFE	**	5	\$1,100
		<i>Cracking, Extent : Light, Area Affected : 10%</i> <i>Location : Isolated Throughout Curb</i>						
		<i>Discolor & Bleeding, Extent : Light, Area Affected : 10%</i> <i>Location : Isolated Rust Staining Throughout Curb</i>						
		<i>Spalling, Extent : Light, Area Affected : 10%</i> <i>Location : Isolated Throughout Curb</i>						
	Concrete	12%	Now	\$33,000	LIFE	**	5	\$100
		<i>Broken, Extent : Severe, Area Affected : 100%</i> <i>Location : Vehicle Damage</i>						
Revetment								
	Stone	95%			LIFE	**	5	\$7,400
	Stone	5%	0-2	\$49,100	LIFE	**	5	\$400
		<i>Missing Part, Extent : Moderate, Area Affected : 100%</i> <i>Location : North End Of Asset</i>						
Backfill								
	Surface Asphalt	100%			2036	**	5	\$14,900
		<i>Cracking, Extent : Light, Area Affected : 50%</i> <i>Location : At North End Of Asset</i>						
Deck Elements								
Railing								
	Fencing	52%			2028	\$37,700	3	\$300
	Fencing	18%	4+	\$13,000	2032	**	3	\$100
		<i>Corrosion, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout Fencing At North End Of Asset</i>						
		<i>Loose Connections, Extent : Moderate, Area Affected : 75%</i> <i>Location : Fabric Not Connected To Fence Posts At North End Of Asset</i>						
		<i>Missing Part, Extent : Severe, Area Affected : 100%</i> <i>Location : Near North End Of Asset. Fencing Removed.</i>						
	No Component	30%						

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

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

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : BULKHEAD
Address : ROBERT F. WAGNER PLACE PECK SLIP TO ROBERT WAGNER PLACE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGSP025.044 / 1743 **Yr Built/Renovated** :
Linear Ft : 957 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 21-Dec-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 73 **Lot** : 29 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$118,700	\$748,000
Total	\$118,700	\$748,000
Importance Code B	\$82,800	\$748,000
Importance Code C	\$35,900	
Total	\$118,700	\$748,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$32,000	\$5,300		
Total	\$32,000	\$5,300		
Importance Code A				
Importance Code B	\$32,000	\$5,300		
Importance Code C				
Total	\$32,000	\$5,300		



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

DEPT. OF SMALL BUSINESS SERV. - 801
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 : Throughout</i>								
	Gravity Wall Concrete	90%			LIFE	**	5	\$3,500
	Not Accessible	10%						
	Revetment Stone	55%			LIFE	**	5	\$3,200
	Stone	5%	4+	\$35,900	LIFE	**	5	\$300
<i>Missing Part, Extent : Light, Area Affected : 20%</i>								
<i>Location : Missing Stone At 200 Ft From South End</i>								
	No Component	40%						
Backfill								
	Fill Not Accessible	100%						
	Surface Asphalt	2%			2036	**	5	\$200
	Asphalt Pavers	95%			2036	**	5	\$10,400
	Asphalt Pavers	1%	Now	\$3,000	2036	**	5	\$100
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At 200 Ft, 231 Ft, And 300 Ft From South End</i>								
<i>Explanation : Missing Pavers Around Planters</i>								
	Topsoil	2%			2025		5	\$100
Fender								
	Piles Timber	75%	0-2	\$82,800	2042	**	4	\$17,200
<i>Rotting/Splitting, Extent : Severe, Area Affected : 15%</i>								
<i>Location : In Tidal Zone</i>								
<i>Worn, Extent : Severe, Area Affected : 15%</i>								
<i>Location : 17 Each 6-pile Clusters In Front Of Bulkhead.</i>								
	No Component	25%						
Deck Elements								
	Railing Steel	29%			2025			\$271,200
<i>Missing Coating, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : On Handrail</i>								
	Steel	50%	2-4	\$23,400	2025			\$467,500
<i>Corrosion, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : From south end to 400 ft from south end</i>								
	Steel	1%	Now	\$5,600	2027			\$9,400
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At 573 Ft From South End</i>								
	No Component	20%						

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : BULKHEAD
Address : ROBERT F. WAGNER PLACE ROBERT F. WAGNER PLACE TO MARKET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGSP025.045 / 1744 **Yr Built/Renovated** :
Linear Ft : 1,410 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 21-Dec-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 240 **Lot** : 6 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$1,343,400	\$1,413,500
Total	\$1,343,400	\$1,413,500
Importance Code A	\$1,254,700	\$35,900
Importance Code B	\$88,800	\$1,377,600
Total	\$1,343,400	\$1,413,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$32,500	\$5,600		
Total	\$32,500	\$5,600		
Importance Code A				
Importance Code B	\$27,600	\$5,600		
Importance Code C	\$4,900			
Total	\$32,500	\$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
BULKHEAD
Asset # : 1744

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
	Coping/Curb							
	Concrete	99%			LIFE	**	5	\$1,300
		<i>Cracking, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
	Concrete	1%	Now	\$4,900	LIFE	**	5	
		<i>Spalling, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : At 95 Ft From South End</i>						
	Gravity Wall							
	Concrete	35%	4+	\$203,200	LIFE	**	5	\$2,000
		<i>Cracking, Extent : Moderate, Area Affected : 2%</i>						
		<i>Location : Throughout</i>						
		<i>Erosion, Extent : Light, Area Affected : 2%</i>						
		<i>Location : Throughout</i>						
	Stone	5%	4+	\$36,100	LIFE	**	5	\$6,000
		<i>Cracking, Extent : Moderate, Area Affected : 2%</i>						
		<i>Location : Throughout</i>						
		<i>Erosion, Extent : Light, Area Affected : 2%</i>						
		<i>Location : Throughout</i>						
	Stone	25%			LIFE	**	5	\$29,900
	No Component	35%						
	Pile Supported Wall							
	Concrete	25%	4+	\$73,400	2042	**	5	\$7,000
		<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Erosion And Cracking</i>						
	Concrete	10%	0-2	\$880,900	2042	**	5	\$2,800
		<i>Erosion, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : Throughout</i>						
		<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Evident By Paver Displacement</i>						
		<i>Explanation : Possible Settlement</i>						
	No Component	65%						
	Piles and Bracing							
	No Component	65%						
	Not Accessible	35%						
	Pile Caps							
	Timber	35%	0-2	\$61,100	LIFE	**	4	\$3,900
		<i>Rotting/Splitting, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Along Face Of Wall</i>						
	No Component	65%						
	Backfill							
	Fill							
	Not Accessible	100%						

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

DEPT. OF SMALL BUSINESS SERV. - 801
BULKHEAD
Asset # : 1744

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Backfill								
Surface								
Asphalt Pavers	30%	4+	\$88,800	2036	**	5	\$2,400	
<i>Settlement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At 60 Ft To 160 Ft, 315 Ft To 520 Ft, 1080 Ft To 1130 Ft, And 1300 To 1410 Ft From South End</i>								
Asphalt Pavers	70%			2036	**	5	\$11,300	
Deck Elements								
Railing								
Steel	80%			2025	\$1,102,100			
Steel	20%	2-4	\$27,600	2025	\$275,500			
<i>Corrosion, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Fro 60 Ft To 280 Ft From South End And Isolated Throughout</i>								

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : BULKHEAD
Address : EAST RIVER, 54TH ST TO 59TH ST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR025.052 / 1749 **Yr Built/Renovated** :
Linear Ft : 1,245 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 11-Feb-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 1371 **Lot** : 38 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$114,800	\$39,300
Total	\$114,800	\$39,300
Importance Code A	\$114,800	\$39,300
Total	\$114,800	\$39,300

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$300	\$6,400		
Total	\$300	\$6,400		
Importance Code B	\$300	\$6,400		
Importance Code C				
Total	\$300	\$6,400		



*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
Asset # : 1749

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Relieving Platform Top Concrete/Stone	3%	Now	\$79,100	LIFE		**		
			<i>Cracking, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Missing Part, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
No Component	95%							
Not Accessible	2%							
Gravity Wall								
Conc w/Stone Face	30%			LIFE	**	5	\$33,700	
			<i>Cracking, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Erosion, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Conc w/Stone Face	5%	Now	\$35,700	LIFE	**	5	\$5,600	
			<i>Missing Part, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Missing Stone Facing At 400 Ft From North And Other Isolated Locations</i>					
No Component	35%							
Not Accessible	30%							
Piles and Bracing								
No Component	95%							
Not Accessible	5%							
Revetment								
Stone	15%			LIFE	**	5	\$1,100	
No Component	85%							
Sheet Piles								
Steel	15%			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								
Asphalt	90%			2036	**	5	\$12,800	
Topsoil	10%			2025	\$6,800	5	\$600	
Deck Elements								
Railing								
Fencing	30%			2028	\$20,700	3	\$100	
No Component	70%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : BULKHEAD
Address : SS WALL ST TO SS HELIPORT PIER EAST RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBS0025.041 / 1765 **Yr Built/Renovated** :
Linear Ft : 1,275 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 26-Sep-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 36 **Lot** : 12 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$293,700	\$603,800
Total	\$293,700	\$603,800
Importance Code A	\$293,700	\$43,200
Importance Code B		\$560,600
Total	\$293,700	\$603,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads			\$7,300	
Total			\$7,300	
Importance Code B			\$7,300	
Total			\$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)	Estimated Cost	
Structural								
Gravity Wall								
Stone	5%	0-2	\$65,300	LIFE	**	5	\$5,400	
	<i>Missing Part, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : 2 Courses Of Grout Loss 6 Inches High Up To 2 Feet Deep (At Terminus Of Old Slip)</i>							
Stone	35%	4+	\$228,500	LIFE	**	5	\$37,800	
	<i>Other Observation, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Periodic Throughout In Tidal Zone</i>							
	<i>Explanation : Grout Loss</i>							
Not Accessible	60%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	95%			2037	**	5	\$13,800	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 50%</i>							
	<i>Location : Southern Half Is Recently New; Northern Half Is Under Construction</i>							
Concrete	5%			2037	**	5	\$700	
	<i>Cracking, Extent : Light, Area Affected : 5%</i>							
	<i>Location : At Base Of Pier 11</i>							
Deck Elements								
Railing								
Steel	45%			2027			\$560,600	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Southern Portion Belongs To Platform Asset</i>							
No Component	55%							

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : BULKHEAD
Address : BATTERY MARITIME BLDG.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DOT0127.010 / 2777 **Yr Built/Renovated** :
Linear Ft : 366 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 08-Sep-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 2 **Lot** : 1 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$1,800			
Total	\$1,800			
Importance Code A				
Importance Code B	\$1,800			
Total	\$1,800			



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

DEPT. OF SMALL BUSINESS SERV. - 801

BULKHEAD

Asset # : 2777

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Gravity Wall								
Concrete	12%			LIFE	**	5	\$200	
Not Accessible	88%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	35%			2035	**	5	\$1,500	
			<i>Cracking, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
			<i>Settlement, Extent : Light, Area Affected : 2%</i>					
			<i>Location : Isolated</i>					
Concrete	50%			2035	**	5	\$2,100	
Stone	15%			2035	**	10		

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

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

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 02-Aug-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 1353 **Lot** : 50 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$249,200	\$223,000
Total	\$249,200	\$223,000
Importance Code A	\$249,200	
Importance Code B		\$223,000
Total	\$249,200	\$223,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads				
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
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	\$173,400	LIFE	**	5	\$9,500
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Bottom Half Of Wall For 40 Feet Total</i>						
		<i>Explanation : Missing Granite Fascia Panels</i>						
	Conc w/Stone Face	35%	4+	\$75,800	LIFE	**	5	\$8,300
		<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : At Wall Ends Approximately 300 SF</i>						
		<i>Explanation : Spalling On Walls At Outfall Opening</i>						
	Not Accessible	25%						
	Piles and Bracing							
	Not Accessible	100%						
	Sheet Piles							
	Not Accessible	100%						
Backfill								
	Fill							
	Not Accessible	100%						
	Surface							
	Not Accessible	100%						
Deck Elements								
	Parapet							
	Concrete	100%			2029	\$223,000		
		<i>Cracking, Extent : Light, Area Affected : 75%</i>						
		<i>Location : Throughout</i>						
		<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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : BULKHEAD ALONG SOUTH STREET
Address : SS OF PIER 15 NORTH TO PECK SLIP EAST RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGSP025.043 / 1742 **Yr Built/Renovated** :
Linear Ft : 1,153 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 03-Dec-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 36 **Lot** : 30 **BIN** :

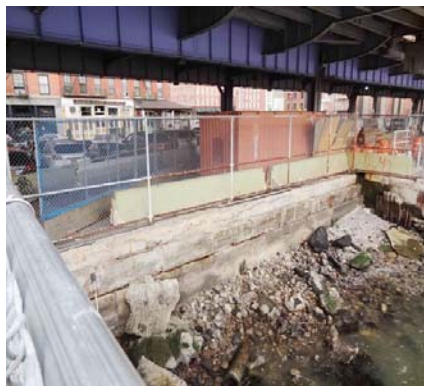
CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$2,300	\$4,300		
Total	\$2,300	\$4,300		
Importance Code A				
Importance Code B	\$2,300	\$4,300		
Total	\$2,300	\$4,300		



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

DEPT. OF SMALL BUSINESS SERV. - 801
BULKHEAD 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 Concrete	5%			LIFE	**	5	\$200
			<i>Cracking, Extent : Light, Area Affected : 25%</i>					
			<i>Location : Throughout</i>					
	Not Accessible	95%						
Backfill								
	Fill							
	Not Accessible	100%						
Surface								
	Asphalt	65%			2036	**	5	\$8,600
			<i>Cracking, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
	Asphalt Pavers	35%			2040	**	5	\$4,600
Deck Elements								
	Railing							
	Fencing	5%			2025	\$3,200	3	
			<i>Corrosion, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : North Of Pier 17</i>					
	No Component	95%						

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : BULKHEAD BATTERY PARK
Address : SOUTH OF PIER A TO MERCHANT MARINERS MEMORIAL
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBS0025.030 / 168 **Yr Built/Renovated** :
Linear Ft : 119 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 08-Dec-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 3 **Lot** : 1 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads		\$116,300
Total		\$116,300
Importance Code B		\$116,300
Total		\$116,300

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$34,700	\$500		
Total	\$34,700	\$500		
Importance Code A	\$34,700			
Importance Code B		\$500		
Importance Code C				
Total	\$34,700	\$500		



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

DEPT. OF SMALL BUSINESS SERV. - 801
BULKHEAD BATTERY PARK
Asset # : 168

Bulkheads		Current Repair		Future Replacement		Maintenance		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	\$100	
<i>Cracking, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Discolor & Bleeding, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<hr/>								
Pile Supported Wall								
Conc w/Stone Face	80%			LIFE	**	5	\$7,600	
Conc w/Stone Face	20%	4+	\$34,700	LIFE	**	5	\$1,900	
<i>Other Observation, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout Above Mlw Elevation</i>								
<i>Explanation : Grout Loss</i>								
<hr/>								
Piles and Bracing								
Not Accessible	100%							
<hr/>								
Pile Caps								
Not Accessible	100%							
<hr/>								
Backfill								
Fill								
Not Accessible	100%							
<hr/>								
Surface								
Asphalt Pavers	50%			2036	**	5	\$700	
Concrete	20%			2036	**	5	\$300	
<i>Cracking, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<hr/>								
Stone	30%			2040	**	10		
<hr/>								
Deck Elements								
Railing								
Steel	100%			2025			\$116,300	
<i>Missing Connections, Extent : Light, Area Affected : 1%</i>								
<i>Location : One Missing Connection At Base</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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : BULKHEAD E. 63 TO E. 71 ST. E.R.
Address : E. RIVER, 63RD TO 71ST ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR025.054 / 1750 **Yr Built/Renovated** :
Linear Ft : 2,150 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 28-Dec-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 1482 **Lot** : 60 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$331,400	\$2,222,700
Total	\$331,400	\$2,222,700
Importance Code A	\$284,600	\$122,100
Importance Code B	\$46,800	\$2,100,600
Total	\$331,400	\$2,222,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$45,700	\$8,600		
Total	\$45,700	\$8,600		
Importance Code A	\$41,500			
Importance Code B	\$4,200	\$8,600		
Total	\$45,700	\$8,600		



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

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	3%	Now	\$136,600	LIFE			**	
			<i>Erosion, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : At South End</i>					
			<i>Missing Part, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Missing Facing Stones At South End</i>					
Concrete/Stone	3%			LIFE			**	
			<i>Cracking, Extent : Light, Area Affected : 25%</i>					
			<i>Location : At South End</i>					
			<i>Erosion, Extent : Light, Area Affected : 25%</i>					
			<i>Location : At South End</i>					
No Component	90%							
Not Accessible	4%							
Gravity Wall								
Conc w/Stone Face	3%	4+	\$148,000	LIFE		**	5	\$5,800
			<i>Broken, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Broken Stone Facing At South End</i>					
			<i>Erosion, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : South Of Stone Gravity Wall</i>					
Stone	65%			LIFE		**	5	\$118,400
			<i>Recent Repair Evident, Extent : Light, Area Affected : 75%</i>					
			<i>Location : Repointing On-going Throughout</i>					
Stone	2%	4+	\$22,000	LIFE		**	5	\$3,600
			<i>Displaced Elements, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Two Isolated Areas</i>					
No Component	10%							
Not Accessible	20%							
Piles and Bracing								
No Component	90%							
Not Accessible	10%							
Lowlevel Pile Caps								
Timber	2%	Now	\$19,500	LIFE		**		
			<i>Rotting/Splitting, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : South End</i>					
No Component	90%							
Not Accessible	8%							
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 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
Backfill								
Surface								
	Asphalt Blocks	70%			2036	**	5	\$17,200
<i>Settlement, Extent : Light, Area Affected : 2%</i>								
<i>Location :</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Isolated Throughout</i>								
<i>Explanation : Settlement At Planters And Utilities</i>								
	Asphalt Blocks	5%	Now	\$46,800	2036	**	5	\$600
<i>Missing Part, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 4 Sections For 95 Ft</i>								
	Under Construction	25%						
Deck Elements								
Railing								
	Steel	99%			2025			\$2,079,600
<i>Missing Coating, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
	Steel	1%	Now	\$4,200	2025			\$21,000
<i>Buckling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Three Isolated Broken Posts</i>								

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : BULKHEAD E. 78TH TO E. 81ST ST.
Address : E. RIVER, 78TH TO 81ST ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR025.057 / 2879 **Yr Built/Renovated** :
Linear Ft : 853 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 20-Jan-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 1490 **Lot** : 60 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$168,100	\$291,700
Total	\$168,100	\$291,700
Importance Code A	\$168,100	
Importance Code B		\$291,700
Total	\$168,100	\$291,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads				
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
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%	Now	\$97,800	LIFE	**	5	\$3,800
		<i>Missing Part, Extent : Severe, Area Affected : 15%</i>						
		<i>Location : Around Outfall At 79th St And At Transition To Concrete Wall</i>						
	Conc w/Stone Face	20%			LIFE	**	5	\$15,400
		<i>Cracking, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Isolated Throughout</i>						
	Concrete	5%	4+	\$70,200	LIFE	**	5	\$200
		<i>Cracking, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Throughout Along Top Of Face</i>						
		<i>Spalling, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Throughout Along Top Of Face</i>						
	Concrete	50%			LIFE	**	5	\$1,700
		<i>Cracking, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
	Not Accessible	20%						
Backfill								
Fill								
	Not Accessible	100%						
Surface								
	Under Construction	100%						
Deck Elements								
Railing								
	Steel	35%			2025	\$291,700		
		<i>Missing Coating, Extent : Light, Area Affected : 15%</i>						
		<i>Location : Throughout</i>						
	Under Construction	65%						

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

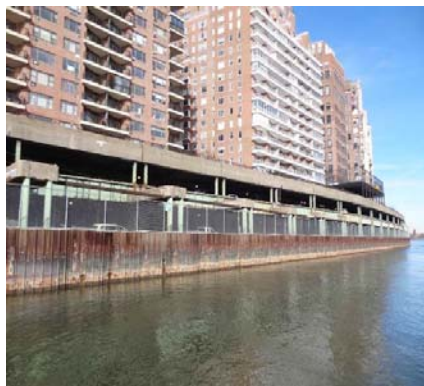
Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : BULKHEAD E. 81ST TO E. 84TH ST.
Address : E. RIVER, 81ST TO 84TH ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR025.058 / 2878 **Yr Built/Renovated** :
Linear Ft : 793 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 20-Jan-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 1589 **Lot** : 1 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$144,700	\$44,000
Total	\$144,700	\$44,000
Importance Code A	\$144,700	
Importance Code B		\$44,000
Total	\$144,700	\$44,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
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	30%	4+	\$144,700	LIFE	**		
		<i>Corrosion, Extent : Moderate, Area Affected : 30%</i>						
		<i>Location : Tidal And Splash Zones</i>						
		<i>Other Observation, Extent : Light, Area Affected : 2%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Holes At Sheet Pile Splice Locations</i>						
	Steel	30%			LIFE	**		
	Not Accessible	40%						
Backfill								
	Fill							
	Not Accessible	100%						
Surface								
	Concrete	100%			2036	**	5	\$9,100
		<i>Cracking, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
		<i>Spalling, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
Deck Elements								
	Railing							
	Fencing	100%			2028	\$44,000	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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : BULKHEAD GRAVITY WALL/RELIEVING PLATFORM
Address : SOUTH STREET MARKET SLIP TO PIER 35
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGSP025.046 / 1745 **Yr Built/Renovated** :
Linear Ft : 1,485 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 21-Dec-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 240 **Lot** : 6 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads		\$1,507,500
Total		\$1,507,500
Importance Code A		\$56,600
Importance Code B		\$1,450,900
Total		\$1,507,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$3,100	\$8,400		
Total	\$3,100	\$8,400		
Importance Code A				
Importance Code B	\$3,100	\$8,400		
Importance Code C				
Total	\$3,100	\$8,400		



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

DEPT. OF SMALL BUSINESS SERV. - 801
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	10%			LIFE	**	5	\$600
	No Component	90%						
Coping/Curb								
	Concrete	100%			LIFE	**	5	\$1,400
				<i>Cracking, Extent : Light, Area Affected : 2%</i>				
				<i>Location : Throughout</i>				
Gravity Wall								
	Stone	45%			LIFE	**	5	\$56,600
				<i>Spalling, Extent : Moderate, Area Affected : 25%</i>				
				<i>Location : At Concrete Patches</i>				
				<i>Other Observation, Extent : Light, Area Affected : 25%</i>				
				<i>Location : Throughout</i>				
				<i>Explanation : 25% Of Grout Missing</i>				
	No Component	20%						
	Not Accessible	35%						
Piles and Bracing								
	Steel	5%			LIFE	**	5	\$11,500
				<i>Corrosion, Extent : Light, Area Affected : 5%</i>				
				<i>Location : In Tidal Zone</i>				
	No Component	90%						
	Not Accessible	5%						
Backfill								
Fill								
	Not Accessible	100%						
Surface								
	Asphalt	99%			2036	**	5	\$16,800
				<i>Settlement, Extent : Light, Area Affected : 50%</i>				
				<i>Location : Throughout</i>				
	Asphalt Pavers	1%	4+	\$3,100	2036	**	5	\$100
				<i>Settlement, Extent : Moderate, Area Affected : 50%</i>				
				<i>Location : From South End To 67 Ft From South End</i>				
Deck Elements								
Railing								
	Steel	100%			2025			\$1,450,900
				<i>Corrosion, Extent : Light, Area Affected : 5%</i>				
				<i>Location : From South End To 500 Ft From South End</i>				
				<i>Other Observation, Extent : Light, Area Affected : 50%</i>				
				<i>Location : On Timber Top Rail, 672 Ft From South End To North End</i>				
				<i>Explanation : Weathering</i>				

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 28-Jul-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 241 **Lot** : 13 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$255,600	\$54,200
Total	\$255,600	\$54,200
Importance Code A	\$196,700	\$54,200
Importance Code B	\$58,900	
Total	\$255,600	\$54,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads		\$600	\$900	
Total		\$600	\$900	
Importance Code A				
Importance Code B		\$600	\$900	
Total		\$600	\$900	



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

DEPT. OF SMALL BUSINESS SERV. - 801
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)	
Structural								
	Gravity Wall							
	Concrete	5%	0-2	\$87,700	LIFE	**	5	\$200
		<i>Spalling, Extent : Severe, Area Affected : 75%</i>						
		<i>Location : North End, South Of Coned Structure</i>						
	Concrete	10%			LIFE	**	5	\$400
	Stone	20%	4+	\$109,000	LIFE	**	5	\$18,100
		<i>Cracking, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Isolated Cracked Stones</i>						
		<i>Missing Block Seal, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
	Stone	40%			LIFE	**	5	\$36,100
	Not Accessible	25%						
Backfill								
	Fill							
	Not Accessible	100%						
Surface								
	Asphalt	60%	2-4	\$58,900	2043	**	5	\$3,600
		<i>Cracking, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Periodic Throughout</i>						
		<i>Sinkhole, Extent : Severe, Area Affected : 5%</i>						
		<i>Location : 2 Feet Diameter Sinkhole 83 Feet From West Side Of Pier Building</i>						
	Concrete	15%			2037	**	5	\$1,800
		<i>Cracking, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Periodic Throughout</i>						
	Topsoil	25%			2026	\$14,600	5	\$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.

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : BULKHEAD - HARLEM RIVER SEAWALL/REVTMENT/CRIBBING
Address : HARLEM RIVER, 147TH - 158TH ST E.145TH TO MACOMBS DAM BRIDGE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DBS0027.021 / 1718 **Yr Built/Renovated** :
Linear Ft : 4,469 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 17-Feb-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2539 **Lot** : 2 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$1,619,400	\$827,400
Total	\$1,619,400	\$827,400
Importance Code A	\$340,100	
Importance Code B	\$1,010,800	\$827,400
Importance Code C	\$268,500	
Total	\$1,619,400	\$827,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$41,600			\$61,300
Total	\$41,600			\$61,300
Importance Code A				
Importance Code B	\$41,600			\$61,300
Importance Code C				
Total	\$41,600			\$61,300



*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 - HARLEM RIVER SEAWALL/REVTMENT/CRIBBING

Asset # : 1718

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Gravity Wall								
Concrete	10%			LIFE	**	5	\$1,800	
	<i>Erosion, Extent : Light, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Stone Gabion	1%			LIFE	**	3		
No Component	79%							
Not Accessible	10%							
Piles and Bracing								
Timber	5%	4+	\$201,700	2036	**	4	\$33,400	
	<i>Displaced Elements, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Isolated Offset Piles</i>							
	<i>Rotting/Splitting, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
No Component	65%							
Not Accessible	30%							
Revetment								
Stone	37%			LIFE	**	5	\$9,900	
Stone	5%	2-4	\$167,800	LIFE	**	5	\$1,300	
	<i>Missing Part, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Isolated Throughout</i>							
Stone	3%	Now	\$100,700	LIFE	**	5	\$800	
	<i>Missing Part, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Concrete Debris Revetment From 600 Ft To 750 Ft From South</i>							
No Component	55%							
Pile Caps								
Timber	5%	4+	\$138,400	LIFE	**	4	\$1,800	
	<i>Rotting/Splitting, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
No Component	65%							
Not Accessible	30%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	50%			2030	**	5	\$25,500	
	<i>Cracking, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Isolated Throughout</i>							
	<i>Settlement, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Topsoil	5%	2-4	\$7,400	2026	\$12,300	5	\$500	
	<i>Erosion, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Isolated Throughout</i>							
Topsoil	40%			2025	\$98,300	5	\$8,400	
Topsoil	5%	Now	\$7,400	2027	\$12,300	5	\$500	
	<i>Settlement, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Isolated Throughout</i>							

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
BULKHEAD - HARLEM RIVER SEAWALL/REVTMENT/CRIBBING
Asset # : 1718

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fender								
Piles								
Timber	35%			2023	\$300,800	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%			2023	\$710,100	4	\$84,900	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Fender System Obsolete</i>								
No Component	65%							
Deck Elements								
Railing								
Fencing	20%	Now	\$9,900	2028	\$49,500	3	\$400	
<i>Broken, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Unsecured And Damaged Portion</i>								
<i>Corrosion, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Remaining Sections</i>								
Steel	15%			2026	\$655,000			
No Component	65%							
Parapet								
Concrete	10%			2031	**			
No Component	90%							

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : BULKHEAD @ PILE SUPPORTED WHARF BET. NICKS LOBSTER/ KINGS PLAZA
Address : FLATBUSH AVE. MILL BASIN
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR026.062 / 16 **Yr Built/Renovated** :
Linear Ft : 700 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 15-Sep-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 8591 **Lot** : 980 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$643,400	\$38,500
Total	\$643,400	\$38,500
Importance Code A	\$643,400	
Importance Code B		\$38,500
Total	\$643,400	\$38,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$1,600			
Total	\$1,600			
Importance Code A				
Importance Code B	\$1,600			
Total	\$1,600			



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

DEPT. OF SMALL BUSINESS SERV. - 801
BULKHEAD @ PILE SUPPORTED WHARF BET. NICKS LOBSTER/ KINGS PLAZA
Asset # : 16

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Piles and Bracing								
Concrete	20%	0-2	\$348,300	LIFE	**	5	\$800	
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : In Tidal Zone</i>								
Not Accessible	80%							
Sheet Piles								
Concrete	20%	2-4	\$169,600	LIFE	**			
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : In Tidal Zone</i>								
<i>Explanation : Erosion</i>								
Not Accessible	80%							
Pile Caps								
Concrete	100%	4+	\$125,500	LIFE	**	5	\$2,100	
<i>Corrosion of Reinforcement, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Topsoil	100%			2025	\$38,500	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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 17-Feb-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 241 **Lot** : 13 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$51,100	\$46,100
Total	\$51,100	\$46,100
Importance Code A		\$46,100
Importance Code C	\$51,100	
Total	\$51,100	\$46,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$58,300	\$7,000	\$5,100	
Total	\$58,300	\$7,000	\$5,100	
Importance Code A	\$28,200		\$5,100	
Importance Code B	\$30,100	\$7,000		
Importance Code C				
Total	\$58,300	\$7,000	\$5,100	



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

DEPT. OF SMALL BUSINESS SERV. - 801
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	2%	4+	\$28,200	LIFE	**	5	\$100
		<i>Cracking, Extent : Moderate, Area Affected : 15%</i>						
		<i>Location : At North End Of Pier</i>						
		<i>Spalling, Extent : Moderate, Area Affected : 15%</i>						
		<i>Location : At North End Of Pier</i>						
	Concrete	13%			LIFE	**	5	\$700
	No Component	85%						
	Gravity Wall							
	Concrete	25%			LIFE	**	5	\$1,400
	Stone	40%			LIFE	**	5	\$46,100
		<i>Missing Block Seal, Extent : Moderate, Area Affected : 2%</i>						
		<i>Location : Isolated Throughout</i>						
	No Component	30%						
	Not Accessible	5%						
	Piles and Bracing							
	Timber	5%			2030	**	4	\$10,200
	No Component	75%						
	Not Accessible	20%						
	Revetment							
	Stone	5%	4+	\$51,100	LIFE	**	5	\$400
		<i>Settlement, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Throughout, Beneath Concrete Gravity Wall</i>						
	Stone	35%			LIFE	**	5	\$2,900
	No Component	60%						
	Sheet Piles							
	Steel	10%			LIFE	**		
		<i>Corrosion, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout Splash And Tidal Zones</i>						
	No Component	90%						
	Pile Caps							
	No Component	75%						
	Not Accessible	25%						
	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 @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
Backfill								
Surface								
	Asphalt	20%			2036	**	5	\$3,100
		<i>Cracking, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Isolated Throughout</i>						
	Concrete	70%			2036	**	5	\$10,900
		<i>Cracking, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Isolated Throughout</i>						
	Concrete	10%	4+	\$30,100	2036	**	5	\$800
		<i>Exposed Reinforcement, Extent : Severe, Area Affected : 25%</i>						
		<i>Location : At Spall Locations</i>						
		<i>Spalling, Extent : Severe, Area Affected : 25%</i>						
		<i>Location : Isolated Locations And Around Drains Throughout</i>						

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : BULKHEAD AND RELIEVING PLATFORM UNDER NICKS LOBSTER BUILDING
Address : 2777 FLATBUSH AVE. MILL BASIN
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR026.065 / 19 **Yr Built/Renovated** :
Linear Ft : 360 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 09-Sep-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 8591 **Lot** : 980 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$7,800	\$3,300	\$300	
Total	\$7,800	\$3,300	\$300	
Importance Code A				
Importance Code B	\$7,800	\$3,300	\$300	
Total	\$7,800	\$3,300	\$300	



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

DEPT. OF SMALL BUSINESS SERV. - 801
BULKHEAD AND RELIEVING PLATFORM UNDER NICKS LOBSTER BUILDING
Asset # : 19

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority	
System	Component Type	% 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%							
	Piles and Bracing								
	Concrete	10%		LIFE	**	5	\$200		
	Not Accessible	90%							
	Sheet Piles								
	Timber	25%		LIFE	**	4	\$1,700		
	No Component	65%							
	Not Accessible	10%							
	Pile Caps								
	Not Accessible	100%							
Backfill									
	Surface								
	Asphalt	35%		2036	**	5	\$1,400		
	Concrete	20%		2036	**	5	\$800		
	Not Accessible	45%							
Fender									
	Facing								
	Timber	45%		2036	**	3	\$6,400		
	No Component	55%							
	Piles								
	Timber	8%		2030	**	4	\$700		
			<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>						
			<i>Location : Tidal Zone</i>						
	No Component	90%							
	Not Accessible	2%							
	Wales and Chocks								
	Timber	80%		2036	**	4	\$23,400		
	No Component	20%							

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : BULKHEAD AT 23RD ST. GOWANUS BAY
Address : NORTH SIDE OF 23RD STREET TO SOUTH SIDE OF 24TH STREET
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0015.033 / 2977 **Yr Built/Renovated** :
Linear Ft : 330 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 08-Oct-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 644 **Lot** : 1 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$600	\$1,400		\$600
Total	\$600	\$1,400		\$600
Importance Code A				\$600
Importance Code B	\$600	\$1,400		
Total	\$600	\$1,400		\$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	10%			LIFE	**	5	\$5,100	
		<i>Corrosion, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Above Mlw Elevation, Southern 150 Feet Of Asset</i>						
No Component	55%							
Not Accessible	35%							
Sheet Piles								
Steel	25%			LIFE	**			
		<i>Corrosion, Extent : Light, Area Affected : 30%</i>						
		<i>Location : Above Mlw Elevation Throughout</i>						
		<i>Missing Coating, Extent : Severe, Area Affected : 35%</i>						
		<i>Location : Above Mlw Elevation Throughout</i>						
Steel	25%			LIFE	**			
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Northern 180 Feet Of Asset</i>						
Not Accessible	50%							
Wales								
Steel	45%			LIFE	**	5	\$3,500	
		<i>Corrosion, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Throughout, Southern 150 Feet Of Asset</i>						
No Component	55%							
Pile Caps								
Concrete	50%			LIFE	**	5	\$500	
		<i>Displaced Elements, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Up To 0.5 In. Displacement In Pile Cap At Sta. 1+67 From North</i>						
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Northern 180 Feet Of Asset</i>						
Steel	45%			2028	\$2,700	5	\$1,200	
		<i>Corrosion, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Throughout</i>						
		<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Missing Coating</i>						
No Component	5%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	60%			2036	**	5	\$2,300	
Concrete	10%			2036	**	5	\$400	
		<i>Cracking, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Isolated Locations</i>						
Gravel	28%			2036	**	2-5	\$300	
Gravel	2%	2-4	\$600	2042	**	2-5		
		<i>Settlement, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : At 167 Feet From North End Of Asset</i>						

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

**DEPT. OF SMALL BUSINESS SERV. - 801
BULKHEAD AT 23RD ST. GOWANUS BAY
Asset # : 2977**

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								
Pile Cluster								
Timber	45%			2028		4-10		
No Component	55%							
Deck Elements								
Railing								
Guard Rail	100%			LIFE		* *		

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 112 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 28-Jul-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 241 **Lot** : 13 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads		\$65,700
Total		\$65,700
Importance Code B		\$65,700
Total		\$65,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads		\$600		
Total		\$600		
Importance Code A				
Importance Code B		\$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
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	\$200
				<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Precast Drainage Platform</i>				
	No Component	60%						
	Piles and Bracing Steel	25%			LIFE	**	5	\$4,300
				<i>Missing Coating, Extent : Light, Area Affected : 2%</i>				
				<i>Location : Throughout Splash Zone</i>				
	Not Accessible	75%						
Backfill								
	Fill							
	Not Accessible	100%						
	Surface							
	Asphalt Pavers	60%			2041	**	5	\$800
	Concrete	40%			2041	**	5	\$500
Deck Elements								
	Railing							
	Steel	60%			2027			\$65,700
	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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : BUSH TERMINAL BULKHEAD PIER 5 TO 6
Address : 43RD STREET N/S PIER 5 TO S/S PIER 6
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR026.024 / 23 **Yr Built/Renovated** :
Linear Ft : 286 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 02-Sep-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 715 **Lot** : 1 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$4,500	\$1,000	\$800	
Total	\$4,500	\$1,000	\$800	
Importance Code B	\$4,500	\$1,000	\$800	
Importance Code C				
Total	\$4,500	\$1,000	\$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 PIER 5 TO 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	\$1,700
	Sheet Piles							
	Steel	25%			LIFE	**		
	No Component	75%						
Backfill								
	Fill							
	Topsoil	5%	Now	\$3,100	2067	**		
			<i>Sinkhole, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : At North End</i>					
	Not Accessible	95%						
Surface								
	Asphalt	60%			2036	**	5	\$2,000
	Asphalt	5%	Now	\$1,300	2042	**	5	\$100
			<i>Sinkhole, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : At Northern End Due To Abandoned Pile Supported Wall</i>					
	Cobblestone	35%			2047	**	5	\$1,500
Deck Elements								
	Railing							
	Fencing	100%			2031	**	3	\$100

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : BUSH TERMINAL BULKHEAD PIER 6 TO 7
Address : 41ST STREET N/S PIER 6 NORTH TO END
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR026.025 / 22 **Yr Built/Renovated** :
Linear Ft : 220 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 02-Sep-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 715 **Lot** : 1 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$6,100	\$1,300		
Total	\$6,100	\$1,300		
Importance Code A				
Importance Code B	\$6,100	\$1,300		
Total	\$6,100	\$1,300		



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

DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL BULKHEAD PIER 6 TO 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	60%			LIFE	**	5	\$20,400
			<i>Corrosion, Extent : Light, Area Affected : 75%</i>					
			<i>Location : Throughout Splash Zone</i>					
			<i>Displaced Elements, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Deflected Flange On South Center Pile</i>					
	No Component	40%						
	Sheet Piles							
	Steel	60%			LIFE	**		
			<i>Corrosion, Extent : Light, Area Affected : 25%</i>					
			<i>Location : Above Mlw Elevation</i>					
	Not Accessible	40%						
	Wales							
	Steel	40%			LIFE	**	5	\$2,100
			<i>Corrosion, Extent : Light, Area Affected : 25%</i>					
			<i>Location : Throughout</i>					
	No Component	60%						
Backfill								
	Fill							
	Not Accessible	100%						
	Surface							
	Asphalt	40%			2036	**	5	\$1,000
	Concrete	60%			2036	**	5	\$1,500
Deck Elements								
	Railing							
	Fencing	50%			2028	\$6,100	3	
	Fencing	50%	Now	\$6,100	2032	**	3	
			<i>Displaced Elements, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : 100 Feet Long Section In Middle Of Structure</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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : BUSH TERMINAL PARK BULKHEAD
 Address : NORTH SIDE OF PIER 4 TO SOUTH SIDE OF PIER 5
 Borough : BROOKLYN Agency's Number : N/A
 Program / Asset # : DBSR026.023 / 24 Yr Built/Renovated :
 Linear Ft : 352 Project Type : ECONOMIC DEVELOPMENT
 Date of Survey : 02-Sep-2015 Landmark Status : NONE
 Areas Surveyed :
 Block : 725 Lot : 1 BIN :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads		\$343,900
Total		\$343,900
Importance Code B		\$343,900
Total		\$343,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$26,400		\$2,000	
Total	\$26,400		\$2,000	
Importance Code A				
Importance Code B			\$2,000	
Importance Code C	\$26,400			
Total	\$26,400		\$2,000	



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

DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL PARK 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)	Estimated Cost
Structural								
	Gravity Wall Concrete	100%			LIFE	**	5	\$1,400
<i>Displaced Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 120 Feet From North, Horizontal Displacement Up To 1 Inch</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 100 Feet To 140 Feet From North</i>								
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout; Behind Abandoned Displaced Pile Supported Beam</i>								
<hr/>								
	Revetment Stone	90%			LIFE	**	5	\$1,900
	Stone	10%	4+	\$26,400	LIFE	**	5	\$200
<i>Missing Part, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 120 Feet From North Adjacent To Recent Repair</i>								
<hr/>								
Backfill								
	Fill Not Accessible	100%						
<hr/>								
	Surface Asphalt	100%			2042	**	5	\$4,000
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Bush Terminal Park</i>								
<hr/>								
Deck Elements								
	Railing Steel	100%			2026			\$343,900
<i>Corrosion, Extent : Light, Area Affected : 1%</i>								
<i>Location : Isolated Throughout</i>								

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : BUSH TERMINAL PARK REVETMENT
Address : FOOT OF 45TH ST. TO 52ND ST. INCLUDING PERIMETER OF PIER 4
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR026.021 / 2571 **Yr Built/Renovated** :
Linear Ft : 4,348 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 03-Sep-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 725 **Lot** : 1 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads		\$442,700
Total		\$442,700
Importance Code B		\$442,700
Total		\$442,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$11,800	\$4,400	\$100	
Total	\$11,800	\$4,400	\$100	
Importance Code B	\$11,800	\$4,400	\$100	
Importance Code C				
Total	\$11,800	\$4,400	\$100	



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

DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL PARK 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								
	Revetment							
	Stone	82%			LIFE	**	5	\$21,300
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : New Stone Revetment</i>						
	No Component	18%						
Backfill								
	Fill							
	Not Accessible	100%						
Surface								
	Asphalt	45%			2040	**	5	\$22,300
		<i>Cracking, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Along Joint Between Passes At North End</i>						
	Sand	12%			2040	**	2-5	\$1,600
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : At Natural Shroeline Sta. 15+90 To 21+00 From North End</i>						
	Topsoil	43%			2026	\$102,800	5	\$8,700
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Natural Shoreline</i>						
Deck Elements								
	Railing							
	Steel	8%			2026	\$339,900		
		<i>Corrosion, Extent : Light, Area Affected : 2%</i>						
		<i>Location : At Base Of Rail Posts</i>						
	No Component	92%						
Parapet								
	Concrete	8%			2031	**		
	No Component	92%						

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

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

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : CINE MAGIC RIVERFRONT STUDIOS CONCRETE SEAWALL
Address : EAST RIVER AT FOOT OF SOUTH 8TH STREET
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0040.000 / 13953 **Yr Built/Renovated** :
Linear Ft : 102 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 18-Sep-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 2134 **Lot** : 156 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$67,200	
Total	\$67,200	
Importance Code A	\$67,200	
Total	\$67,200	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$24,100			
Total	\$24,100			
Importance Code A	\$12,400			
Importance Code B	\$11,700			
Total	\$24,100			



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

DEPT. OF SMALL BUSINESS SERV. - 801
CINE MAGIC RIVERFRONT STUDIOS CONCRETE SEAWALL

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								
Facing								
Concrete	50%			LIFE		**		
<i>Other Observation, Extent : Light, Area Affected : 65%</i>								
<i>Location : Tidal Zone</i>								
<i>Explanation : Erosion And Spalling</i>								
No Component	40%							
Not Accessible	10%							
Gravity Wall								
Concrete	40%	4+	\$67,200	LIFE		**	5	\$200
<i>Displaced Elements, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Blocks Throughout</i>								
<i>Progressing Scour, Extent : Light, Area Affected : 25%</i>								
<i>Location : At Boundaries Of Newly Constructed Concrete Block Wall</i>								
No Component	60%							
Sheet Piles								
Steel	5%	4+	\$12,400	LIFE		**		
<i>Corrosion, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Exposed Sheets Between Facing And Block Wall</i>								
No Component	40%							
Not Accessible	55%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Concrete	100%			2035		**	5	\$1,200
<i>Cracking, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Offshore Face Of Slab</i>								
Fender								
Wales and Chocks								
Timber	60%	0-2	\$11,100	2035		**	4	\$3,300
<i>Broken, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
No Component	40%							

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

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

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : CINE MAGIC RIVERFRONT STUDIOS STEEL SHEET PILE BULKHEAD
Address : EAST RIVER BETWEEN S 8TH AND S 9TH STREETS
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0041.000 / 13954 **Yr Built/Renovated** :
Linear Ft : 240 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 18-Sep-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 2134 **Lot** : 148 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$702,700	
Total	\$702,700	
Importance Code A	\$613,000	
Importance Code B	\$89,700	
Total	\$702,700	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads				
Total				
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
CINE MAGIC RIVERFRONT STUDIOS 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	70%	2-4	\$613,000	LIFE		**		
		<i>Corrosion, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : At Tops Of Sheets And In Splash Zone</i>						
Not Accessible	30%							
Backfill								
Surface								
Concrete	50%			2039		**	5	\$1,400
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Not Accessible	50%							
Fender								
Piles								
Timber	50%	Now	\$23,100	2041		**	4	\$2,900
		<i>Other Observation, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Rot</i>						
Timber	50%	0-2	\$23,100	2041		**	4	\$2,900
		<i>Other Observation, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Rot</i>						
Wales and Chocks								
Timber	100%	Now	\$43,600	2041		**	4	\$13,000
		<i>Missing Part, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 10-Nov-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2106 **Lot** : 997 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads		\$211,700
Total		\$211,700
Importance Code B		\$211,700
Total		\$211,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$40,100		\$1,100	
Total	\$40,100		\$1,100	
Importance Code A	\$34,800			
Importance Code B	\$5,300		\$1,100	
Importance Code C				
Total	\$40,100		\$1,100	



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

DEPT. OF SMALL BUSINESS SERV. - 801
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 : Throughout At Top Of Wall</i>								
<i>Explanation : Partial Loss Of Mortar Bedding And Joint Seal</i>								
	Gravity Wall Concrete	95%			LIFE	**	5	\$1,100
<i>Cracking, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout In Upper 10 Feet Of Wall</i>								
<i>Spalling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Isolated At Joints</i>								
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout In Upper 10 Feet Of Wall</i>								
<i>Explanation : Efflorescence</i>								
	Concrete	5%	4+	\$34,800	LIFE	**	5	\$100
<i>Cracking, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : In Upper 10 Feet Of Wall At Southern 60 Feet Of Asset</i>								
<i>Spalling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Construction Joints Along The Southern 60 Ft And From 155 Ft To 185 Ft From The South</i>								
Backfill								
	Fill							
	Not Accessible	100%						
Surface								
	Asphalt	70%			2037	**	5	\$2,300
<i>Cracking, Extent : Light, Area Affected : 3%</i>								
<i>Location : Throughout</i>								
<i>Settlement, Extent : Light, Area Affected : 2%</i>								
<i>Location : Isolated Throughout</i>								
	No Component	30%						
Deck Elements								
	Parapet Concrete	95%			2026			\$201,100
<i>Erosion, Extent : Light, Area Affected : 100%</i>								
<i>Location : Erosion/ Scaling Throughout Parapet</i>								
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Atop Coping Throughout</i>								
<i>Explanation : Deteriorated Mortar Bedding</i>								
	Concrete	5%	4+	\$5,300	2029			\$10,600
<i>Erosion, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 20 - 30 Feet From South; 128, 137, 210, 224, And 257 Feet From South</i>								

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 16-Nov-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2106 **Lot** : 997 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$413,500	\$878,400
Total	\$413,500	\$878,400
Importance Code A	\$369,600	
Importance Code B	\$43,900	\$878,400
Total	\$413,500	\$878,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$45,500			
Total	\$45,500			
Importance Code A				
Importance Code B	\$21,600			
Importance Code C	\$24,000			
Total	\$45,500			



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

DEPT. OF SMALL BUSINESS SERV. - 801
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+	\$24,000	LIFE	**	5	\$200
		<i>Other Observation, Extent : Light, Area Affected : 30%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Loose Or Missing Mortar Bedding</i>						
	Stone	90%			LIFE	**	5	\$1,800
Gravity Wall								
	Conc w/Stone Face	10%	4+	\$67,100	LIFE	**	5	\$10,500
		<i>Missing Block Seal, Extent : Light, Area Affected : 30%</i>						
		<i>Location : Bulkhead Face In Tidal Zone At South End Of Asset</i>						
	Concrete	67%	4+	\$129,100	LIFE	**	5	\$3,200
		<i>Cracking, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Bulkhead Face Above Mhw</i>						
		<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : At Spall 520 Feet From North</i>						
		<i>Spalling, Extent : Light, Area Affected : 25%</i>						
		<i>Location : From 600 Feet To 700 Feet From North, Above Mhw Line</i>						
	Concrete	3%	Now	\$173,400	LIFE	**	5	\$100
		<i>Not Plumb, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Wall Is Leaning Between Construction Joints 995 Feet To 1030 Feet From North End</i>						
	Not Accessible	20%						
Backfill								
	Fill							
	Not Accessible	100%						
Surface								
	Asphalt	100%	4+	\$21,600	2037	**	5	\$6,700
		<i>Cracking, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
		<i>Settlement, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Isolated Throughout</i>						
		<i>Sinkhole, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Between 1030 And 1123 Feet From North</i>						
Deck Elements								
	Parapet							
	Concrete	100%	4+	\$43,900	2029	\$878,400		
		<i>Spalling, Extent : Light, Area Affected : 25%</i>						
		<i>Location : 180 Feet And 265 Feet From North</i>						
		<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Mortar Loss</i>						

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : CRIBBING BULKHEAD
Address : EASTERN SHOREOF SHERMAN CREEK SO SIDE OF CON ED SITE SUB 1 OF A/T
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR065.000 / 13807 **Yr Built/Renovated** :
Linear Ft : 315 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 31-Oct-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2150 **Lot** : 997 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$940,600	
Total	\$940,600	
Importance Code A	\$940,600	
Total	\$940,600	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$29,100			
Total	\$29,100			
Importance Code A				
Importance Code B	\$29,100			
Total	\$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
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	\$940,600	LIFE	**	4	\$9,200	1
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Isolated Members Throughout</i>								
<i>Missing Part, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Collapsed At Eastern 47 Feet</i>								
<i>Rotting/Splitting, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Horizontal Timbers And Timber Piles Throughout</i>								
<i>Tilting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Full Length</i>								
<i>Other Observation, Extent : Severe, Area Affected : 1%</i>								
<i>Location : West End Of Asset</i>								
<i>Explanation : Deterioration Of Concrete And Steel At Outfall</i>								
<hr/>								
Backfill								
Fill								
Stone	20%	Now	\$17,500	LIFE	**	5	\$100	
<i>Erosion, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Isolated Throughout At Top Of Wall</i>								
Not Accessible	80%							
<hr/>								
Surface								
Concrete	10%	Now	\$11,600	2043	**	5	\$200	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Eastern 30 Feet And Between 85 Feet And 110 Feet From East</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Full Length Up To 3ft 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>								

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : EAST RIVER ESPLANADE BULKHEAD
Address : FROM NORTH SIDE PIER 11 TO SOUTH SIDE PIER 15
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR025.042 / 2581 **Yr Built/Renovated** :
Linear Ft : 893 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 03-Dec-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 36 **Lot** : 25 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads		\$174,500
Total		\$174,500
Importance Code B		\$174,500
Total		\$174,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$700	\$3,300		
Total	\$700	\$3,300		
Importance Code A				
Importance Code B	\$700	\$3,300		
Importance Code C				
Total	\$700	\$3,300		



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

DEPT. OF SMALL BUSINESS SERV. - 801
EAST RIVER ESPLANADE BULKHEAD
Asset # : 2581

Bulkheads		Current Repair		Future Replacement		Maintenance		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
	Not Accessible	75%						
Sheet Piles								
	Steel	2%			LIFE	**		
	No Component	95%						
	Not Accessible	3%						
Backfill								
Fill								
	Not Accessible	100%						
Surface								
	Asphalt	5%			2036	**	5	\$500
	Asphalt Pavers	60%			2036	**	5	\$6,100
					<i>Settlement, Extent : Light, Area Affected : 10%</i>			
					<i>Location : Isolated Locations Throughout</i>			
	Topsoil	35%			2025	\$17,200	5	\$1,500
Deck Elements								
Railing								
	Steel	20%			2026	\$174,500		
	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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : EAST RIVER ESPLANADE BULKHEAD
Address : BATTERY MARITIME BLDG NORTH TO SOUTH SIDE PIER 6 HELIPORT
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBS0025.040 / 2859 **Yr Built/Renovated** :
Linear Ft : 465 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 08-Dec-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 2 **Lot** : 23 **BIN** :

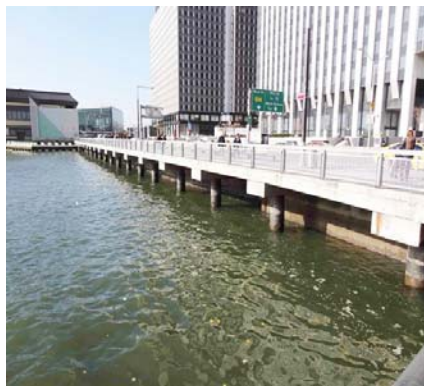
CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$2,700			
Total	\$2,700			
Importance Code A				
Importance Code B	\$2,700			
Total	\$2,700			



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

DEPT. OF SMALL BUSINESS SERV. - 801
EAST RIVER ESPLANADE BULKHEAD
Asset # : 2859

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	65%			LIFE	**	5	\$27,200
	Concrete	5%			LIFE	**	5	\$100
	Not Accessible	30%						
Backfill								
	Fill							
	Not Accessible	100%						
	Surface							
	Asphalt	90%			2040	**	5	\$4,800
	Asphalt Pavers	10%			2040	**	5	\$500

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : FORMER PIER 7 - MILLERS LAUNCH STEEL SHEET PILE BULKHEAD
Address : FOOT OF HANNAH ST / ALONG MURRAY HULBERT AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DGSP131.010 / 4261 **Yr Built/Renovated** :
Linear Ft : 495 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 04-Dec-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 487 **Lot** : 110 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$361,200	
Total	\$361,200	
Importance Code A	\$361,200	
Total	\$361,200	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$18,300			
Total	\$18,300			
Importance Code B	\$18,300			
Total	\$18,300			



*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	60%	4+	\$361,200	LIFE	**		
		<i>Corrosion, Extent : Moderate, Area Affected : 70%</i>						
		<i>Location : Above Mudline</i>						
	No Component	15%						
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : At Foot Of Pier</i>						
		<i>Explanation : No Component</i>						
	Not Accessible	25%						
Backfill	Fill							
	Not Accessible	100%						
	Surface							
	Asphalt	70%			2029	\$31,900	5	\$4,000
		<i>Cracking, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
	Concrete	10%	4+	\$18,200	2041	**	5	\$300
		<i>Broken, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : 250 Feet To 390 Feet From North (Collapsed Pier)</i>						
	Gravel	20%			2035	**	2-5	\$300

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

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

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : GIANDO RESTAURANT REVETMENT/BULKHEAD
Address : 412 KENT AVE. BETWEEN BROADWAY AND S8TH ST
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR046.000 / 13506 **Yr Built/Renovated** :
Linear Ft : 245 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 15-Oct-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 2128 **Lot** : 15 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$394,600	
Total	\$394,600	
Importance Code A	\$302,600	
Importance Code C	\$92,000	
Total	\$394,600	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$100	\$9,200		
Total	\$100	\$9,200		
Importance Code A				
Importance Code B	\$100	\$9,200		
Importance Code C				
Total	\$100	\$9,200		



*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
GIANDO RESTAURANT REVETMENT/BULKHEAD

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%	4+	\$302,600	LIFE	**	5	\$100
		<i>Displaced Elements, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Midway Point Of Bulkhead</i>						
	Concrete	30%			LIFE	**	5	\$300
		<i>Displaced Elements, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Southern Half</i>						
	No Component	55%						
Revetment								
	Stone	50%	2-4	\$92,000	LIFE	**	5	\$700
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Steep Slope, Exposed Fill, And Displaced Elements Throughout Northern Half</i>						
		<i>Explanation : Non-engineered Riprap</i>						
	Stone	25%			LIFE	**	5	\$400
	No Component	25%						
Backfill								
	Fill							
	Not Accessible	100%						
Surface								
	Concrete	85%			2036	**	5	\$2,400
		<i>Cracking, Extent : Light, Area Affected : 15%</i>						
		<i>Location : Isolated</i>						
	Topsoil	15%			2025	\$2,000	5	\$200
Fender								
	Facing							
	Timber	10%			2030	**	3	\$1,000
	No Component	90%						
Deck Elements								
	Railing							
	Plastic	20%			2021	\$7,700		
		<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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : GLICK PARK RELIEVING PLATFORM
Address : EAST RIVER, 36TH ST TO 38TH ST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR025.065 / 4087 **Yr Built/Renovated** :
Linear Ft : 508 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 28-Jan-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 968 **Lot** : 50 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$301,100	\$487,400
Total	\$301,100	\$487,400
Importance Code A	\$185,300	\$40,700
Importance Code B	\$35,700	\$446,700
Importance Code C	\$80,000	
Total	\$301,100	\$487,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$49,900	\$800	\$400	\$2,300
Total	\$49,900	\$800	\$400	\$2,300
Importance Code A	\$42,100			
Importance Code B	\$4,900	\$800	\$400	\$2,300
Importance Code C	\$2,900			
Total	\$49,900	\$800	\$400	\$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
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	45%			LIFE	**	5	\$200
				<i>Cracking, Extent : Light, Area Affected : 5%</i>				
				<i>Location : Isolated Throughout</i>				
				<i>Displaced Elements, Extent : Light, Area Affected : 10%</i>				
				<i>Location : Throughout</i>				
	Concrete	45%	2-4	\$80,000	LIFE	**	5	\$200
				<i>Broken, Extent : Moderate, Area Affected : 50%</i>				
				<i>Location : Isolated Throughout</i>				
				<i>Missing Part, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Isolated Throughout</i>				
				<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>				
				<i>Location : Missing Grout Beneath Coping From 270 Ft To 460 Ft From North End</i>				
				<i>Explanation : Undermining</i>				
	Timber	5%			LIFE	**	5	
	Timber	5%	2-4	\$2,900	LIFE	**	5	
				<i>Missing Part, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : At South End</i>				
				<i>Rotting/Splitting, Extent : Severe, Area Affected : 50%</i>				
				<i>Location : At South End</i>				
Pile Supported Wall	Conc w/Stone Face	25%	Now	\$185,300	LIFE	**	5	\$10,200
				<i>Other Observation, Extent : Severe, Area Affected : 50%</i>				
				<i>Location : Throughout</i>				
				<i>Explanation : Erosion Along Bottom Of Stone Face</i>				
	Conc w/Stone Face	75%			LIFE	**	5	\$30,500
				<i>Other Observation, Extent : Light, Area Affected : 50%</i>				
				<i>Location : Throughout</i>				
				<i>Explanation : Minor Erosion</i>				
Piles and Bracing	Timber	2%	Now	\$30,600	2042	**	4	\$1,500
				<i>Rotting/Splitting, Extent : Moderate, Area Affected : 30%</i>				
				<i>Location : At Tops Of Piles Along Bulkhead Face</i>				
	Not Accessible	98%						
Lowlevel Pile Caps	Timber	5%	Now	\$11,500	LIFE	**		
				<i>Missing Part, Extent : Severe, Area Affected : 60%</i>				
				<i>Location : Along Bulkhead Face Throughout</i>				
				<i>Rotting/Splitting, Extent : Severe, Area Affected : 30%</i>				
				<i>Location : Along Bulkhead Face Throughout</i>				
	Not Accessible	95%						
Backfill	Fill							
	Not Accessible	100%						

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

DEPT. OF SMALL BUSINESS SERV. - 801
GLICK PARK RELIEVING PLATFORM
Asset # : 4087

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								
Brick Pavers	78%			2043	**	5	\$4,500	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Settlement</i>								
Brick Pavers	2%	Now	\$4,700	2052	**	5	\$100	
<i>Missing Part, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Located 367 Ft From North End And Isolated Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Located 113 Ft And 297 Ft From North End</i>								
<i>Explanation : Settlement</i>								
Cobblestone	10%			2047	**	5	\$800	
Concrete	10%			2036	**	5	\$600	
<i>Cracking, Extent : Light, Area Affected : 50%</i>								
<i>Location : At South End</i>								
<i>Erosion, Extent : Light, Area Affected : 50%</i>								
<i>Location : At South End</i>								
Fender								
Buffer								
Rubber	10%			2036	**	4-5	\$1,500	
No Component	90%							
Deck Elements								
Railing								
Concrete	10%			2028	\$12,700			
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : On Concrete Parapet Wall At South End</i>								
<i>Explanation : Cracking</i>								
Steel	54%			2025	\$268,000			
Steel	36%	4+	\$35,700	2025	\$178,700			
<i>Missing Coating, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Northern 183 Ft Of Asset</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Temporary Fence In Place At Openings In Railing</i>								
<i>Explanation : Light Poles Removed</i>								

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : GRAVITY RETAINING WALL / BULKHEAD
Address : E 110TH ST TO E 109TH ST HARLEM RIVER,SUB 1 OF ASSET TYPE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR086.000 / 13832 **Yr Built/Renovated** :
Linear Ft : 260 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 17-Jan-2018 **Landmark Status** : NONE
Areas Surveyed :
Block : 1703 **Lot** : 128 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$149,100	\$254,000
Total	\$149,100	\$254,000
Importance Code A	\$149,100	
Importance Code B		\$254,000
Total	\$149,100	\$254,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$17,600			\$1,500
Total	\$17,600			\$1,500
Importance Code A	\$17,600			
Importance Code B				\$1,500
Total	\$17,600			\$1,500



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

DEPT. OF SMALL BUSINESS SERV. - 801
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	75%			LIFE	**	5	\$35,100
				<i>Cracking, Extent : Light, Area Affected : 20%</i>				
				<i>Location : Outboard Face Above Mean High Water</i>				
				<i>Erosion, Extent : Moderate, Area Affected : 5%</i>				
				<i>Location : Adjacent To Culvert</i>				
				<i>Missing Block Seal, Extent : Moderate, Area Affected : 30%</i>				
				<i>Location : Between Stone Facing In Tidal Zone</i>				
	Conc w/Stone Face	25%	2-4	\$149,100	LIFE	**	5	\$5,900
				<i>Spalling, Extent : Moderate, Area Affected : 30%</i>				
				<i>Location : Top Edge Of Concrete, In Some Locations Undermining Railing</i>				
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Concrete Above Stone Face</i>				
				<i>Explanation : Chemical Deterioration Of Concrete</i>				
Backfill								
	Fill							
	Not Accessible	100%						
Surface								
	Asphalt Pavers	98%			2038	**	5	\$2,900
				<i>Settlement, Extent : Light, Area Affected : 5%</i>				
				<i>Location : Near Tree Planter</i>				
	Topsoil	2%			2027	\$300	5	
Deck Elements								
	Railing							
	Steel	100%			2027	\$254,000		
				<i>Missing Coating, Extent : Light, Area Affected : 5%</i>				
				<i>Location : Throughout</i>				
Electrical								
	Lighting Fixture							
	Incandescent	100%			2024			
				<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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : GRAVITY RETAINING WALL / BULKHEAD
Address : E 109TH ST TO E 108TH ST HARLEM RIVER,SUB 2 OF ASSET TYPE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR087.000 / 13833 **Yr Built/Renovated** :
Linear Ft : 270 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 17-Jan-2018 **Landmark Status** : NONE
Areas Surveyed :
Block : 1702 **Lot** : 22 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$154,800	\$263,800
Total	\$154,800	\$263,800
Importance Code A	\$154,800	
Importance Code B		\$263,800
Total	\$154,800	\$263,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$23,900			\$1,400
Total	\$23,900			\$1,400
Importance Code A	\$18,200			
Importance Code B	\$5,700			\$1,400
Total	\$23,900			\$1,400



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

DEPT. OF SMALL BUSINESS SERV. - 801
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	75%			LIFE	**	5	\$36,500
				<i>Cracking, Extent : Moderate, Area Affected : 30%</i>				
				<i>Location : Outboard Face Above Mean High Water Elevation</i>				
				<i>Efflorescence, Extent : Moderate, Area Affected : 30%</i>				
				<i>Location : Concrete Above Stone Facing</i>				
				<i>Missing Block Seal, Extent : Moderate, Area Affected : 50%</i>				
				<i>Location : Between Stone Facing In Tidal Zone</i>				
	Conc w/Stone Face	25%	2-4	\$154,800	LIFE	**	5	\$6,100
				<i>Spalling, Extent : Moderate, Area Affected : 50%</i>				
				<i>Location : Throughout Concrete Above Stone Face And At Top Surface Of Wall Below Railing</i>				
				<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>				
Backfill								
	Fill							
	Not Accessible	100%						
	Surface							
	Asphalt Pavers	94%			2038	**	5	\$2,900
	Asphalt Pavers	4%	4+	\$5,700	2042	**	5	\$100
				<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>				
				<i>Location : Near North End Of Asset Adjacent To Planter</i>				
				<i>Explanation : Uplift Of Pavers</i>				
	Topsoil	2%			2027	\$300	5	
Deck Elements								
	Railing							
	Steel	100%			2027	\$263,800		
				<i>Missing Coating, Extent : Light, Area Affected : 5%</i>				
				<i>Location : Throughout</i>				
Electrical								
	Lighting Fixture							
	Incandescent	100%			2024			
				<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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : GRAVITY RETAINING WALL / BULKHEAD
Address : E 104TH ST TO E 102ND ST SUB 2 OF BL, SUB 1 OF ASSET TYPE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR090.000 / 13838 **Yr Built/Renovated** :
Linear Ft : 550 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 18-Dec-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 1696 **Lot** : 51 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$946,200	\$586,900
Total	\$946,200	\$586,900
Importance Code A	\$946,200	\$49,600
Importance Code B		\$537,400
Total	\$946,200	\$586,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$40,500			\$2,900
Total	\$40,500			\$2,900
Importance Code A	\$34,700			
Importance Code B	\$5,800			\$2,900
Total	\$40,500			\$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
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	70%			LIFE	**	5	\$69,400
<i>Cracking, Extent : Light, Area Affected : 50%</i>								
<i>Location : Map Crack With Efflorescence In Upper Outboard Concrete Face</i>								
<i>Missing Block Seal, Extent : Light, Area Affected : 30%</i>								
<i>Location : Typical Outboard Face In Tidal Zone</i>								
	Conc w/Stone Face	30%	2-4	\$946,200	LIFE	**	5	\$14,900
<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>								
Backfill								
Fill								
	Not Accessible	100%						
Surface								
	Asphalt Pavers	90%			2038	**	5	\$5,700
	Asphalt Pavers	5%	4+	\$5,800	2038	**	5	\$200
<i>Settlement, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Feet Wide Offset 2 Feet From Outboard Edge Wall</i>								
<i>Explanation : Missing</i>								
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Cracking</i>								
	Topsoil	5%			2028	\$1,500	5	\$100
Deck Elements								
Railing								
	Steel	100%			2027	\$537,400		
<i>Missing Coating, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : GRAVITY RETAINING WALL / BULKHEAD
Address : E 102ND ST TO E 101ST ST HARLEM RIVER,SUB 2 OF ASSET TYPE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR091.000 / 13839 **Yr Built/Renovated** :
Linear Ft : 246 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 18-Dec-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 1695 **Lot** : 51 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$282,100	\$240,400
Total	\$282,100	\$240,400
Importance Code A	\$282,100	
Importance Code B		\$240,400
Total	\$282,100	\$240,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$30,600			\$1,300
Total	\$30,600			\$1,300
Importance Code A	\$17,700			
Importance Code B	\$12,900			\$1,300
Total	\$30,600			\$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
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	\$282,100	LIFE	**	5	\$4,400
<i>Missing Part, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Missing Stones Around Outfall At 102nd Street</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	80%			LIFE	**	5	\$35,500
<i>Cracking, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout In Concrete Above Stone Face With Efflorescence</i>								
<i>Missing Block Seal, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout Stone Face</i>								
Backfill								
Fill								
	Not Accessible	100%						
Surface								
	Asphalt Pavers	95%			2038	**	5	\$2,700
	Asphalt Pavers	5%	4+	\$12,900	2044	**	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%			2027			\$240,400
<i>Missing Coating, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

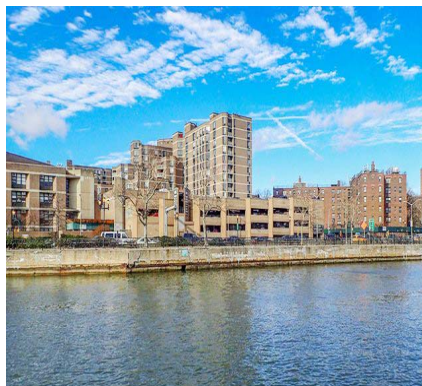
Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : GRAVITY RETAINING WALL / BULKHEAD
Address : E 101ST SOUTH FOR 50 FT SUB 3 OF ASSET TYPE, SUB 1 OF BL
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR092.000 / 13840 **Yr Built/Renovated** :
Linear Ft : 50 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 20-Dec-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 1694 **Lot** : 51 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads		\$48,900
Total		\$48,900
Importance Code B		\$48,900
Total		\$48,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$38,200			\$300
Total	\$38,200			\$300
Importance Code A	\$33,000			
Importance Code B	\$5,200			\$300
Total	\$38,200			\$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	95%			LIFE	**	5	\$8,600
<i>Cracking, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout Concrete Above Stone Facing With Efflorescence</i>								
	Conc w/Stone Face	5%	2-4	\$28,700	LIFE	**	5	\$200
<i>Cracking, Extent : Severe, Area Affected : 100%</i>								
<i>Location : At South End Of Asset</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>								
Backfill								
Fill								
	Not Accessible	100%						
Surface								
	Asphalt Pavers	90%			2038	**	5	\$500
	Asphalt Pavers	10%	4+	\$5,200	2044	**	5	
<i>Settlement, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : At Former Planter And 25 Feet North Of South Limit Of Asset Inshore Of DEP Outfall</i>								
Deck Elements								
Railing								
	Steel	100%			2027			\$48,900
<i>Corrosion, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Missing Coating, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : GRAVITY RETAINING WALL / BULKHEAD
Address : NO SIDE OF E 100TH ST TO E 99TH HARLEM RIVER,SUB 1 OF ASSET TYPE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR094.000 / 13842 **Yr Built/Renovated** :
Linear Ft : 355 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 20-Dec-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 1693 **Lot** : 30 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$508,900	\$346,900
Total	\$508,900	\$346,900
Importance Code A	\$508,900	
Importance Code B		\$346,900
Total	\$508,900	\$346,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$29,600			\$1,900
Total	\$29,600			\$1,900
Importance Code A	\$24,000			
Importance Code B	\$5,600			\$1,900
Total	\$29,600			\$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
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	75%			LIFE	**	5	\$48,000
		<i>Cracking, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Map Cracking With Efflorescence In Outboard Concrete Face</i>						
		<i>Missing Block Seal, Extent : Light, Area Affected : 30%</i>						
		<i>Location : Tidal Zone</i>						
	Conc w/Stone Face	25%	2-4	\$508,900	LIFE	**	5	\$8,000
		<i>Other Observation, Extent : Moderate, Area Affected : 75%</i>						
		<i>Location : Concrete Face Above Stone</i>						
		<i>Explanation : Chemical Deterioration Of Concrete</i>						
Backfill								
	Fill							
	Not Accessible	100%						
Surface								
	Asphalt Pavers	5%	4+	\$5,600	2038	**	5	\$100
		<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : North End Of Asset</i>						
		<i>Explanation : Upheaval</i>						
	Asphalt Pavers	95%			2038	**	5	\$3,800
Deck Elements								
	Railing							
	Steel	100%			2027			\$346,900
		<i>Corrosion, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Throughout</i>						
		<i>Missing Coating, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Throughout At Baseplates</i>						

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : GRAVITY RETAINING WALL / BULKHEAD
Address : SO SIDE E 99TH ST SO 52 FT SUB 2 OF ASSET TYPE, SUB 1 OF BL
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR095.000 / 13843 **Yr Built/Renovated** :
Linear Ft : 52 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 19-Dec-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 1693 **Lot** : 30 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$190,800	\$50,800
Total	\$190,800	\$50,800
Importance Code A	\$190,800	
Importance Code B		\$50,800
Total	\$190,800	\$50,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$900			\$300
Total	\$900			\$300
Importance Code A	\$900			
Importance Code B				\$300
Total	\$900			\$300



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

DEPT. OF SMALL BUSINESS SERV. - 801
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	20%			LIFE	**	5	\$1,900
		<i>Cracking, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Concrete Outboard Face With Efflorescence</i>						
		<i>Missing Block Seal, Extent : Severe, Area Affected : 30%</i>						
		<i>Location : Between Stones In Tidal Zone</i>						
	Conc w/Stone Face	80%	4+	\$190,800	LIFE	**	5	\$3,700
		<i>Spalling, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Throughout Top Of Concrete Face</i>						
Backfill								
	Fill							
	Not Accessible	100%						
	Surface							
	Asphalt Pavers	100%			2038	**	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>						
Deck Elements								
	Railing							
	Steel	100%			2027			\$50,800
		<i>Corrosion, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Throughout Railing</i>						
		<i>Missing Coating, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : GRAVITY RETAINING WALL / BULKHEAD
Address : MIDWAY BET. E 97TH AND E 96TH ST TO NO SIDE E 96 TH SUB 2 OF BL
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR098.000 / 13846 **Yr Built/Renovated** :
Linear Ft : 180 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 29-Dec-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 1690 **Lot** : 10 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$61,900	\$175,900
Total	\$61,900	\$175,900
Importance Code A	\$61,900	
Importance Code B		\$175,900
Total	\$61,900	\$175,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$11,400			\$1,000
Total	\$11,400			\$1,000
Importance Code A	\$11,400			
Importance Code B				\$1,000
Total	\$11,400			\$1,000



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

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY RETAINING WALL / BULKHEAD
Asset # : 13846

Bulkheads		Current Repair		Future Replacement		Maintenance		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+	\$61,900	LIFE	**	5	\$4,900
		<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	70%			LIFE	**	5	\$22,700
		<i>Cracking, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Throughout Concrete Face With Efflorescence</i>						
Backfill								
	Fill							
	Not Accessible	100%						
	Surface							
	Asphalt Pavers	100%			2038	**	5	\$2,100
		<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 On Ramp</i>						
Deck Elements								
	Railing							
	Steel	100%			2027	\$175,900		
		<i>Missing Coating, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : GRAVITY RETAINING WALL / BULKHEAD
Address : E 94TH ST MIDWAY TO E 93RD ST HARLEM RIVER, SUB 2 OF BL
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR100.000 / 13848 **Yr Built/Renovated** :
Linear Ft : 200 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 29-Dec-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 1573 **Lot** : 52 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$172,000	\$195,400
Total	\$172,000	\$195,400
Importance Code A	\$172,000	
Importance Code B		\$195,400
Total	\$172,000	\$195,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$13,500		\$1,100	
Total	\$13,500		\$1,100	
Importance Code A	\$13,500			
Importance Code B			\$1,100	
Total	\$13,500		\$1,100	



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

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY RETAINING WALL / BULKHEAD
Asset # : 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	75%			LIFE	**	5	\$27,000
		<i>Cracking, Extent : Light, Area Affected : 15%</i>						
		<i>Location : Outboard Face With Efflorescence</i>						
		<i>Missing Block Seal, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : Between Stone Facing In Tidal Zone</i>						
	Conc w/Stone Face	25%	0-2	\$172,000	LIFE	**	5	\$4,500
		<i>Displaced Elements, Extent : Severe, Area Affected : 25%</i>						
		<i>Location : Stones Around Dep Outfall</i>						
		<i>Spalling, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Along Top Of Wall In Concrete Surface</i>						
Backfill								
Fill								
	Not Accessible	100%						
Surface								
	Asphalt Pavers	100%			2032	**	5	\$2,300
		<i>Settlement, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Offset 3ft From Outboard Face For Full Length Of Asset And 25 Foot Long Section Of Heaving Pavers 150 Ft From North End Of Asset.</i>						
		<i>Other Observation, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Intermittent</i>						
		<i>Explanation : Longitudinal Cracking</i>						
Deck Elements								
Railing								
	Steel	100%			2027			\$195,400
		<i>Missing Coating, Extent : Light, Area Affected : 2%</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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 11-Oct-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2150 **Lot** : 997 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads		\$89,300
Total		\$89,300
Importance Code B		\$89,300
Total		\$89,300

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads			\$600	
Total			\$600	
Importance Code A				
Importance Code B			\$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
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
Backfill	Fill							
	Not Accessible	100%						
	Surface							
	Asphalt	60%			2037	**	5	\$1,000
			<i>Cracking, Extent : Light, Area Affected : 2%</i>					
			<i>Location : Throughout</i>					
	Topsoil	40%			2027	\$3,100	5	\$300
Deck Elements	Parapet							
	Concrete	85%			2029	\$89,300		
			<i>Cracking, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Curb/ Coping 140 Feet From North End Of Asset</i>					
			<i>Spalling, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Mid Length Of Asset And At 10 Feet From The North End Of The Asset</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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 10-Nov-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2149 **Lot** : 997 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$107,500	\$157,700
Total	\$107,500	\$157,700
Importance Code A	\$107,500	
Importance Code B		\$157,700
Total	\$107,500	\$157,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$6,700	\$800		
Total	\$6,700	\$800		
Importance Code A				
Importance Code B	\$6,700	\$800		
Importance Code C				
Total	\$6,700	\$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
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 : Throughout</i>								
<i>Explanation : Partial Loss Of Mortar Bedding And Joint Seal</i>								
	Gravity Wall Stone	100%	4+	\$107,500	LIFE	**	5	\$17,800
<i>Missing Part, Extent : Severe, Area Affected : 4%</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							
	Topsoil	2%	Now	\$900	2068	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Between 89 Feet And 98 Feet, And At 154 Feet From The South</i>								
<i>Explanation : Small Sinkholes</i>								
	Not Accessible	98%						
Surface								
	Asphalt	5%	Now	\$1,000	2043	**	5	\$100
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : At 89 Feet, 98 Feet, And 154 Feet From The South</i>								
<i>Explanation : Sinkholes</i>								
	Asphalt	25%	4+	\$4,800	2043	**	5	\$300
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Between 160 Feet To 210 Feet From The South</i>								
<i>Explanation : Root Damage And Cracking</i>								
	Asphalt	70%			2031	**	5	\$1,700
<i>Cracking, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Deck Elements								
	Parapet Concrete	100%			2026			\$157,700
<i>Cracking, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Erosion, Extent : Light, Area Affected : 100%</i>								
<i>Location : Erosion/ Scaling Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Atop Coping Throughout</i>								
<i>Explanation : Deteriorated Mortar Bedding</i>								

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 20-Oct-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 1808 **Lot** : 28 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$416,200	\$842,500
Total	\$416,200	\$842,500
Importance Code A	\$325,200	\$51,100
Importance Code B	\$91,000	\$791,400
Total	\$416,200	\$842,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$8,500	\$300	\$3,500	
Total	\$8,500	\$300	\$3,500	
Importance Code B	\$8,500	\$300	\$3,500	
Total	\$8,500	\$300	\$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
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	50%	4+	\$232,300	LIFE	**	5	\$36,500
		<i>Cracking, Extent : Light, Area Affected : 15%</i>						
		<i>Location : Offshore Face Throughout</i>						
		<i>Missing Block Seal, Extent : Severe, Area Affected : 5%</i>						
		<i>Location : Between Stone Facing In Tidal Zone</i>						
		<i>Spalling, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : Throughout Concrete Above Mhw</i>						
	Conc w/Stone Face	20%	Now	\$92,900	LIFE	**	5	\$14,600
		<i>Spalling, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Widespread Spalling Along Top 2 Feet Of Wall; Undermining Railing From 150 To 240 Feet From North</i>						
	Not Accessible	30%						
Backfill								
Fill								
	Not Accessible	100%						
Surface								
	Asphalt Pavers	75%			2037	**	5	\$6,900
	Asphalt Pavers	10%	Now	\$8,500	2043	**	5	\$500
		<i>Settlement, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Offshore 2 Feet For 140 Feet Length Starting 100 Feet South Of North</i>						
	Topsoil	15%			2026	\$6,700	5	\$600
Deck Elements								
Railing								
	Steel	85%	4+	\$67,300	2026	\$672,700		
		<i>Other Observation, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Coating Loss</i>						
	Steel	15%	Now	\$23,700	2026	\$118,700		
		<i>Loose Connections, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Exposed Railing Posts And Loose Railing Starting 130 Feet From North Extending For 90 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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : GRAVITY RETAINING WALL BULKHEAD
Address : E 119TH TO E 120TH ST SUB 2 OF ASSET TYPE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR078.000 / 13824 **Yr Built/Renovated** :
Linear Ft : 285 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 16-Jan-2018 **Landmark Status** : NONE
Areas Surveyed :
Block : 1816 **Lot** : 23 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$490,300	\$278,500
Total	\$490,300	\$278,500
Importance Code A	\$490,300	
Importance Code B		\$278,500
Total	\$490,300	\$278,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$12,800			\$1,600
Total	\$12,800			\$1,600
Importance Code A	\$12,800			
Importance Code B				\$1,600
Total	\$12,800			\$1,600



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

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY 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	25%	0-2	\$490,300	LIFE	**	5	\$6,400
<i>Erosion, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Outfall At 230 Feet From South</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	\$25,700
<i>Missing Block Seal, Extent : Light, Area Affected : 5%</i>								
<i>Location : Isolated Stone Areas In Tidal Zone</i>								
	Not Accessible	25%						
Backfill								
Fill								
	Not Accessible	100%						
Surface								
	Asphalt Pavers	100%			2038	**	5	\$3,300
<i>Settlement, Extent : Light, Area Affected : 2%</i>								
<i>Location : Isolated Throughout Adjacent To Seawall</i>								
Deck Elements								
Railing								
	Steel	100%			2028			\$278,500
<i>Missing Coating, Extent : Light, Area Affected : 2%</i>								
<i>Location : Primarily At Baseplates</i>								
Electrical								
Lighting Fixture								
	Incandescent	100%			2024			
<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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : GRAVITY RETAINING WALL BULKHEAD
Address : FROM E 116TH ST SO FOR 118 FT HARLEM RIVER,SUB 1OF BLK AND LOT
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR082.000 / 13828 **Yr Built/Renovated** :
Linear Ft : 110 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 10-Jan-2018 **Landmark Status** : NONE
Areas Surveyed :
Block : 1713 **Lot** : 38 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$163,000	\$107,500
Total	\$163,000	\$107,500
Importance Code A	\$163,000	
Importance Code B		\$107,500
Total	\$163,000	\$107,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$12,100			\$600
Total	\$12,100			\$600
Importance Code A	\$5,600			
Importance Code B	\$6,500			\$600
Total	\$12,100			\$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 # : 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+	\$163,000	LIFE	**	5	\$100
		<i>Cracking, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout Concrete</i>						
		<i>Spalling, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Throughout Concrete</i>						
		<i>Other Observation, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : Throughout Concrete</i>						
		<i>Explanation : Efflorescence</i>						
	Stone	60%			LIFE	**	5	\$11,200
		<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%			2038	**	5	\$1,200
		<i>Settlement, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Isolated Throughout</i>						
	Asphalt Pavers	5%	4+	\$1,200	2038	**	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+	\$5,400	2027			\$107,500
		<i>Corrosion, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Primarily At Baseplates</i>						
		<i>Missing Coating, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Primarily At Baseplates</i>						

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 1,680 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 16-Nov-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2106 **Lot** : 997 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$115,600	\$1,340,900
Total	\$115,600	\$1,340,900
Importance Code A	\$115,600	\$60,600
Importance Code B		\$1,280,300
Total	\$115,600	\$1,340,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$71,800	\$400	\$1,900	
Total	\$71,800	\$400	\$1,900	
Importance Code A				
Importance Code B	\$71,800	\$400	\$1,900	
Importance Code C				
Total	\$71,800	\$400	\$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
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	55%			LIFE	**	5	\$900
		<i>Other Observation, Extent : Light, Area Affected : 25%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Partial Loose Or Missing Mortar Bedding</i>						
	Stone	45%			LIFE	**	5	\$1,300
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Loose Partial Missing Mortar Bedding</i>						
Gravity Wall	Conc w/Stone Face	38%			LIFE	**	5	\$57,500
		<i>Erosion, Extent : Light, Area Affected : 2%</i>						
		<i>Location : Isolated Joints In Tidal Zone</i>						
	Conc w/Stone Face	2%	4+	\$115,600	LIFE	**	5	\$3,000
		<i>Cracking, Extent : Moderate, Area Affected : 30%</i>						
		<i>Location : 425 Feet And 1210 Feet From South At Drainage Outfall</i>						
		<i>Displaced Elements, Extent : Moderate, Area Affected : 15%</i>						
		<i>Location : Slight Offshore Rotation From 310 Feet From North</i>						
		<i>Exposed Reinforcement, Extent : Light, Area Affected : 1%</i>						
		<i>Location : 425 Feet And 820 Feet From South</i>						
		<i>Spalling, Extent : Moderate, Area Affected : 30%</i>						
		<i>Location : 1210 Feet From South At Drainage Outfall; At Isolated Construction Joints</i>						
		<i>Other Observation, Extent : Severe, Area Affected : 1%</i>						
		<i>Location : Missing Block 1210 Feet From South</i>						
		<i>Explanation : Missing Block</i>						
	Concrete	30%			LIFE	**	5	\$2,000
		<i>Cracking, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Isolated Throughout</i>						
		<i>Erosion, Extent : Light, Area Affected : 25%</i>						
		<i>Location : Isolated At Joints Throughout Length And In Tidal Zone</i>						
		<i>Spalling, Extent : Light, Area Affected : 2%</i>						
		<i>Location : Isolated At Joints Along Length</i>						
	Stone	5%			LIFE	**	5	\$7,100
		<i>Missing Block Seal, Extent : Moderate, Area Affected : 33%</i>						
		<i>Location : Throughout Within Tidal Zone</i>						
	Not Accessible	25%						
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
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	
Backfill								
Surface								
Asphalt	45%	4+	\$20,900	2037	**	5	\$4,300	
<i>Cracking, Extent : Light, Area Affected : 2%</i>								
<i>Location : Isolated Throughout 310 Feet To 1565 Feet From North</i>								
<i>Settlement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Root Upheaval At 490 Feet From North</i>								
Asphalt	20%	4+	\$9,300	2041	**	5	\$1,900	
<i>Settlement, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Upheaval Resulting From Tree Roots</i>								
Concrete	20%			2037	**	5	\$3,800	
<i>Cracking, Extent : Light, Area Affected : 2%</i>								
<i>Location : Isolated Throughout; And Northern 300 Feet</i>								
<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Isolated Throughout; From North End South 310 Feet</i>								
Topsoil	10%			2026	\$9,200	5	\$800	
<i>Settlement, Extent : Light, Area Affected : 10%</i>								
<i>Location : Between 1560 Feet To 1620 Feet From North</i>								
Not Accessible	5%							
Deck Elements								
Railing								
Steel	5%	Now	\$16,400	2028	\$82,100			
<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	95%							
Parapet								
Concrete	90%			2029	\$1,135,200			
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Loose Or Missing Mortar With Cracking</i>								
Concrete	5%	2-4	\$25,200	2029	\$63,100			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1565 Feet From North</i>								
<i>Explanation : Displaced Elements From Upheaval</i>								
No Component	5%							

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

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

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 16-Nov-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2106 **Lot** : 997 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$880,500	\$802,000
Total	\$880,500	\$802,000
Importance Code A	\$709,600	\$58,700
Importance Code B	\$171,000	\$743,300
Total	\$880,500	\$802,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$29,900		\$5,100	
Total	\$29,900		\$5,100	
Importance Code B	\$4,600		\$5,100	
Importance Code C	\$25,300			
Total	\$29,900		\$5,100	



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

DEPT. OF SMALL BUSINESS SERV. - 801
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							
	Stone	95%			LIFE	**	5	\$1,600
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Loose Or Missing Mortar Bedding</i>						
	Stone	5%	2-4	\$25,300	LIFE	**	5	\$100
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : 950 Feet From North</i>						
		<i>Explanation : Tree Upheaval Resulting In Displaced Elements</i>						
	Gravity Wall							
	Stone	70%	4+	\$709,600	LIFE	**	5	\$58,700
		<i>Displaced Elements, Extent : Severe, Area Affected : 15%</i>						
		<i>Location : Three Significant Areas Of Block Displacement</i>						
		<i>Missing Block Seal, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : Throughout In Tidal Zone</i>						
	Not Accessible	30%						
Backfill	Fill							
	Not Accessible	100%						
	Surface							
	Asphalt	90%			2037	**	5	\$10,200
		<i>Cracking, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Throughout Northern 200 Feet Of Asset</i>						
	Asphalt	5%	Now	\$4,600	2043	**	5	\$300
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : 950 Feet From North End Of Asset</i>						
		<i>Explanation : Tree Upheaval Resulting In Displacement And Cracking</i>						
	No Component	5%						
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : Northern 135 Feet Of Asset</i>						
		<i>Explanation : Harlem River Drive</i>						
Deck Elements	Parapet							
	Concrete	90%	4+	\$133,800	2029			\$668,900
		<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Loose Or Missing Mortar</i>						
	Concrete	10%	2-4	\$37,200	2029			\$74,300
		<i>Displaced Elements, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Broken/ Cracks/ Displaced Due To Tree Upheaval Between 920 Feet And 953 Feet From North</i>						
		<i>Spalling, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : 970 Feet From North</i>						

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

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

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 23-Sep-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2004 **Lot** : 1 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$97,400	
Total	\$97,400	
Importance Code C	\$97,400	
Total	\$97,400	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads		\$900	\$4,100	
Total		\$900	\$4,100	
Importance Code A				
Importance Code B		\$900	\$4,100	
Total		\$900	\$4,100	



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

DEPT. OF SMALL BUSINESS SERV. - 801
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	30%	4+	\$97,400	LIFE	**			
			<i>Recent Repair Evident, Extent : Light, 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 : Throughout Tidal Zone In Areas With Vinyl Sheeting</i>					
			<i>Explanation : Voids In Repair With Broken Formwork</i>					
Timber	55%			LIFE	**			
Not Accessible	15%							
Gravity Wall								
Concrete	10%			LIFE	**	5	\$400	
			<i>Erosion, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Throughout Top Of Wall</i>					
No Component	5%							
			<i>Other Observation, Extent : Light, Area Affected : 0%</i>					
			<i>Location : Starts 36 Feet North Of 125th Street</i>					
			<i>Explanation : Outfall</i>					
Not Accessible	85%							
			<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 : Toward South End Of Asset</i>					
No Component	95%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	5%			2037	**	5	\$600	
Concrete	60%			2037	**	5	\$7,600	
Topsoil	35%			2026	\$21,300	5	\$1,800	

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

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

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : GRAVITY WALL (STACKED STONE)
Address : ALONG BANK STREET FROM ST PETERS PLACE EAST
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DBS0036.000 / 13926 **Yr Built/Renovated** :
Linear Ft : 450 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 16-Dec-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 2 **Lot** : 601 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$138,200	\$38,100
Total	\$138,200	\$38,100
Importance Code A	\$138,200	\$38,100
Total	\$138,200	\$38,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$13,000	\$21,900		
Total	\$13,000	\$21,900		
Importance Code B	\$13,000	\$21,900		
Total	\$13,000	\$21,900		



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

DEPT. OF SMALL BUSINESS SERV. - 801
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	\$138,200	LIFE	**	5	\$5,700
		<i>Displaced Elements, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Western End Of Asset</i>						
	Stone	85%			LIFE	**	5	\$32,400
Backfill								
	Fill							
	Sand	15%	Now	\$9,300	2056	**	5	\$100
		<i>Loss of Backfill, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Behind Displaced Wall</i>						
	Not Accessible	85%						
Surface								
	Topsoil	15%	Now	\$3,700	2026	\$3,700	5	\$200
		<i>Erosion, Extent : Severe, Area Affected : 25%</i>						
		<i>Location : Throughout Behind Gravity Wall</i>						
	Topsoil	85%			2021	\$21,000	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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 17-Sep-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 199 **Lot** : 1 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$69,200	\$68,400
Total	\$69,200	\$68,400
Importance Code A	\$69,200	
Importance Code B		\$68,400
Total	\$69,200	\$68,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$100			
Total	\$100			
Importance Code A				
Importance Code B	\$100			
Total	\$100			



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

DEPT. OF SMALL BUSINESS SERV. - 801
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+	\$69,200	LIFE	**	5	\$200
		<i>Cracking, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Throughout Top Of Wall</i>						
		<i>Erosion, Extent : Moderate, Area Affected : 70%</i>						
		<i>Location : Tidal Zone</i>						
		<i>Spalling, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : At Top Of Wall At Pier 1</i>						
	Concrete	40%			LIFE	**	5	\$100
		<i>Cracking, Extent : Light, Area Affected : 25%</i>						
		<i>Location : Throughout</i>						
Backfill								
	Fill							
	Not Accessible	100%						
	Surface							
	Gravel	100%			2035	**	2-5	\$200
Deck Elements								
	Railing							
	Steel	100%			2024	\$68,400		

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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 10-Nov-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2106 **Lot** : 997 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$293,900	\$215,500
Total	\$293,900	\$215,500
Importance Code A	\$293,900	
Importance Code B		\$215,500
Total	\$293,900	\$215,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads			\$1,100	
Total			\$1,100	
Importance Code A				
Importance Code B			\$1,100	
Importance Code C				
Total			\$1,100	



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

DEPT. OF SMALL BUSINESS SERV. - 801
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 : Throughout At Top Of Wall</i>								
<i>Explanation : Partial Loss Of Mortar Bedding And Joint Seal</i>								
	Gravity Wall Stone	100%	4+	\$293,900	LIFE	**	5	\$24,300
<i>Erosion, Extent : Light, Area Affected : 5%</i>								
<i>Location : Mid Asset At Concrete Patch</i>								
<i>Missing Part, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mid Asset At Outfall Location</i>								
<i>Missing Block Seal, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout In Tidal Zone</i>								
Backfill								
	Fill							
	Not Accessible	100%						
	Surface							
	Asphalt	70%			2037	**	5	\$2,300
<i>Cracking, Extent : Light, Area Affected : 5%</i>								
<i>Location : Isolated Throughout</i>								
<i>Settlement, Extent : Light, Area Affected : 3%</i>								
<i>Location : Isolated Throughout</i>								
	No Component	30%						
Deck Elements								
	Parapet							
	Concrete	100%			2029			\$215,500
<i>Cracking, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Atop Coping And Throughout</i>								
<i>Explanation : Deteriorated Mortar Bedding</i>								

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

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

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : HARBOR CHARLIE BULKHEAD UNDER BUILDING
Address : FOOT OF 63RD ST. NEXT TO BAT
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR032.000 / 13478 **Yr Built/Renovated** :
Linear Ft : 525 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 05-Aug-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 5778 **Lot** : 1 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$957,800	
Total	\$957,800	
Importance Code A	\$957,800	
Total	\$957,800	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$36,000		\$300	
Total	\$36,000		\$300	
Importance Code A				
Importance Code B	\$36,000		\$300	
Importance Code C				
Total	\$36,000		\$300	



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

**DEPT. OF SMALL BUSINESS SERV. - 801
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	32%	Now	\$415,000	LIFE	**	5	\$700
				<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	68%						
Revetment								
	Stone	20%			LIFE	**	5	\$600
	No Component	80%						
Sheet Piles								
	Steel	17%	4+	\$542,800	LIFE	**		
				<i>Corrosion, Extent : Moderate, Area Affected : 25%</i>				
				<i>Location : Splash And Tidal Zones</i>				
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : 110 Feet Long Section West Of Wharf</i>				
				<i>Explanation : Installed Out Of Plumb</i>				
	Steel	26%			LIFE	**		
				<i>Corrosion, Extent : Light, Area Affected : 2%</i>				
				<i>Location : Isolated Throughout</i>				
	No Component	52%						
	Not Accessible	5%						
Backfill								
Fill								
	Sand	25%	Now	\$30,200	2058	**	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	10%			2037	**	5	\$600
	Topsoil	20%	2-4	\$5,800	2028	\$5,800	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	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.

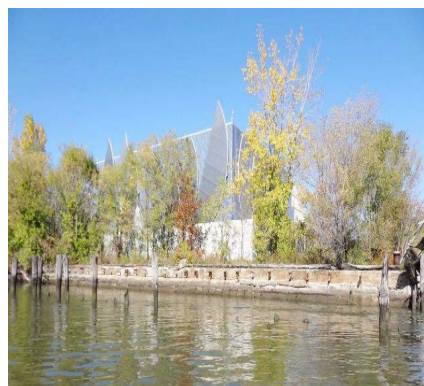
Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 31-Oct-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2183 **Lot** : 997 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$605,100	
Total	\$605,100	
Importance Code A	\$605,100	
Total	\$605,100	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$64,700			
Total	\$64,700			
Importance Code A				
Importance Code B	\$64,700			
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
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+	\$435,800	LIFE	**	5	\$1,100
<i>Cracking, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Erosion, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout In Tidal Zone And At Top Of Wall</i>								
	Timber Crib w/Stone	15%	Now	\$169,300	LIFE	**	4	\$1,700
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 315 Ft To 385 Ft 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	\$12,500	2068	**		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 315 Ft To 385 Ft 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+	\$17,400	2043	**	5	\$1,100	
	<i>Cracking, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Eastern 190 Ft Of Asset</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout Eastern 190 Ft Of Asset</i>							
	<i>Explanation : Vegetation Growth</i>							
Concrete	10%	4+	\$13,900	2043	**	5	\$200	
	<i>Cracking, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Above Dep Outfall Between 285 Ft And 315 Ft From East</i>							
	<i>Settlement, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Above Dep Outfall Between 285 Ft And 315 Ft From East</i>							
Concrete	15%	Now	\$20,900	2043	**	5	\$300	
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : 285 Ft And 315 Ft 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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : HUNTS POINT PENINSULA FRUIT AUCTION BLDG., BAZINI NUTS
Address : FOOD CENTER DRIVE TO RANDALL AVE.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DBSR027.012 / 4233 **Yr Built/Renovated** : 1900 /
Linear Ft : 1,295 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 19-Jul-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 2770 **Lot** : 1 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$800,600	\$71,200
Total	\$800,600	\$71,200
Importance Code B	\$71,200	\$71,200
Importance Code C	\$729,400	
Total	\$800,600	\$71,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
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
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	70%	4+	\$680,800	LIFE	**	5	\$5,400	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Non-engineered Revetment</i>								
Stone	5%	Now	\$48,600	LIFE	**	5	\$400	
<i>Erosion, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Just South Of The Dep Pumping Station</i>								
Stone	25%			LIFE	**	5	\$1,900	
Backfill								
Fill								
Not Accessible	100%							
Surface								
Topsoil	75%	0-2	\$53,400	2028	\$53,400	5	\$2,300	
<i>Erosion, Extent : Moderate, Area Affected : 60%</i>								
<i>Location :</i>								
Topsoil	25%	4+	\$17,800	2028	\$17,800	5	\$800	
<i>Erosion, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Areas With Failed Revetment And Light 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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : HUNTS POINT PENINSULA, BUDWEISER SITE
Address : 400-600 FOOD CTR DR, PARK SO. OF KRASDALE PROPERTY,HUNTS POINT
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DBSR027.014 / 4235 **Yr Built/Renovated** : 1900 / 2008
Linear Ft : 1,176 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 19-Jul-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 2781 **Lot** : 500 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads		\$919,200
Total		\$919,200
Importance Code B		\$919,200
Total		\$919,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads		\$4,600	\$800	
Total		\$4,600	\$800	
Importance Code A				
Importance Code B		\$4,600	\$800	
Importance Code C				
Total		\$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
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	\$3,600
	No Component	25%						
	Revetment							
	Stone	100%			LIFE	**	5	\$7,000
Backfill								
	Fill							
	Not Accessible	100%						
	Surface							
	Asphalt Blocks	7%			2041	**	5	\$900
	Asphalt Pavers	61%			2041	**	5	\$8,200
	Gravel	2%			2041	**	2-5	\$100
	Topsoil	30%			2027		5	\$1,700
Deck Elements								
	Railing							
	Steel	80%			2027			\$919,200
	No Component	20%						
Electrical								
	Lighting Fixture							
	Incandescent	100%			2023			
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Two Fixtures At North End Of Park</i>				
				<i>Explanation : Lighting 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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : HUNTS POINT PENINSULA, KRASDALE FOODS INC. (KFI)
Address : 400 FOOD CENTER DRIVE HUNTS POINT
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DBSR027.013 / 4234 **Yr Built/Renovated** : 1900 /
Linear Ft : 1,371 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 19-Jul-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 2781 **Lot** : 500 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$353,300	
Total	\$353,300	
Importance Code A	\$225,800	
Importance Code B	\$76,000	
Importance Code C	\$51,500	
Total	\$353,300	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$13,600	\$800	\$2,300	\$400
Total	\$13,600	\$800	\$2,300	\$400
Importance Code A				
Importance Code B	\$13,600	\$800	\$2,300	\$400
Importance Code C				
Total	\$13,600	\$800	\$2,300	\$400



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

DEPT. OF SMALL BUSINESS SERV. - 801
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	\$225,800	LIFE	**	5	\$600
		<i>Displaced Elements, Extent : Severe, Area Affected : 75%</i>						
		<i>Location : 150 Feet From North End</i>						
	No Component	20%						
Revetment								
	Stone	5%	0-2	\$51,500	LIFE	**	5	\$400
		<i>Missing Part, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout With The Worst Area 150 Feet From North End</i>						
	Stone	95%			LIFE	**	5	\$7,800
Backfill								
Fill								
	Topsoil	2%	Now	\$6,000	2068	**		
		<i>Erosion, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : One Sinkhole At North End And One 150 Feet From North End</i>						
	Not Accessible	98%						
Surface								
	Asphalt	20%			2037	**	5	\$3,100
	Asphalt	5%	Now	\$6,300	2043	**	5	\$400
		<i>Settlement, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : One Sinkhole At North End And One 150 Feet From North End</i>						
	Gravel	54%			2037	**	2-5	\$2,300
	Gravel	1%	Now	\$1,200	2043	**	2-5	
		<i>Settlement, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : Sinkhole And Settlement 480 Feet From South End</i>						
	Topsoil	20%			2026	\$15,100	5	\$1,300
		<i>Settlement, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Isolated Areas Throughout</i>						
Deck Elements								
Railing								
	Fencing	100%	4+	\$76,000	2033	**	3	\$500
		<i>Impact Damage, Extent : Moderate, Area Affected : 75%</i>						
		<i>Location : Impact Damage On Fence Posts</i>						

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

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

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : HUNTS POINT PENINSULA, SULTANA DISTRIBUTION SERVICES
Address : 600 FOOD CENTER DRIVE FROM FARRAGUT STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DBSR027.015 / 4236 **Yr Built/Renovated** : 1900 / 2008
Linear Ft : 786 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 19-Jul-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 2781 **Lot** : 500 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$274,500	
Total	\$274,500	
Importance Code A	\$98,200	
Importance Code B	\$176,300	
Total	\$274,500	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$100		\$4,500	\$100
Total	\$100		\$4,500	\$100
Importance Code A				
Importance Code B	\$100		\$4,500	\$100
Importance Code C				
Total	\$100		\$4,500	\$100



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

DEPT. OF SMALL BUSINESS SERV. - 801
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+	\$98,200	2037	**	5	\$9,400	
			<i>Other Observation, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Bottom Edge Of Wall</i>					
			<i>Explanation : Erosion And Spalling With Exposed Reinforcement</i>					
No Component	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%			2037	**	5	\$9,000	
Fender								
Piles								
Timber	60%	Now	\$90,700	2043	**	4	\$11,300	
			<i>Broken, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
			<i>Missing Part, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Missing Connections</i>					
			<i>Missing Pile, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Rotting/Splitting, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
No Component	40%							
Wales and Chocks								
Timber	60%	Now	\$85,600	2043	**	4	\$25,600	
			<i>Broken, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
			<i>Loose Connections, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
			<i>Rotting/Splitting, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
No Component	40%							
Deck Elements								
Railing								
Fencing	100%			2032	**	3	\$400	

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : HUNTS POINT/STEEL SHEET PILE BULKHEAD AND REVETMENT
Address : RANDALL AVE. TO LAFAYETTE AVE.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DBSR027.011 / 4232 **Yr Built/Renovated** : 1900 /
Linear Ft : 2,615 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 19-Jul-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 2770 **Lot** : 1 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$1,417,800	\$143,800
Total	\$1,417,800	\$143,800
Importance Code B	\$43,200	\$143,800
Importance Code C	\$1,374,700	
Total	\$1,417,800	\$143,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$28,700	\$4,300		
Total	\$28,700	\$4,300		
Importance Code B	\$28,700	\$4,300		
Importance Code C				
Total	\$28,700	\$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
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+	\$1,374,700	LIFE	**	5	\$11,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Non-engineered Revetment</i>								
No Component	30%							
Sheet Piles								
Steel	25%			LIFE	**			
No Component	70%							
Not Accessible	5%							
Backfill								
Fill								
Topsoil	5%	Now	\$28,700	2068	**			
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 4 Locations Behind Sheet Pile Cells</i>								
<i>Explanation : Sinkholes</i>								
Not Accessible	95%							
Surface								
Topsoil	30%	Now	\$43,200	2028	\$43,200	5	\$1,800	
<i>Erosion, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Above Revetment</i>								
<i>Settlement, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Isolated Sinkholes Behind Steel Sheet Pile Bulkhead</i>								
Topsoil	70%			2026	\$100,700	5	\$8,600	

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

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

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

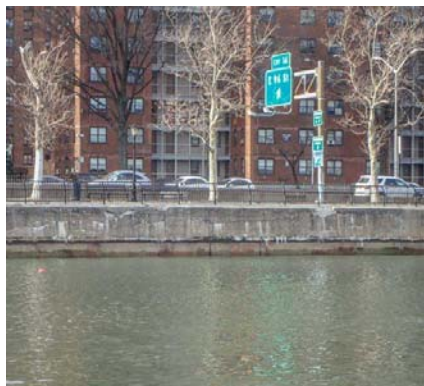
Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : LOW-LEVEL RELIEVING PLATFORM / TIMBER PILE SUPPORTED BULKHEAD
Address : MIDWAY E 94TH AND E 93RD ST TO E 93 ST SUB 3 OF BL, SUB 1 OF AT
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR101.000 / 13849 **Yr Built/Renovated** :
Linear Ft : 250 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 29-Dec-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 1573 **Lot** : 52 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$53,000	\$244,300
Total	\$53,000	\$244,300
Importance Code A	\$53,000	
Importance Code B		\$244,300
Total	\$53,000	\$244,300

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads				\$1,400
Total				\$1,400
Importance Code B				\$1,400
Total				\$1,400



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

DEPT. OF SMALL BUSINESS SERV. - 801
LOW-LEVEL RELIEVING PLATFORM / TIMBER PILE SUPPORTED BULKHEAD

Asset # : 13849

Bulkheads		Current Repair		Future Replacement		Maintenance		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		**	10	
<i>Cracking, Extent : Light, Area Affected : 5%</i>								
<i>Location : Outboard Face Above Mhw</i>								
<i>Missing Block Seal, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Between Stone Facing In Tidal Zone</i>								
Concrete/Stone	20%	2-4	\$53,000	LIFE		**		
<i>Broken, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Broken Stone Panels At North End Of Asset</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Along Top Of Concrete Throughout</i>								
Piles and Bracing Not Accessible	100%							
Pile Caps Not Accessible	100%							
Backfill								
Fill Not Accessible	100%							
Surface Asphalt Pavers	100%			2038		**	5	\$2,900
<i>Settlement, Extent : Light, Area Affected : 5%</i>								
<i>Location : Offset 3 Feet From Outboard Face At Southern 125 Feet</i>								
Deck Elements								
Railing Steel	100%			2027	\$244,300			
<i>Missing Coating, Extent : Light, Area Affected : 2%</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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 03-Nov-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2183 **Lot** : 997 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$645,900	
Total	\$645,900	
Importance Code A	\$591,700	
Importance Code B	\$54,200	
Total	\$645,900	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$72,700			
Total	\$72,700			
Importance Code A				
Importance Code B	\$53,300			
Importance Code C	\$19,500			
Total	\$72,700			



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

DEPT. OF SMALL BUSINESS SERV. - 801
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	\$19,500	LIFE	**	5	\$200	
<i>Missing Part, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Rotting/Splitting, Extent : Severe, Area Affected : 20%</i>								
<i>Location : At Isolated Locations</i>								
<hr/>								
Gravity Wall Conc w/Stone Face	25%	4+	\$80,900	LIFE	**	5	\$6,400	
<i>Missing Block Seal, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Concrete	55%	Now	\$510,900	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	\$19,500	2058	**	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	\$13,000	2043	**	5	\$800	
<i>Cracking, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Northern 94 Feet Of Asset</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 195 Feet To 282 Feet From North</i>								
<i>Explanation : Surface Failed Due To Loss Of Backfill</i>								
Concrete	20%	4+	\$20,800	2043	**	5	\$300	
<i>Cracking, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Length 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	\$54,200	2043	**	4	\$6,800	1
<i>Missing Pile, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Address : E 118TH TO E 119TH ST SUB 1 OF ASSET TYPE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR079.000 / 13825 **Yr Built/Renovated** :
Linear Ft : 305 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 16-Jan-2018 **Landmark Status** : NONE
Areas Surveyed :
Block : 1815 **Lot** : 25 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$323,000	\$298,000
Total	\$323,000	\$298,000
Importance Code A	\$323,000	
Importance Code B		\$298,000
Total	\$323,000	\$298,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$18,900			\$1,700
Total	\$18,900			\$1,700
Importance Code A	\$18,900			
Importance Code B				\$1,700
Total	\$18,900			\$1,700



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

DEPT. OF SMALL BUSINESS SERV. - 801
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%	0-2	\$323,000	LIFE		**		
<i>Broken, Extent : Severe, Area Affected : 1%</i>								
<i>Location : Stone Face At Outfall 25 Feet From South</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		**	10	
<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+	\$18,900	LIFE		**	4	\$200
<i>Rotting/Splitting, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout At Outboard Face</i>								
Not Accessible	90%							
Backfill								
Fill Not Accessible	100%							
Surface								
Asphalt Pavers	100%			2038		**	5	\$3,500
<i>Settlement, Extent : Light, Area Affected : 5%</i>								
<i>Location : Adjacent To Seawall</i>								
Deck Elements								
Railing Steel	100%			2027	\$298,000			
<i>Missing Coating, Extent : Light, Area Affected : 5%</i>								
<i>Location : Primarily At Baseplates</i>								
Electrical								
Lighting Fixture Incandescent	100%			2024				
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Light Pole</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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Address : E 117TH TO E 118TH ST SUB 2 OF ASSET TYPE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR080.000 / 13826 **Yr Built/Renovated** :
Linear Ft : 260 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 16-Jan-2018 **Landmark Status** : NONE
Areas Surveyed :
Block : 1716 **Lot** : 28 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$357,200	\$127,000
Total	\$357,200	\$127,000
Importance Code A	\$275,400	
Importance Code B	\$81,800	\$127,000
Total	\$357,200	\$127,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$33,900			\$1,100
Total	\$33,900			\$1,100
Importance Code A	\$24,200			
Importance Code B	\$9,700			\$1,100
Total	\$33,900			\$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
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	**	10		
<i>Cracking, Extent : Light, Area Affected : 10%</i>								
<i>Location : Outboard Face Above Mhw</i>								
<i>Missing Block Seal, Extent : Light, Area Affected : 20%</i>								
<i>Location : Between Stone Facing In Tidal Zone</i>								
Concrete/Stone	50%	0-2	\$275,400	LIFE	**			
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Behind Old Pier 132 Feet Long</i>								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Timber	5%	4+	\$24,200	LIFE	**	4	\$100	
<i>Rotting/Splitting, Extent : Light, Area Affected : 50%</i>								
<i>Location : Outboard Face Of Pile Caps</i>								
Not Accessible	95%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	70%			2038	**	5	\$2,100	
<i>Settlement, Extent : Light, Area Affected : 5%</i>								
<i>Location : At North Side Of Pier</i>								
Asphalt Pavers	30%	Now	\$81,800	2044	**	5	\$400	
<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	\$7,200	2034	**	3	\$100	
<i>Displaced Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Foot Of Pier On South End Of Asset</i>								
Steel	50%	4+	\$2,500	2028	\$127,000			
<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>								
Electrical								
Lighting Fixture								
Incandescent	100%			2024				
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Light Pole</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.

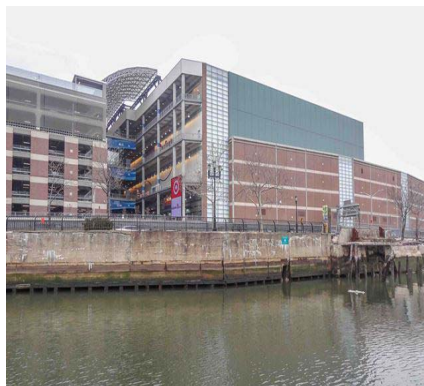
Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Address : E 117TH TO E 116TH ST SUB 3 OF ASSET TYPE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR081.000 / 13827 **Yr Built/Renovated** :
Linear Ft : 270 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 16-Jan-2018 **Landmark Status** : NONE
Areas Surveyed :
Block : 1715 **Lot** : 53 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$137,300	\$263,800
Total	\$137,300	\$263,800
Importance Code A	\$137,300	
Importance Code B		\$263,800
Total	\$137,300	\$263,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$33,400		\$100	\$1,400
Total	\$33,400		\$100	\$1,400
Importance Code A	\$33,400			
Importance Code B			\$100	\$1,400
Total	\$33,400		\$100	\$1,400



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

DEPT. OF SMALL BUSINESS SERV. - 801
LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Asset # : 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%	2-4	\$137,300	LIFE		**		
<i>Cracking, Extent : Light, Area Affected : 25%</i>								
<i>Location : Outboard Face Above Mhw</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Outboard Face Above Mhw</i>								
<i>Explanation : Chemical Deterioration Of Concrete</i>								
Concrete/Stone	40%			LIFE		**	10	
<i>Missing Block Seal, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout Tidal Zone</i>								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Timber	10%	4+	\$33,400	LIFE		**	4	\$200
<i>Rotting/Splitting, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout At Outboard Ends And In Line Cap</i>								
Not Accessible	90%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	90%			2038		**	5	\$2,800
<i>Settlement, Extent : Light, Area Affected : 5%</i>								
<i>Location : Adjacent To Seawall</i>								
Topsoil	10%			2027	\$1,500		5	\$100
Deck Elements								
Railing								
Steel	100%			2027	\$263,800			
<i>Missing Coating, Extent : Light, Area Affected : 5%</i>								
<i>Location : Primarily In Baseplates</i>								
Electrical								
Lighting Fixture								
Incandescent	100%			2024				
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 5 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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Address : E 116TH ST TO E 114TH ST / SUB 2 OF BL, SUB 1 OF ASSET TYPE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR083.000 / 13829 **Yr Built/Renovated** :
Linear Ft : 548 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 10-Jan-2018 **Landmark Status** : NONE
Areas Surveyed :
Block : 1713 **Lot** : 38 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$793,400	\$535,400
Total	\$793,400	\$535,400
Importance Code A	\$589,500	
Importance Code B	\$203,900	\$535,400
Total	\$793,400	\$535,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$26,800			\$1,600
Total	\$26,800			\$1,600
Importance Code A				
Importance Code B	\$26,800			\$1,600
Total	\$26,800			\$1,600



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

DEPT. OF SMALL BUSINESS SERV. - 801
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	50%	Now	\$473,400	LIFE	**	5	\$1,000	
<i>Broken, Extent : Severe, Area Affected : 80%</i>								
<i>Location : From East 114th Street North For 285 Feet</i>								
Concrete/Stone	50%	4+	\$116,100	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>								
Piles and Bracing Not Accessible	100%							
Pile Caps Not Accessible	100%							
Backfill								
Fill Topsoil	50%	Now	\$60,200	2069	**			
<i>Sinkhole, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 147 Feet, 200 Feet, 273 Feet North Of 114th Street</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%			2038	**	5	\$3,100	
Asphalt Pavers	50%	Now	\$143,700	2044	**	5	\$1,600	
<i>Settlement, Extent : Severe, Area Affected : 25%</i>								
<i>Location : From 114th Street North For 285 Feet</i>								
Deck Elements								
Railing Steel	100%	4+	\$26,800	2027			\$535,400	
<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>								

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Address : E 114TH ST TO NO SIDE E 111TH ST HARLEM RIVER,SUB 2 OF ASSET TYPE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR084.000 / 13830 **Yr Built/Renovated** :
Linear Ft : 850 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 10-Jan-2018 **Landmark Status** : NONE
Areas Surveyed :
Block : 1705 **Lot** : 21 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$144,000	\$830,500
Total	\$144,000	\$830,500
Importance Code A	\$144,000	
Importance Code B		\$830,500
Total	\$144,000	\$830,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$17,800			\$3,900
Total	\$17,800			\$3,900
Importance Code B	\$17,800			\$3,900
Total	\$17,800			\$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
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	**	10		
<i>Cracking, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Outboard Face Above Mhw</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Outboard Face Above Mhw</i>								
<i>Explanation : Efflorescence</i>								
Concrete/Stone	40%	2-4	\$144,000	LIFE	**			
<i>Spalling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Intermittent From 111th Street North For 605 Feet And Undermining Railing Base Plates.</i>								
Piles and Bracing Not Accessible	100%							
Pile Caps Not Accessible	100%							
Backfill								
Fill Not Accessible	100%							
Surface								
Asphalt Pavers	20%	4+	\$17,800	2042	**	5	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : 5 Feet South Of E 114th Street</i>								
<i>Explanation : Upheaval</i>								
Asphalt Pavers	80%			2038	**	5	\$7,800	
Deck Elements								
Railing Steel	100%			2027			\$830,500	
<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 : Throughout Primarily At Baseplates</i>								

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

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

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Address : E 111TH ST TO E 110TH ST HARLEM RIVER,SUB 3 OF ASSET TYPE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR085.000 / 13831 **Yr Built/Renovated** :
Linear Ft : 272 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 17-Jan-2018 **Landmark Status** : NONE
Areas Surveyed :
Block : 1704 **Lot** : 2 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$115,200	\$265,800
Total	\$115,200	\$265,800
Importance Code A	\$115,200	
Importance Code B		\$265,800
Total	\$115,200	\$265,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$25,400			\$1,400
Total	\$25,400			\$1,400
Importance Code A	\$16,800			
Importance Code B	\$8,600			\$1,400
Total	\$25,400			\$1,400



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

DEPT. OF SMALL BUSINESS SERV. - 801
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	**	10		
<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	\$115,200	LIFE	**			
<i>Spalling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Outboard Face Above Mean High Water</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	10%	4+	\$16,800	LIFE	**	4	\$200	
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Outboard End</i>								
Not Accessible	90%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	5%	4+	\$8,600	2038	**	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>								
Asphalt Pavers	90%			2038	**	5	\$2,800	
<i>Settlement, Extent : Light, Area Affected : 20%</i>								
<i>Location : Isolated Adjacent To Seawall</i>								
Topsoil	5%			2027	\$700	5	\$100	
Deck Elements								
Railing								
Steel	100%			2027	\$265,800			
<i>Missing Coating, Extent : Light, Area Affected : 5%</i>								
<i>Location : Primarily At Baseplates</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 # : 13831

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

Electrical

Lighting Fixture

Incandescent

100%

2024

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

Location : 5 Light Poles

Explanation : Lighting

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Address : E 106TH ST TO E 105TH ST HARLEM RIVER,SUB 2 OF ASSET TYPE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR088.000 / 13836 **Yr Built/Renovated** :
Linear Ft : 270 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 18-Dec-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 1699 **Lot** : 64 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$200,200	\$263,800
Total	\$200,200	\$263,800
Importance Code A	\$200,200	
Importance Code B		\$263,800
Total	\$200,200	\$263,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads				\$1,500
Total				\$1,500
Importance Code B				\$1,500
Total				\$1,500



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

DEPT. OF SMALL BUSINESS SERV. - 801
LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Asset # : 13836

Bulkheads		Current Repair		Future Replacement		Maintenance		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	65%			LIFE	**	10		
		<i>Cracking, Extent : Moderate, Area Affected : 50%</i> <i>Location : Offshore Concrete Face With Efflorescence</i>						
Concrete/Stone	35%	2-4	\$200,200	LIFE	**			
		<i>Spalling, Extent : Severe, Area Affected : 50%</i> <i>Location : Locations Throughout Top 3 Feet To 6 Feet Of Concrete Wall, Totaling 60 Feet;</i> <i>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 Not Accessible	100%							
Backfill								
Fill Not Accessible	100%							
Surface Asphalt Pavers	100%			2038	**	5	\$3,100	
Deck Elements								
Railing Steel	100%			2027	\$263,800			
		<i>Missing Coating, Extent : Light, Area Affected : 5%</i> <i>Location : Throughout</i>						

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Address : E 105TH ST TO E 104TH ST SUB 3 OF ASSET TYPE, SUB 1 OF BL
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR089.000 / 13837 **Yr Built/Renovated** :
Linear Ft : 258 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 18-Dec-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 1696 **Lot** : 51 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$273,200	\$252,100
Total	\$273,200	\$252,100
Importance Code A	\$273,200	
Importance Code B		\$252,100
Total	\$273,200	\$252,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads				\$1,500
Total				\$1,500
Importance Code B				\$1,500
Total				\$1,500



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

DEPT. OF SMALL BUSINESS SERV. - 801
LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Asset # : 13837

Bulkheads		Current Repair		Future Replacement		Maintenance		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	**	10		
		<i>Cracking, Extent : Moderate, Area Affected : 50%</i> <i>Location : Offshore Concrete Face With Efflorescence</i>						
Concrete/Stone	50%	2-4	\$273,200	LIFE	**			
		<i>Spalling, Extent : Severe, Area Affected : 50%</i> <i>Location : Throughout 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 Not Accessible	100%							
Backfill								
Fill Not Accessible	100%							
Surface Asphalt Pavers	100%			2038	**	5	\$2,900	
Deck Elements								
Railing Steel	100%			2027	\$252,100			
		<i>Missing Coating, Extent : Light, Area Affected : 5%</i> <i>Location : Throughout</i>						

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Address : 50 FT SO OF E 101 ST TO E 100TH HARLEM RIVER, SUB 2 OF BL
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR093.000 / 13841 **Yr Built/Renovated** :
Linear Ft : 232 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 20-Dec-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 1694 **Lot** : 51 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads		\$226,700
Total		\$226,700
Importance Code B		\$226,700
Total		\$226,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$36,700			\$1,300
Total	\$36,700			\$1,300
Importance Code A	\$24,600			
Importance Code B	\$12,200			\$1,300
Total	\$36,700			\$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
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	95%			LIFE	**	10		
<i>Cracking, Extent : Moderate, Area Affected : 100%</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>								
Concrete/Stone	5%	4+	\$24,600	LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 40%</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 Not Accessible	100%							
Backfill								
Fill Not Accessible	100%							
Surface								
Asphalt Pavers	95%			2038	**	5	\$2,500	
Asphalt Pavers	5%	4+	\$12,200	2044	**	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>								
Deck Elements								
Railing Steel	100%			2027			\$226,700	
<i>Corrosion, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Missing Coating, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Address : E 99TH ST TO E 97TH ST SUB 2 OF BL, SUB 1 OF ASSET TYPE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR096.000 / 13844 **Yr Built/Renovated** :
Linear Ft : 535 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 28-Dec-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 1691 **Lot** : 6 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$331,200	\$522,700
Total	\$331,200	\$522,700
Importance Code A	\$226,600	
Importance Code B	\$104,500	\$522,700
Total	\$331,200	\$522,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads				\$3,100
Total				\$3,100
Importance Code B				\$3,100
Total				\$3,100



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

DEPT. OF SMALL BUSINESS SERV. - 801
LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Asset # : 13844

Bulkheads		Current Repair		Future Replacement		Maintenance		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	20%	2-4	\$226,600	LIFE		**		
<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	80%			LIFE		**	10	
<i>Cracking, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Concrete Surface With Efflorescence</i>								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Not Accessible	100%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	100%			2038		**	5	\$6,100
<i>Settlement, Extent : Light, Area Affected : 5%</i>								
<i>Location : Along Offshore Edge</i>								
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Along Offshore Edge</i>								
<i>Explanation : Cracking</i>								
Deck Elements								
Railing								
Steel	100%	4+	\$104,500	2028	\$522,700			
<i>Corrosion, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Missing Coating, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								

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

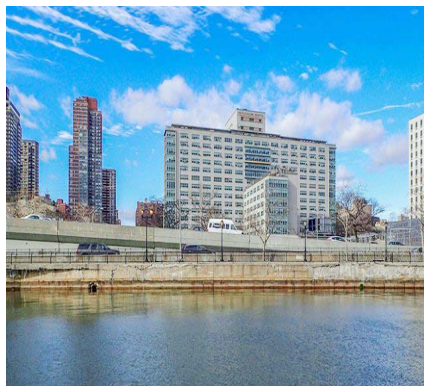
Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Address : BET 96 AND 97 STS. TO E 96 ST SUB 2 OF ASSET TYPE, SUB 1 OF BL
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR097.000 / 13845 **Yr Built/Renovated** :
Linear Ft : 85 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 27-Dec-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 1690 **Lot** : 10 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads		\$83,000
Total		\$83,000
Importance Code B		\$83,000
Total		\$83,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$32,400			\$500
Total	\$32,400			\$500
Importance Code A	\$32,400			
Importance Code B				\$500
Total	\$32,400			\$500



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

DEPT. OF SMALL BUSINESS SERV. - 801
LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Asset # : 13845

Bulkheads		Current Repair		Future Replacement		Maintenance		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	30%	4+	\$32,400	LIFE		**		
			<i>Spalling, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : At Top Of Concrete Wall And Undermining Several Railing Bases</i>					
Concrete/Stone	70%			LIFE		**	10	
			<i>Cracking, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Throughout Concrete Surface With Efflorescence</i>					
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Not Accessible	100%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	100%			2038		**	5	\$1,000
			<i>Settlement, Extent : Light, Area Affected : 30%</i>					
			<i>Location : Offset 3 Feet From Outboard Face At South End Of Asset</i>					
Deck Elements								
Railing								
Steel	100%			2027	\$83,000			
			<i>Missing Coating, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					

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

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

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : LUMBER EXCHANGE TERMINAL RELIEVING PLATFORM/WHARF
Address : WEST ST FOOT OF DUPONT ST
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR047.000 / 13507 **Yr Built/Renovated** :
Linear Ft : 738 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 17-Jan-2013 **Landmark Status** : NONE
Areas Surveyed :
Block : 2472 **Lot** : 32 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$319,600	
Total	\$319,600	
Importance Code A	\$204,000	
Importance Code B	\$115,600	
Total	\$319,600	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$22,300			\$3,800
Total	\$22,300			\$3,800
Importance Code A				
Importance Code B	\$6,800			\$3,800
Importance Code C	\$15,500			
Total	\$22,300			\$3,800



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

DEPT. OF SMALL BUSINESS SERV. - 801
LUMBER EXCHANGE TERMINAL RELIEVING PLATFORM/WHARF

Asset # : 13507

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%	4+	\$89,300	LIFE	**	5	\$1,900	
<i>Cracking, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Isolated Throughout</i>								
Concrete	30%	2-4	\$114,800	LIFE	**	5	\$800	
<i>Cracking, Extent : Severe, Area Affected : 10%</i>								
<i>Location : At Areas Of Severe Erosion And Isolated Throughout</i>								
<i>Erosion, Extent : Severe, Area Affected : 40%</i>								
<i>Location : At 450 Feet From South Corner And At South Corner</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 15%</i>								
<i>Location : In Tidal Zone</i>								
<hr/>								
Coping/Curb								
Concrete	90%			LIFE	**	5	\$600	
<i>Cracking, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete	10%	4+	\$15,500	LIFE	**	5	\$100	
<i>Cracking, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Isolated Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At 450 Feet And 620 Feet From South</i>								
<hr/>								
Piles and Bracing								
Not Accessible	100%							
<hr/>								
Pile Caps								
Not Accessible	100%							
<hr/>								
Backfill								
Fill								
Not Accessible	100%							
<hr/>								
Surface								
Asphalt	88%			2033	**	5	\$7,400	
<i>Settlement, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Asphalt	10%	4+	\$6,800	2039	**	5	\$400	
<i>Settlement, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Near Sewer Drains</i>								
Concrete	2%			2033	**	5	\$200	
<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
LUMBER EXCHANGE TERMINAL RELIEVING PLATFORM/WHARF

Asset # : 13507

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	15%	Now	\$30,200	2039	**	4	\$6,000	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Two Broken Areas: South End And 250 Feet North Of South End</i>								
<i>Rotting/Splitting, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Tidal Zone Throughout</i>								
Timber	85%	4+	\$85,400	2037	**	4	\$34,000	
<i>Displaced Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Entire System Is Seized In Sliding Tracks And Cannot Function As Designed</i>								
<i>Rotting/Splitting, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

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

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

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : NAVY HOMEPORT RIPRAP AND PLATFORM
Address : WATER ST SOUTH TO NORTH OF VANDERBILT AVE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DGS0047.020 / 13503 **Yr Built/Renovated** :
Linear Ft : 1,497 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 05-Jan-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 487 **Lot** : 100 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$1,743,900	\$41,500
Total	\$1,743,900	\$41,500
Importance Code A	\$1,050,100	
Importance Code B	\$131,700	\$41,500
Importance Code C	\$562,100	
Total	\$1,743,900	\$41,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$44,200	\$2,900		
Total	\$44,200	\$2,900		
Importance Code A				
Importance Code B	\$44,200	\$2,900		
Importance Code C				
Total	\$44,200	\$2,900		



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

DEPT. OF SMALL BUSINESS SERV. - 801
NAVY HOMEPORT RIPRAP AND PLATFORM
Asset # : 13503

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	30%	Now	\$775,900	LIFE	**	5	\$1,700	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : North End Of Asset</i>								
<i>Explanation : Collapsed Structure</i>								
No Component	70%							
Piles and Bracing								
Timber	30%	Now	\$135,100	2041	**	4	\$67,200	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : North End Of Asset</i>								
<i>Explanation : Collapsed Structure</i>								
No Component	70%							
Revetment								
Stone	50%			LIFE	**	5	\$4,500	
Stone	50%	2-4	\$562,100	LIFE	**	5	\$4,500	
<i>Missing Part, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout Along Top Of Revetment</i>								
Pile Caps								
Timber	30%	Now	\$139,100	LIFE	**	4	\$3,500	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : North End Of Asset</i>								
<i>Explanation : Collapsed Structure</i>								
No Component	70%							
Backfill								
Fill								
Topsoil	20%	Now	\$65,800	2066	**			
<i>Erosion, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Sloughing Of Fill Adjacent To Pavement</i>								
Not Accessible	80%							
Surface								
Asphalt	20%	Now	\$27,600	2041	**	5	\$1,700	
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout Along Pavement</i>								
Topsoil	80%			2021	\$65,900	5	\$5,600	
Deck Elements								
Railing								
Fencing	50%			2024	\$41,500	3	\$300	
Fencing	20%	Now	\$16,600	2031	**	3	\$100	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
No Component	30%							

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : NAVY HOMEPORT STEEL SHEET PILE BULKHEAD
Address : CLINTON ST SOUTH TO WATER ST
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : PAR0205.000 / 13949 **Yr Built/Renovated** :
Linear Ft : 1,640 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 05-Jan-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 487 **Lot** : 100 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$109,500	\$60,400
Total	\$109,500	\$60,400
Importance Code A	\$73,500	
Importance Code B	\$36,000	\$60,400
Total	\$109,500	\$60,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$30,900			
Total	\$30,900			
Importance Code A				
Importance Code B	\$30,900			
Total	\$30,900			



*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
NAVY HOMEPORT STEEL SHEET PILE BULKHEAD

Asset # : 13949

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Sheet Piles								
Steel	50%			LIFE		**		
<i>Corrosion, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Splash Zone</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 20, 490, 515, And 1375 Feet From North</i>								
<i>Explanation : Outfalls</i>								
Not Accessible	50%							
Pile Caps								
Concrete	90%			LIFE		**	5	\$4,400
Concrete	5%	4+	\$36,800	LIFE		**	5	\$200
<i>Spalling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Spalls With Exposed Rebar At 240, 500 To 620, 1430, and 1525 Feet From North</i>								
Concrete	5%	Now	\$36,800	LIFE		**	5	\$200
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 90 Feet Long Section On North Side Of Sullivan Pier</i>								
Backfill								
Fill								
Topsoil	10%	Now	\$36,000	2066		**		
<i>Sinkhole, Extent : Severe, Area Affected : 40%</i>								
<i>Location : At 350 To 450, 500, 525, And 575 Feet From North</i>								
Not Accessible	90%							
Surface								
Asphalt	40%			2029	\$60,400		5	\$7,500
Asphalt	10%	Now	\$15,100	2041		**	5	\$900
<i>Settlement, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Sinkholes At 350 To 450, 500, 525, And 575 Feet From North</i>								
Under Construction	50%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : South Of Sullivan Pier</i>								
<i>Explanation : Location</i>								
Fender								
Piles								
Timber	5%	0-2	\$15,800	2041		**	4	\$2,000
<i>Worn, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Southern 200 Feet Of Asset</i>								
No Component	90%							
Not Accessible	5%							
Deck Elements								
Railing								
Fencing	20%			2024	\$18,200		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.

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : NAVY HOMEPORT WHARF, BULKHEAD, SEAWALL
Address : SWAN ST SOUTH TO CLINTON ST.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DGS0047.010 / 13502 **Yr Built/Renovated** :
Linear Ft : 1,245 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 11-Dec-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 487 **Lot** : 110 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$1,842,000	
Total	\$1,842,000	
Importance Code A	\$378,600	
Importance Code B	\$278,800	
Importance Code C	\$1,184,600	
Total	\$1,842,000	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
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
NAVY HOMEPORT WHARF, BULKHEAD, 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								
	Coping/Curb Concrete	75%	Now	\$326,900	LIFE	**	5	\$900
<i>Missing Part, Extent : Severe, Area Affected : 100%</i>								
<i>Location : One Location Totaling 930 Feet</i>								
	No Component	25%						
Revetment								
	Concrete	100%	Now	\$857,600	LIFE	**		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Collapsed Concrete Structure</i>								
Sheet Piles								
	Steel	25%	4+	\$378,600	LIFE	**		
<i>Corrosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
	No Component	75%						
Backfill								
	Fill							
	Topsoil	100%	Now	\$164,100	2066	**		
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout Upland Area Of Sheeting And Inshore Of Concrete Riprap</i>								
Surface								
	Asphalt	100%	Now	\$114,700	2041	**	5	\$7,100
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout Area Adjacent To Sheeting And Riprap</i>								
<i>Settlement, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Inshore Of Broken Asphalt Surface For Entire Length Of Asset</i>								

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : PASSENGER SHIP TERMINAL BULKHEAD, PIERS 88, 90, 92
Address : HUDSON RIVER WEST 48TH TO 52ND STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBS0025.025 / 1763 **Yr Built/Renovated** :
Linear Ft : 1,333 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 25-Jan-2018 **Landmark Status** : NONE
Areas Surveyed :
Block : 1107 **Lot** : 12 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$313,600	\$1,014,600
Total	\$313,600	\$1,014,600
Importance Code A	\$102,900	\$102,900
Importance Code B	\$210,700	\$911,700
Total	\$313,600	\$1,014,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$25,600		\$18,100	
Total	\$25,600		\$18,100	
Importance Code A	\$4,300			
Importance Code B	\$21,300		\$18,100	
Total	\$25,600		\$18,100	



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

DEPT. OF SMALL BUSINESS SERV. - 801
PASSENGER SHIP TERMINAL BULKHEAD, PIERS 88, 90, 92
Asset # : 1763

Bulkheads		Current Repair		Future Replacement		Maintenance		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	**	5-10	\$7,000	
No Component	30%							
Gravity Wall								
Not Accessible	100%							
Piles and Bracing								
Steel	50%			LIFE	**	5	\$205,800	
Not Accessible	50%							
Pile Caps								
Concrete	20%			LIFE	**	5	\$1,600	
No Component	30%							
Not Accessible	50%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Stone Pavers	65%			2038	**	10		
Stone Pavers	5%	0-2	\$21,300	2044	**			
<i>Cracking, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Isolated Cracked Stone Pavers</i>								
Not Accessible	30%							
Fender								
Piles								
Timber	35%	0-2	\$89,700	2044	**	4	\$11,200	
<i>Broken, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Just North Of Pier 88</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%			2038	**	4	\$36,200	
Timber	20%	0-2	\$121,000	2044	**	4	\$14,500	
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : North Of Pier 88</i>								
<i>Worn, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : South Of Pier 88</i>								
No Component	30%							
Deck Elements								
Railing								
Steel	70%			2027			\$911,700	
<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)	Priority			
Deck Elements								
Parapet								
	Concrete	70%			2030		*	*
	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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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-Oct-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$1,738,500	\$35,800
Total	\$1,738,500	\$35,800
Importance Code A	\$200,600	\$35,800
Importance Code B	\$1,537,900	
Total	\$1,738,500	\$35,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads		\$500		\$100
Total		\$500		\$100
Importance Code A				
Importance Code B		\$500		\$100
Importance Code C				
Total		\$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
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%			2037	**	5	\$71,600	
			<i>Cracking, Extent : Light, Area Affected : 26%</i>					
			<i>Location : Isolated Throughout</i>					
			<i>Mechanical Damage, Extent : Light, Area Affected : 26%</i>					
			<i>Location : Throughout Along The Top Of Wall</i>					
Concrete	15%	4+	\$164,800	2037	**	5	\$6,300	
			<i>Erosion, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Throughout In Tidal Zone</i>					
			<i>Spalling, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Throughout And Specifically 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	\$221,400	2043	**	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>					
Gravel	20%			2031	**	2-5	\$1,300	
Not Accessible	70%							
Fender								
Buffer								
Rubber	5%	Now	\$35,900	2043	**	4-5	\$1,800	
			<i>Missing Part, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Large Tire Fenders Missing At Isolated Locations</i>					
Rubber	45%	0-2	\$322,800	2043	**	4-5	\$16,000	
			<i>Aging, Extent : Severe, Area Affected : 60%</i>					
			<i>Location : Rubber Tires, At South Face And At Inshore End Of North Face</i>					
No Component	50%							
Wales and Chocks								
Timber	100%	Now	\$957,900	2043	**	4	\$114,500	
			<i>Broken, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Broken Or Missing 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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 12-Oct-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$890,700	
Total	\$890,700	
Importance Code A	\$95,000	
Importance Code B	\$795,700	
Total	\$890,700	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$31,000	\$3,800	\$41,500	
Total	\$31,000	\$3,800	\$41,500	
Importance Code A			\$34,600	
Importance Code B	\$31,000	\$3,800	\$6,900	
Total	\$31,000	\$3,800	\$41,500	



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

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%			2037	**	5	\$69,200	
<i>Erosion, Extent : Light, Area Affected : 20%</i>								
<i>Location : In Tidal Zone</i>								
<i>Mechanical Damage, Extent : Light, Area Affected : 20%</i>								
<i>Location : Along The Top Of Concrete Wall</i>								
<i>Spalling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Isolated Throughout</i>								
Concrete	5%	4+	\$95,000	2037	**	5	\$1,800	
<i>Erosion, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Isolated Throughout In Tidal Zone</i>								
<i>Spalling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Above Mlw</i>								
<hr/>								
Piles and Bracing								
Not Accessible	100%							
<hr/>								
Pile Caps								
Not Accessible	100%							
<hr/>								
Backfill								
Fill								
Not Accessible	100%							
<hr/>								
Surface								
Asphalt	20%			2041	**	5	\$4,200	
Asphalt	25%	4+	\$42,000	2043	**	5	\$2,600	
<i>Cracking, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout Pier</i>								
Asphalt Blocks	15%	4+	\$298,000	2043	**	5	\$1,600	
<i>Settlement, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout North And South Sides Of Pier</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : At Offshore End Of Asset</i>								
<i>Explanation : Broken/ Displaced Pavers</i>								
Asphalt Blocks	20%			2037	**	5	\$4,200	
Concrete	5%			2037	**	5	\$1,000	
<i>Cracking, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Isolated Concrete Patches Throughout Pier</i>								
Not Accessible	15%							
<hr/>								
Fender								
Buffer								
Rubber	25%			2037	**	4-5	\$13,700	
Rubber	5%	Now	\$31,000	2043	**	4-5	\$1,500	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Broken Extruded Arch Fender 355 Feet From Southwest Fence</i>								
No Component	70%							

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
PIER K INCLUDING PERIMETER BULKHEAD / BERTHS 19, 20

Asset # : 13523

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	55%	Now	\$455,700	2043	**	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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : RELIEVING PLATFORM
Address : EAST RIVER, 48TH ST TO 54TH ST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR025.051 / 1748 **Yr Built/Renovated** :
Linear Ft : 1,630 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 11-Feb-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 1360 **Lot** : 60 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads		\$1,453,300
Total		\$1,453,300
Importance Code B		\$1,453,300
Total		\$1,453,300

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$49,700	\$6,800	\$100	
Total	\$49,700	\$6,800	\$100	
Importance Code A	\$24,700			
Importance Code B	\$25,100	\$6,800	\$100	
Total	\$49,700	\$6,800	\$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
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	95%			LIFE				**
Concrete/Stone	5%	2-4	\$17,300	LIFE				**
<i>Cracking, Extent : Light, Area Affected : 5%</i>								
<i>Location : With Efflorescence Throughout</i>								
<i>Erosion, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Isolated Areas At Bottom And Corners Of Platform</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Isolated Throughout</i>								
<i>Missing Part, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Isolated Missing Stone Facing</i>								
<hr/>								
Piles and Bracing								
Not Accessible	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Repair Currently Underway</i>								
<hr/>								
Lowlevel Pile Caps								
Timber	1%	Now	\$7,400	LIFE				**
<i>Rotting/Splitting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<hr/>								
Not Accessible	99%							
<hr/>								
Backfill								
Fill								
Not Accessible	100%							
<hr/>								
Surface								
Asphalt Pavers	58%			2036		**	5	\$10,800
<i>Settlement, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Asphalt Pavers	2%	0-2	\$17,100	2036		**	5	\$200
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : North Of E. 51st Street</i>								
<i>Explanation : Uplift</i>								
Concrete	15%			2036		**	5	\$2,800
<i>Cracking, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
No Component	25%							
<hr/>								
Deck Elements								

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

DEPT. OF SMALL BUSINESS SERV. - 801
RELIEVING PLATFORM
Asset # : 1748

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Deck Elements								
	Railing							
	Fencing	50%			2028	\$45,200	3	\$300
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Along Fdr Drive South Of E. 51st St</i>						
		<i>Explanation : On Top Of Parapet Wall</i>						
	Steel	49%			2025	\$780,400		
		<i>Corrosion, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
	Steel	1%	2-4	\$8,000	2025	\$15,900		
		<i>Corrosion, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : At E. 53rd St</i>						
Parapet								
	Concrete	50%			2028	\$611,900		
		<i>Cracking, Extent : Light, Area Affected : 2%</i>						
		<i>Location : South Of E. 51st St Throughout</i>						
	No Component	50%						

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 02-Nov-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2184 **Lot** : 40 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$309,100	\$58,600
Total	\$309,100	\$58,600
Importance Code A	\$197,000	
Importance Code B	\$112,200	\$58,600
Total	\$309,100	\$58,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$40,100			
Total	\$40,100			
Importance Code A	\$31,800			
Importance Code B	\$8,300			
Total	\$40,100			



*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
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+	\$197,000	LIFE	**	5	\$1,100	
<i>Cracking, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Stations 0+90, 1+70, And 2+10 (From North)</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : In Tidal Zone In Bottom 2 Feet Of Concrete Along Full Length Of Wall</i>								
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Isolated Map Cracking</i>								
Concrete/Stone	5%	Now	\$31,800	LIFE	**			
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Failed Stone Masonry Wall At North End Of Platform</i>								
Piles and Bracing Not Accessible	100%							
Pile Caps Not Accessible	100%							
Backfill								
Fill Not Accessible	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : North End Of Assest</i>								
<i>Explanation : Fill Loss Due To Failed Stone Masonry Wall</i>								
Surface								
Asphalt	30%	Now	\$8,300	2043	**	5	\$500	
<i>Settlement, Extent : Light, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 25%</i>								
<i>Location : Scattered Throughout</i>								
<i>Explanation : Depressions In Asphalt</i>								
Not Accessible	70%							
Fender								
Piles Timber	100%	Now	\$57,700	2043	**	4	\$7,200	1
<i>Broken, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Missing Part, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wales and Chocks Timber	100%	Now	\$54,500	2043	**	4	\$16,300	
<i>Broken, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Missing Part, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
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%			2026	\$13,300	3	\$100
		<i>Corrosion, Extent : Light, Area Affected : 75%</i>						
		<i>Location : Throughout</i>						
	Steel	20%			2027	\$58,600		
		<i>Missing Part, Extent : Severe, Area Affected : 5%</i>						
		<i>Location : Three Nuts Missing From Fence Anchor Bolts</i>						

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : RELIEVING PLATFORM E. 32ND TO E. 34TH STS.
 Address : EAST RIVER, 32ND ST TO 34TH ST SS HELIPORT TO NS OF PARKING LOT
 Borough : MANHATTAN Agency's Number : N/A
 Program / Asset # : DBSR025.063 / 4084 Yr Built/Renovated :
 Linear Ft : 512 Project Type : ECONOMIC DEVELOPMENT
 Date of Survey : 28-Jan-2016 Landmark Status : NONE
 Areas Surveyed :
 Block : 962 Lot : 50 BIN :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads		\$96,100
Total		\$96,100
Importance Code B		\$96,100
Total		\$96,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$82,500	\$2,900		
Total	\$82,500	\$2,900		
Importance Code A	\$53,400			
Importance Code B	\$29,100	\$2,900		
Total	\$82,500	\$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
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/Stone	2%	4+	\$21,700	LIFE		**		
			<i>Erosion, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Located 130 Ft And 160 Ft From North End</i>					
			<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Located 130 Ft And 160 Ft From North End</i>					
			<i>Spalling, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Located 130 Ft And 160 Ft From North End</i>					
Concrete/Stone	38%			LIFE		**		
			<i>Cracking, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Erosion, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Not Accessible	60%							
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Timber	5%	Now	\$31,700	LIFE		**	4	\$200
			<i>Rotting/Splitting, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Along Bulkhead Face Throughout</i>					
Not Accessible	95%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	100%			2036		**	5	\$5,800
			<i>Cracking, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Settlement, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Fender								
Piles								
Timber	10%	4+	\$9,800	2042		**	4	\$1,200
			<i>Rotting/Splitting, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Within Tidal Zone</i>					
No Component	80%							
Not Accessible	10%							
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 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	
Deck Elements								
Parapet								
Concrete	25%			2028	\$96,100			
<i>Cracking, Extent : Light, Area Affected : 10%</i>								
<i>Location : Isolated Throughout</i>								
Concrete	5%	2-4	\$19,200	2032		**		
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Located At North End, 48 Ft From North End, And 154 Ft To 164 Ft From North End</i>								
No Component	70%							

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : RELIEVING PLATFORM AND REVETMENT (SURROUNDED BY CONCRETE BLOCK)
Address : MASPETH CREEK AT 58-26 47TH STREET
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DBSR035.000 / 13481 **Yr Built/Renovated** :
Linear Ft : 265 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 22-Sep-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 2601 **Lot** : 25 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$175,800	
Total	\$175,800	
Importance Code A	\$91,600	
Importance Code B	\$84,200	
Total	\$175,800	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$28,100			
Total	\$28,100			
Importance Code A				
Importance Code B	\$4,200			
Importance Code C	\$23,900			
Total	\$28,100			



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

DEPT. OF SMALL BUSINESS SERV. - 801
RELIEVING PLATFORM AND REVETMENT (SURROUNDED BY CONCRETE BLOCK)

Asset # : 13481

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	50%			LIFE	**	5	\$500	
Concrete	20%	Now	\$91,600	LIFE	**	5	\$200	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : At North End And At Outfall</i>								
<i>Displaced Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Isolated And At North End</i>								
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Isolated And At North End</i>								
No Component	30%							
Piles and Bracing								
No Component	30%							
Not Accessible	70%							
Revetment								
Stone	30%	4+	\$23,900	LIFE	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout; North End Of Asset</i>								
<i>Explanation : Poorly Graded And Installed</i>								
No Component	70%							
Lowlevel Pile Caps								
No Component	30%							
Not Accessible	70%							
Backfill								
Fill								
Gravel	10%	Now	\$2,400	2042	**	5		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : At Northern End Of Pile Supported Wall</i>								
<i>Explanation : Sinkhole/ Fill Loss</i>								
Not Accessible	90%							
Surface								
Topsoil	70%			2025	\$10,200	5	\$900	
Topsoil	10%	Now	\$1,500	2027	\$1,500	5	\$100	
<i>Settlement, Extent : Severe, Area Affected : 100%</i>								
<i>Location : At North End Of Pile Supported Wall And Isolated Throughout</i>								
Not Accessible	20%							
Fender								
Wales and Chocks								
Timber	70%	Now	\$84,200	2042	**	4	\$10,100	
<i>Missing Part, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Missing Along Relieving Platform</i>								
No Component	30%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : REVETMENT
Address : RICHMOND TERR FROM CLINTON AVE TO TYSEN STREET
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DBS0037.000 / 13930 **Yr Built/Renovated** :
Linear Ft : 145 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 18-Dec-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 68 **Lot** : 40 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
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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
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	100%			LIFE	**	5	\$900
			<i>Settlement, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Isolated Throughout</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Non-engineered Revetment</i>					
Backfill	Fill							
	Not Accessible	100%						
Surface	Topsoil	100%			2024	\$8,000	5	\$700
			<i>Erosion, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Isolated Throughout</i>					

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : REVTMENT
Address : RICHMOND TERR FROM 100FT WEST OF TYSEN ST TO E SNUG HARBOR RD
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DBS0038.000 / 13931 **Yr Built/Renovated** :
Linear Ft : 1,195 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 18-Dec-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 68 **Lot** : 35 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$414,800	\$9,900
Total	\$414,800	\$9,900
Importance Code B	\$55,900	\$9,900
Importance Code C	\$359,000	
Total	\$414,800	\$9,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$9,900	\$2,400		
Total	\$9,900	\$2,400		
Importance Code B	\$9,900	\$2,400		
Importance Code C				
Total	\$9,900	\$2,400		



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

DEPT. OF SMALL BUSINESS SERV. - 801
REVTMENT
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	\$4,300
		<i>Settlement, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Near Western End Of Asset</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Non-engineered Revetment</i>						
	Stone	40%	4+	\$359,000	LIFE	**	5	\$2,900
		<i>Erosion, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Sections Totaling 475 Feet</i>						
Backfill								
	Fill							
	Not Accessible	100%						
Surface								
	Topsoil	15%	4+	\$9,900	2026	\$9,900	5	\$400
		<i>Erosion, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
	Topsoil	85%			2021	\$55,900	5	\$4,800

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : REVETMENT
Address : EAST RIVER /FOOT OF METROPOLITAN AVE AND RIVER STREET
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0039.000 / 13951 **Yr Built/Renovated** :
Linear Ft : 64 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 16-Sep-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 2355 **Lot** : 20 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$14,800			
Total	\$14,800			
Importance Code B	\$14,800			
Importance Code C				
Total	\$14,800			



*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
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	100%			LIFE	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : 25 Feet From North</i>								
<i>Explanation : Outfall</i>								
Backfill Fill Not Accessible	100%							
Surface Asphalt	10%	Now	\$600	2041	**	5		
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Sinkhole Around Storm Drain</i>								
Concrete	60%	0-2	\$14,200	2041	**	5	\$200	
<i>Settlement, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Undermining Along Abandoned Sidewalk, Full Length</i>								
Gravel	30%			2035	**	2-5	\$100	

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : REVTMENT
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 : 18-Jul-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 8470 **Lot** : 1 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$360,300	
Total	\$360,300	
Importance Code C	\$360,300	
Total	\$360,300	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$34,700	\$900		
Total	\$34,700	\$900		
Importance Code B	\$34,700	\$900		
Importance Code C				
Total	\$34,700	\$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
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	\$94,800	LIFE	**	5	\$800	
<i>Erosion, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Loss Of Soil At Top Of Revetment</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Missing Stone</i>								
Stone	70%	4+	\$265,500	LIFE	**	5	\$2,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</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	\$27,700	2068	**			
<i>Erosion, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Areas Without Stone Coverage</i>								
Not Accessible	75%							
Surface								
Topsoil	75%			2026	\$20,800	5	\$1,800	
Topsoil	25%	Now	\$6,900	2028	\$6,900	5	\$300	
<i>Erosion, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Top Of Revetment Throughout 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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : REVTMENT /EAST AND WEST OF BALLPARK WHARF
 Address : WEST END OF FERRY TERMINAL WEST
 Borough : STATEN ISLAND Agency's Number : N/A
 Program / Asset # : DGS0060.000 / 13925 Yr Built/Renovated :
 Linear Ft : 2,920 Project Type : ECONOMIC DEVELOPMENT
 Date of Survey : 03-Dec-2014 Landmark Status : NONE
 Areas Surveyed :
 Block : 2 Lot : 20 BIN :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$2,129,500	\$429,900
Total	\$2,129,500	\$429,900
Importance Code B	\$165,000	\$429,900
Importance Code C	\$1,964,400	
Total	\$2,129,500	\$429,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$35,200			
Total	\$35,200			
Importance Code A				
Importance Code B	\$35,200			
Importance Code C				
Total	\$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
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	\$429,400	LIFE	**	5	\$1,900
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Undermined And Unsupported For Full Length</i>						
		<i>Explanation : Undermined</i>						
	No Component	30%						
Gravity Wall								
	Concrete	30%			LIFE	**	5	\$3,500
	No Component	70%						
Revetment								
	Stone	30%			LIFE	**	5	\$5,200
	Stone	70%	4+	\$1,535,000	LIFE	**	5	\$12,200
		<i>Other Observation, Extent : Severe, Area Affected : 75%</i>						
		<i>Location : Throughout West Of Ballpark Wharf And For 80 Feet East Of Wharf</i>						
		<i>Explanation : Inadequate Armor Protection</i>						
Backfill								
Fill								
	Gravel	70%	Now	\$108,800	2041	**	5	\$1,900
		<i>Sinkhole, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Beneath And Behind Concrete Surface West Of Ballpark Wharf</i>						
	Not Accessible	30%						
Surface								
	Asphalt	3%			2035	**	5	\$1,000
	Asphalt	2%	Now	\$5,400	2041	**	5	\$300
		<i>Cracking, Extent : Severe, Area Affected : 25%</i>						
		<i>Location : Isolated Throughout</i>						
		<i>Settlement, Extent : Moderate, Area Affected : 75%</i>						
		<i>Location : Section Of Encroaching Settlement 1700 Feet West Of Ferry Terminal</i>						
	Concrete	5%			2035	**	5	\$1,700
	Topsoil	55%			2024	\$88,300	5	\$7,500
	Topsoil	35%	Now	\$56,200	2026	\$56,200	5	\$2,400
		<i>Missing Part, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : At Sinkholes Inshore Of Concrete Surface West Of Ballpark Wharf</i>						
Deck Elements								
Railing								
	Steel	10%	Now	\$28,500	2025	\$285,300		
		<i>Missing Part, Extent : Severe, Area Affected : 33%</i>						
		<i>Location : 80 Feet Of Temporary Plywood Railing</i>						
	No Component	90%						

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 1,740 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 12-Oct-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 926 **Lot** : 40 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$261,300	\$95,700
Total	\$261,300	\$95,700
Importance Code B		\$95,700
Importance Code C	\$261,300	
Total	\$261,300	\$95,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$4,100			
Total	\$4,100			
Importance Code B	\$4,100			
Importance Code C				
Total	\$4,100			



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

DEPT. OF SMALL BUSINESS SERV. - 801
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	80%			LIFE	**	5	\$8,300
	Stone	20%	4+	\$261,300	LIFE	**	5	\$2,100
<i>Erosion, Extent : Severe, Area Affected : 50%</i>								
<i>Location : West Of Point Adjacent To Creek Near Bridge</i>								
<hr/>								
Backfill								
Fill								
	Not Accessible	100%						
<hr/>								
Surface								
	Topsoil	100%			2025	\$95,700	5	\$8,100
<i>Erosion, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout, Above Revetment</i>								
<i>Other Observation, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Heavy Vegetation</i>								

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : REVETMENT NORTH SIDE OF 65TH ST. RAIL YARD
Address : FOOT OF 65TH STREET
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0051.000 / 13969 **Yr Built/Renovated** :
Linear Ft : 203 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 24-Sep-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 5804 **Lot** : 2 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$30,500			
Total	\$30,500			
Importance Code B				
Importance Code C	\$30,500			
Total	\$30,500			



*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 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	80%			LIFE	**	5	\$1,000
	Stone	20%	4+	\$30,500	LIFE	**	5	\$200
<i>Erosion, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Southern 50 Feet Toward Transfer Station</i>								
<hr/>								
Backfill								
Fill								
	Not Accessible	100%						
<hr/>								
Surface								
	Gravel	100%			2039	**	2-5	\$600
<i>Erosion, Extent : Light, Area Affected : 10%</i>								
<i>Location : Isolated Above Revetment</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Natural Shoreline Above Revetment</i>								
<hr/>								

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : REVTMENT - 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 : 31-Aug-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2197 **Lot** : 75 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$206,100	
Total	\$206,100	
Importance Code B	\$67,600	
Importance Code C	\$138,600	
Total	\$206,100	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$16,900		\$700	
Total	\$16,900		\$700	
Importance Code B	\$16,900		\$700	
Importance Code C				
Total	\$16,900		\$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 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+	\$138,600	LIFE	**	5	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Typical Throughout 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 : Typical Throughout Length</i>								
<i>Explanation : Non-engineered Shoreline Protection</i>								
Backfill								
Fill								
Topsoil	25%	Now	\$33,800	2068	**			
<i>Erosion, Extent : Light, Area Affected : 20%</i>								
<i>Location : Above Revetment Throughout</i>								
Topsoil	25%	Now	\$33,800	2068	**			
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Above Revetment 150 Feet Near South End</i>								
Not Accessible	50%							
Surface								
Topsoil	25%	Now	\$8,500	2028	\$8,500	5	\$400	
<i>Erosion, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Above Revetment Throughout</i>								
Topsoil	50%			2027	\$16,900	5	\$1,400	
Topsoil	25%	Now	\$8,500	2028	\$8,500	5	\$400	
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 150 Feet Near South End</i>								

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 14-Oct-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2187 **Lot** : 20 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$191,500	
Total	\$191,500	
Importance Code C	\$191,500	
Total	\$191,500	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$24,500	\$1,200		
Total	\$24,500	\$1,200		
Importance Code B	\$24,500	\$1,200		
Importance Code C				
Total	\$24,500	\$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	65%	4+	\$124,500	LIFE	**	5	\$1,000	
<i>Erosion, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Non-engineered, Inadequate Protection</i>								
Stone	35%	Now	\$67,000	LIFE	**	5	\$500	
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : At 206th Street Park And At Mid-block With Minimal Shoreline Protection</i>								
Backfill								
Fill								
Topsoil	40%	Now	\$22,400	2068	**			
<i>Erosion, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Above Revetment Undermining Concrete Slab At Mid Asset</i>								
Not Accessible	60%							
Surface								
Concrete	75%			2041	**	5	\$2,200	
Topsoil	15%	Now	\$2,100	2028	\$2,100	5	\$100	
<i>Erosion, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : At Southern End of Asset</i>								
Topsoil	10%			2026	\$1,400	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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 14-Oct-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2185 **Lot** : 36 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$114,900	
Total	\$114,900	
Importance Code C	\$114,900	
Total	\$114,900	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$25,200			
Total	\$25,200			
Importance Code B	\$25,200			
Importance Code C				
Total	\$25,200			



*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 # : 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								
	Coping/Curb							
	Concrete	25%			LIFE	**	5	\$100
	No Component	75%						
<hr/>								
	Revetment							
	Stone	100%	4+	\$114,900	LIFE	**	5	\$1,500
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Non-engineered, Inadequate Protection</i>						
<hr/>								
Backfill								
	Fill							
	Topsoil	20%	Now	\$11,200	2068	**		
		<i>Erosion, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout Above Revetment</i>						
	Not Accessible	80%						
<hr/>								
	Surface							
	Topsoil	100%	4+	\$14,000	2028	\$14,000	5	\$600
		<i>Erosion, Extent : Moderate, Area Affected : 30%</i>						
		<i>Location : Throughout Above Revetment</i>						
<hr/>								

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : REVETMENT - RIPRAP BULKHEAD
Address : W 203 TO W 204 ST, HARLEM RIVER SUB 4 OF ASSET TYPE, SUB 1 OF BL
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR058.000 / 13800 **Yr Built/Renovated** :
Linear Ft : 225 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 02-Nov-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2185 **Lot** : 10 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$169,000	
Total	\$169,000	
Importance Code C	\$169,000	
Total	\$169,000	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$32,200			
Total	\$32,200			
Importance Code B	\$32,200			
Importance Code C				
Total	\$32,200			



*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 # : 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	\$169,000	LIFE	**	5	\$1,300
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Non-engineered, Inadequate Placement/ Protection, Concrete Debris</i>								
Backfill	Fill							
	Topsoil	40%	Now	\$19,800	2068	**		
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Slope Exposure And Instability</i>								
	Not Accessible	60%						
Surface	Topsoil	60%	Now	\$7,400	2028		5	\$300
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
	Topsoil	40%	4+	\$5,000	2028		5	\$200
<i>Erosion, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

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

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

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 18-Nov-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2106 **Lot** : 997 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads		\$50,400
Total		\$50,400
Importance Code B		\$50,400
Total		\$50,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$35,200	\$2,000		
Total	\$35,200	\$2,000		
Importance Code B	\$9,400	\$2,000		
Importance Code C	\$25,800			
Total	\$35,200	\$2,000		



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

DEPT. OF SMALL BUSINESS SERV. - 801
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 : From 160 Feet To 340 Feet From South Outfalls And At North End</i>								
Stone	5%	4+	\$25,800	LIFE	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Inshore Of Outfalls 400 Feet And 800 Feet From South. Sinkholes At 572 Feet And 590 Feet From South. Sliding Of Revetment At 430 Feet And 850 Feet From South.</i>								
<i>Explanation : Erosion With Inadequate Protection</i>								
Backfill								
Fill								
Topsoil	5%	Now	\$6,300	2056	**			
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Erosion Of Fill Inshore Of Outfalls</i>								
Not Accessible	95%							
Surface								
Topsoil	75%			2026	\$47,200	5	\$4,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Heavy Vegetation</i>								
Topsoil	5%	Now	\$3,100	2028	\$3,100	5	\$100	
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Inshore Of Outfalls</i>								
No Component	20%							

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

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

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : REVTMENT #1
Address : ALONG BANK STREET FROM ST PETERS PLACE WEST
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DGS0061.000 / 13927 **Yr Built/Renovated** :
Linear Ft : 524 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 16-Dec-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 2 **Lot** : 800 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$433,800	
Total	\$433,800	
Importance Code B	\$40,300	
Importance Code C	\$393,500	
Total	\$433,800	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$10,100	\$19,500		
Total	\$10,100	\$19,500		
Importance Code B	\$10,100	\$19,500		
Importance Code C				
Total	\$10,100	\$19,500		



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

DEPT. OF SMALL BUSINESS SERV. - 801
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	65%	4+	\$255,800	LIFE	**	5	\$2,000
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Insufficient Armor</i>								
	Stone	35%	Now	\$137,700	LIFE	**	5	\$1,100
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Revetment Failure At Sections Throughout</i>								
Backfill								
	Fill							
	Topsoil	35%	Now	\$40,300	2066	**		
<i>Erosion, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Sloughing At Areas Of Revetment Failure</i>								
	Not Accessible	65%						
Surface								
	Topsoil	65%			2021	\$18,700	5	\$1,600
	Topsoil	35%	Now	\$10,100	2026	\$10,100	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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : REVTMENT #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 : 16-Dec-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 2 **Lot** : 801 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$192,300	
Total	\$192,300	
Importance Code C	\$192,300	
Total	\$192,300	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$31,400			
Total	\$31,400			
Importance Code B	\$31,400			
Importance Code C				
Total	\$31,400			



*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 #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	\$192,300	LIFE	**	5	\$1,500	
<i>Progressing Scour, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 40 Feet East Of Lightpole #R007646, Undermining Sidewalk</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Insufficient Armor</i>								
<hr/>								
Backfill								
Fill								
Topsoil	30%	Now	\$16,900	2066	**			
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Not Accessible	70%							
<hr/>								
Surface								
Topsoil	70%			2020	\$9,900	5	\$800	
Topsoil	30%	Now	\$4,200	2026	\$4,200	5	\$200	
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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-Sep-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 8591 **Lot** : 980 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads		\$3,100		\$100
Total		\$3,100		\$100
Importance Code A				\$100
Importance Code B		\$3,100		
Importance Code C				
Total		\$3,100		\$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
Backfill								
Fill								
	Not Accessible	100%						
Surface								
	Asphalt	60%			2036	**	5	\$4,800
		<i>Settlement, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Near Southern Drain</i>						
	Topsoil	40%			2026	\$15,500	5	\$1,300
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Heavy Vegetation</i>						
Deck Elements								
Railing								
	Guard Rail	60%			LIFE	**		
		<i>Broken, Extent : Light, Area Affected : 20%</i>						
		<i>Location : One Location With Broken Support Pole</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : With Fencing</i>						
	No Component	40%						

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

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

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 08-Oct-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 2215 **Lot** : 997 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$771,800	
Total	\$771,800	
Importance Code A	\$415,900	
Importance Code B	\$116,700	
Importance Code C	\$239,300	
Total	\$771,800	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$29,200			
Total	\$29,200			
Importance Code A				
Importance Code B	\$29,200			
Importance Code C				
Total	\$29,200			



*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 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%	4+	\$239,300	LIFE	**	5	\$1,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Insufficient Armor Stone</i>								
No Component	40%							
Sheet Piles								
Timber	40%	Now	\$415,900	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	\$116,700	2066	**			
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Surface								
Topsoil	100%	Now	\$29,200	2026	\$29,200	5	\$1,200	
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 02-Sep-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 5778 **Lot** : 1 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$221,000	\$894,000
Total	\$221,000	\$894,000
Importance Code B	\$221,000	\$894,000
Total	\$221,000	\$894,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$4,900		\$2,600	
Total	\$4,900		\$2,600	
Importance Code A	\$4,900			
Importance Code B			\$2,600	
Importance Code C				
Total	\$4,900		\$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
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
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Displaced Stone. Isolated Location With Exposed Filter Fabric</i>						
<hr/>								
	Sheet Piles							
	Steel	2%			LIFE	**		
		<i>Missing Coating, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Upper Portion Of Revetment Where Visible</i>						
	Not Accessible	98%						
<hr/>								
	Pile Caps							
	Concrete	98%			LIFE	**	5	\$2,700
		<i>Cracking, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Isolated Throughout</i>						
		<i>Spalling, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : At 486 Feet, 608 Feet, And 732 Feet From North End</i>						
	Concrete	2%	4+	\$4,900	LIFE	**	5	\$100
		<i>Spalling, Extent : Moderate, Area Affected : 75%</i>						
		<i>Location : Isolated Throughout</i>						
<hr/>								
Backfill								
	Fill							
	Not Accessible	100%						
<hr/>								
	Surface							
	Asphalt	50%			2037	**	5	\$5,200
		<i>Settlement, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Typical Throughout</i>						
		<i>Worn, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Typical Throughout</i>						
	Asphalt	50%	4+	\$42,200	2043	**	5	\$2,600
		<i>Settlement, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout, Adjacent To Bulkhead</i>						
<hr/>								
Deck Elements								
	Railing							
	Steel	100%	2-4	\$178,800	2026			\$894,000
		<i>Broken, Extent : Light, Area Affected : 5%</i>						
		<i>Location : 630 Feet From North End</i>						
		<i>Corrosion, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Throughout, At Baseplates</i>						

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : REVTMENT BEHIND SCHOOL
Address : CONEY ISLAND CREEK W 23RD ST TO W 25TH ST
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0026.050 / 2893 **Yr Built/Renovated** :
Linear Ft : 630 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 29-Sep-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 6965 **Lot** : 100 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$542,300	
Total	\$542,300	
Importance Code B	\$69,200	
Importance Code C	\$473,100	
Total	\$542,300	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$34,700			
Total	\$34,700			
Importance Code B	\$34,700			
Importance Code C				
Total	\$34,700			



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

DEPT. OF SMALL BUSINESS SERV. - 801
REVTMENT BEHIND SCHOOL
Asset # : 2893

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	\$473,100	LIFE		**	5	\$3,800
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : At Back Of Revetment</i>								
<i>Explanation : Stone Missing, Bank Erosion</i>								
<hr/>								
Backfill								
Fill								
Topsoil	50%			2030		**	10	
Topsoil	50%	4+	\$69,200	2067		**		
<i>Erosion, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Erosion Of Bank</i>								
<hr/>								
Surface								
Topsoil	100%	Now	\$34,700	2027	\$34,700		5	\$1,500
<i>Erosion, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Erosion Of Bank</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.

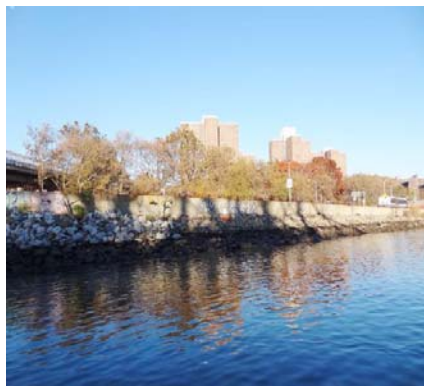
Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 18-Nov-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2105 **Lot** : 51 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$111,400	\$556,900
Total	\$111,400	\$556,900
Importance Code B	\$111,400	\$556,900
Total	\$111,400	\$556,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$12,800			
Total	\$12,800			
Importance Code A				
Importance Code C	\$12,800			
Total	\$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
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 : Throughout With Efflorescence</i>								
<hr/>								
	Revetment Stone	95%			LIFE	**	5	\$3,200
	Stone	5%	4+	\$12,800	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+	\$111,400	2026	\$556,900		
<i>Corrosion, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout 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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : REVTMENT- NICKS SOUTH PARKING BET NICKS AND MARINA TO SOUTH
Address : FLATBUSH AVE. MILL BASIN
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR026.061 / 2668 **Yr Built/Renovated** :
Linear Ft : 370 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 15-Sep-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 8470 **Lot** : 50 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads		\$2,100		
Total		\$2,100		
Importance Code A				
Importance Code B		\$2,100		
Importance Code C				
Total		\$2,100		



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

DEPT. OF SMALL BUSINESS SERV. - 801
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	15%			LIFE	**	3	\$100
	No Component	25%						
	Not Accessible	60%						
	Revetment							
	Stone	100%			LIFE	**	5	\$2,200
				<i>Erosion, Extent : Moderate, Area Affected : 5%</i>				
				<i>Location : Isolated</i>				
Backfill								
	Fill							
	Not Accessible	100%						
	Surface							
	Asphalt	25%			2036	**	5	\$1,100
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : South End</i>				
				<i>Explanation : Ungraded</i>				
	Asphalt	75%			2036	**	5	\$3,200
				<i>Cracking, Extent : Light, Area Affected : 5%</i>				
				<i>Location : Isolated</i>				
Deck Elements								
	Railing							
	Fencing	25%			2028	\$5,100	3	
	No Component	75%						

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 18-Nov-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2105 **Lot** : 51 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$83,400	
Total	\$83,400	
Importance Code C	\$83,400	
Total	\$83,400	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
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
REVTMENT 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 : Severe, Area Affected : 2%</i>						
		<i>Location : At Dep Outfall</i>						
	Stone	10%	Now	\$83,400	LIFE	**	5	\$700
		<i>Erosion, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : At Top Of Revetment Slope Between 360 Feet And 480 Feet; 930 Feet And 945 Feet From South</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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 17-Sep-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 25 **Lot** : 1 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads		\$39,100
Total		\$39,100
Importance Code B		\$39,100
Total		\$39,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$90,300	\$6,900		
Total	\$90,300	\$6,900		
Importance Code A	\$73,900	\$600		
Importance Code B	\$16,400	\$6,300		
Total	\$90,300	\$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
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+	\$24,900	LIFE	**	5	\$100	
<i>Cracking, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Face Of Platform</i>								
<i>Erosion, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Tidal Zone</i>								
Concrete	30%			LIFE	**	5	\$200	
<i>Cracking, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Erosion, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
No Component	10%							
Not Accessible	45%							
Piles and Bracing								
Timber	5%			2029	\$24,100	4	\$1,800	
<i>Rotting/Splitting, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
No Component	10%							
Not Accessible	85%							
Sheet Piles								
Steel	5%	4+	\$29,200	LIFE	**			
<i>Corrosion, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : North End</i>								
No Component	90%							
Not Accessible	5%							
Pile Caps								
Timber	2%	4+	\$19,800	LIFE	**	4		
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : In Tidal Zone</i>								
No Component	10%							
Not Accessible	88%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Stone	35%			2035	**	10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Stone Slates</i>								
Timber	15%	4+	\$7,000	2041	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : At Deck South Of Restaurant</i>								
<i>Explanation : Weathering</i>								
Not Accessible	50%							
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
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	
Fender								
Piles								
Timber	10%	2-4	\$3,100	2041	**	4	\$400	
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Above Mlw</i>								
No Component	90%							
Deck Elements								
Railing								
Steel	25%			2024	\$39,100			
<i>Corrosion, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Missing Coating, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Timber	25%	4+	\$6,300	2021	\$6,300			
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : At Deck South Of Restaurant</i>								
No Component	50%							

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 16-Sep-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 2134 **Lot** : 126 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads		\$349,800
Total		\$349,800
Importance Code B		\$349,800
Total		\$349,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$13,900			\$8,700
Total	\$13,900			\$8,700
Importance Code A				
Importance Code B	\$13,900			\$8,700
Total	\$13,900			\$8,700



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

DEPT. OF SMALL BUSINESS SERV. - 801
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	**		
<i>Corrosion, Extent : Light, Area Affected : 20%</i>								
<i>Location : Above The Mhw Elevation In Splash Zone</i>								
	Not Accessible	40%						
Pile Caps								
	Concrete	100%			LIFE	**	5	\$1,100
<i>Cracking, Extent : Light, Area Affected : 2%</i>								
<i>Location : Isolated Throughout</i>								
Backfill								
Fill								
	Not Accessible	100%						
Surface								
	Asphalt Pavers	20%			2039	**	5	\$800
	Concrete	15%			2039	**	5	\$600
	Timber	65%			2039	**	10	
Fender								
Piles								
	Composite	58%			2052	**		
	Composite	2%	0-2	\$4,200	2052	**		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Southern Two Piles</i>								
<i>Explanation : Broken Connection To Bulkhead Face</i>								
	Not Accessible	40%						
Wales and Chocks								
	Timber	90%			2035	**	4	\$17,500
	Timber	10%	Now	\$9,800	2041	**	4	\$1,900
<i>Missing Part, Extent : Severe, Area Affected : 100%</i>								
<i>Location : At East End Below Access Walkway And At 45 Feet From North End</i>								
Deck Elements								
Railing								
	Steel	100%			2025			\$349,800

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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 09-Sep-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 8591 **Lot** : 200 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$43,900	
Total	\$43,900	
Importance Code A	\$43,900	
Total	\$43,900	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$23,900	\$400		
Total	\$23,900	\$400		
Importance Code A				
Importance Code B	\$900	\$400		
Importance Code C	\$23,000			
Total	\$23,900	\$400		



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

DEPT. OF SMALL BUSINESS SERV. - 801
SEA TRAVELERS MARINA REVETMENT AND BULKHEAD

Asset # : 21

Bulkheads		Current Repair		Future Replacement		Maintenance		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+	\$23,000	LIFE	**	5	\$400	
<i>Erosion, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Isolated Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Poor Placement Of Asphalt And Concrete Remnants</i>								
No Component	15%							
Sheet Piles								
Steel	13%			LIFE	**			
<i>Corrosion, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Boat Lift, Above Mlw Elevation</i>								
Timber	2%	4+	\$43,900	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								
Not Accessible	100%							
Surface								
Concrete	10%			2036	**	5	\$600	
<i>Cracking, Extent : Light, Area Affected : 10%</i>								
<i>Location : Isolated Locations</i>								
Gravel	20%			2036	**	2-5	\$300	
Topsoil	70%			2025	\$21,600	5	\$1,800	

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

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

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 10-Nov-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2149 **Lot** : 997 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$276,400	\$665,900
Total	\$276,400	\$665,900
Importance Code A	\$185,600	
Importance Code B		\$665,900
Importance Code C	\$90,800	
Total	\$276,400	\$665,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$2,700		\$4,600	
Total	\$2,700		\$4,600	
Importance Code A				
Importance Code B	\$2,700		\$4,600	
Importance Code C				
Total	\$2,700		\$4,600	



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

DEPT. OF SMALL BUSINESS SERV. - 801
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	80%			LIFE	**	5	\$1,200
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Partial Loss Of Mortar Bedding And Joint Seal</i>						
	Stone	20%	4+	\$90,800	LIFE	**	5	\$300
		<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : At Top Of Wall Between 650 Ft And 840 Ft From The South</i>						
		<i>Explanation : Loss Of Mortar Bedding</i>						
Gravity Wall	Concrete	84%			LIFE	**	5	\$3,000
		<i>Cracking, Extent : Light, Area Affected : 4%</i>						
		<i>Location : In Top 15 Feet Of Wall</i>						
		<i>Erosion, Extent : Light, Area Affected : 25%</i>						
		<i>Location : Erosion / Scaling In Upper 15 Feet Of Wall</i>						
		<i>Spalling, Extent : Light, Area Affected : 2%</i>						
		<i>Location : Isolated At Construction Joints</i>						
		<i>Other Observation, Extent : Light, Area Affected : 3%</i>						
		<i>Location : Throughout In Upper 15 Feet Of Wall</i>						
		<i>Explanation : Efflorescence</i>						
	Concrete	2%	4+	\$58,400	LIFE	**	5	\$100
		<i>Cracking, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Top 15 Feet Of Wall Between 245 Ft And 300 Ft From The South</i>						
		<i>Displaced Elements, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Displacement Of Wall At Joint Located 385 Ft From The South</i>						
		<i>Erosion, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : In Upper Wall From 230 Ft To 245 Ft From The South</i>						
		<i>Exposed Reinforcement, Extent : Light, Area Affected : 25%</i>						
		<i>Location : In Upper Wall, From 230 Ft To 260 Ft From The South</i>						
		<i>Spalling, Extent : Moderate, Area Affected : 30%</i>						
		<i>Location : At Construction Joints And At Newer Construction Located At 875 Ft And 885 Ft From The South</i>						
	Stone	14%	4+	\$127,100	LIFE	**	5	\$10,500
		<i>Missing Part, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Single Blocks Missing 5 Ft, 50 Ft, And 110 Ft From The South</i>						
		<i>Missing Block Seal, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Throughout In Tidal Zone</i>						
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
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
Backfill								
	Surface							
	Asphalt	89%			2037	**	5	\$9,000
		<i>Cracking, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
		<i>Settlement, Extent : Light, Area Affected : 3%</i>						
		<i>Location : Isolated Throughout</i>						
	Asphalt	1%			2037	**	5	\$100
		<i>Cracking, Extent : Moderate, Area Affected : 30%</i>						
		<i>Location : From 700 Ft To 887 Ft From The South</i>						
	No Component	10%						
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : Southern 200 Ft</i>						
		<i>Explanation : Harlem River Drive Is No Component Area</i>						
Deck Elements								
	Parapet							
	Concrete	98%			2026			\$652,600
		<i>Erosion, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Erosion/ Scaling Throughout</i>						
		<i>Other Observation, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Above Coping Isolated Throughout</i>						
		<i>Explanation : Deteriorated Mortar Bedding</i>						
	Concrete	2%	4+	\$2,700	2026			\$13,300
		<i>Broken, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Broken Parapet Top 404 Ft 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.

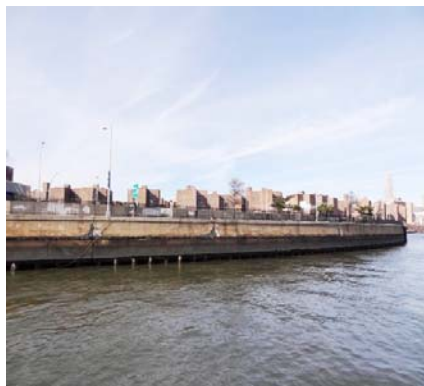
Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 25-Jan-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 991 **Lot** : 29 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$1,053,600	\$2,561,000
Total	\$1,053,600	\$2,561,000
Importance Code A	\$1,053,600	\$63,700
Importance Code B		\$2,497,300
Total	\$1,053,600	\$2,561,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$28,200	\$8,900		\$4,600
Total	\$28,200	\$8,900		\$4,600
Importance Code A	\$27,000			
Importance Code B	\$1,200	\$8,900		\$4,600
Total	\$28,200	\$8,900		\$4,600



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

DEPT. OF SMALL BUSINESS SERV. - 801
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+	\$318,500	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 : Throughout Under Platform</i>							
	<i>Discolor & Bleeding, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout Under Platform</i>							
No Component	50%							
Not Accessible	5%							
Gravity Wall								
Concrete	12%			LIFE		**	\$1,500	
Concrete	3%	4+	\$371,400	LIFE		**	\$400	
	<i>Erosion, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : 1100 Ft From North End</i>							
	<i>Spalling, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : 1050 Ft From North End</i>							
Stone	24%			LIFE		**	\$61,200	
Stone	1%	4+	\$92,400	LIFE		**	\$2,500	
	<i>Displaced Elements, Extent : Severe, Area Affected : 75%</i>							
	<i>Location : Missing Stone Near North End Of Platform</i>							
No Component	50%							
Not Accessible	10%							
Piles and Bracing								
Timber	5%	4+	\$271,400	2036		**	\$22,500	
	<i>Rotting/Splitting, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Exposed Non-wrapped Piles</i>							
No Component	50%							
Not Accessible	45%							
Pile Caps								
Concrete	2%	4+	\$27,000	LIFE		**	\$200	
	<i>Erosion, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Along Platform Face Above Piles</i>							
No Component	50%							
Not Accessible	48%							
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
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								
Surface								
Asphalt	15%			2036	**	5	\$5,100	
<i>Settlement, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Asphalt Pavers	17%			2036	**	5	\$5,800	
Brick Pavers	27%			2043	**	5	\$9,300	
Concrete	20%			2036	**	5	\$6,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Behind Gravity Wall</i>								
<i>Explanation : Fdr Drive Surface</i>								
Stone	4%			2036	**	10		
Topsoil	17%			2025	\$28,100	5	\$2,400	
Deck Elements								
Railing								
Guard Rail	15%			LIFE	**			
Steel	85%			2025	\$2,497,300			

*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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 10-Nov-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2149 **Lot** : 997 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$51,300	\$250,800
Total	\$51,300	\$250,800
Importance Code A	\$51,300	
Importance Code B		\$250,800
Total	\$51,300	\$250,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$2,100	\$1,900		
Total	\$2,100	\$1,900		
Importance Code A				
Importance Code B	\$2,100	\$1,900		
Importance Code C				
Total	\$2,100	\$1,900		



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

DEPT. OF SMALL BUSINESS SERV. - 801
SEAWALL WITH STONE FACING BULKHEAD
Asset # : 13812

Bulkheads		Current Repair		Future Replacement		Maintenance		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 : Throughout</i>								
<i>Explanation : Partial Loss Of Mortar Bedding</i>								
<hr/>								
	Gravity Wall Stone	95%			LIFE	**	5	\$26,900
	Stone	5%	4+	\$51,300	LIFE	**	5	\$1,400
<i>Displaced Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 60 Ft From The South (north Side Of Rock Outcropping)</i>								
<i>Missing Part, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Located 240 Ft, 265 Ft, And 320 Ft From The South</i>								
<i>Missing Block Seal, Extent : Severe, Area Affected : 25%</i>								
<i>Location : In Tidal Zone Between 50 Ft And 324 Ft From The South</i>								
<hr/>								
Backfill								
	Fill							
	Topsoil	2%	Now	\$1,500	2068	**		
<i>Sinkhole, Extent : Light, Area Affected : 100%</i>								
<i>Location : Isolated Throughout</i>								
	Not Accessible	98%						
<hr/>								
Surface								
	Asphalt	98%			2031	**	5	\$3,700
<i>Cracking, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
	Asphalt	2%	Now	\$600	2043	**	5	
<i>Settlement, Extent : Light, Area Affected : 40%</i>								
<i>Location : Along Back Of Wall Station 1+75 To 1+90</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Isolated Throughout</i>								
<i>Explanation : Small Sinkholes</i>								
<hr/>								
Deck Elements								
	Parapet Concrete	100%			2026			\$250,800
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Atop Coping Throughout</i>								
<i>Explanation : Deteriorated Mortar Bedding</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : SHEEPSHEAD BAY MARINA BULKHEAD
Address : E 27TH ST AND EMMONS TO PEMBROKE AND SHORE BLVD
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR036.000 / 13482 **Yr Built/Renovated** :
Linear Ft : 8,401 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 08-Sep-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 8813 **Lot** : 70 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$238,000	\$6,787,900
Total	\$238,000	\$6,787,900
Importance Code A	\$37,700	\$59,500
Importance Code B	\$200,400	\$6,728,500
Total	\$238,000	\$6,787,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$58,100			
Total	\$58,100			
Importance Code A				
Importance Code B	\$58,100			
Total	\$58,100			



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

DEPT. OF SMALL BUSINESS SERV. - 801
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	30%			LIFE	**		
				<i>Corrosion, Extent : Light, Area Affected : 2%</i>				
				<i>Location : At Sheet Pile Interlocks Along The South Side Of The Bay</i>				
	Not Accessible	70%						
Wales								
	Steel	30%			LIFE	**	5	\$59,500
				<i>Corrosion, Extent : Light, Area Affected : 25%</i>				
				<i>Location : Station 37+64 To 49+30 And Station 71+96 To 84+01</i>				
				<i>Missing Coating, Extent : Light, Area Affected : 25%</i>				
				<i>Location : Station 37+64 To 49+30 And Station 71+96 To 84+01</i>				
	No Component	70%						
Pile Caps								
	Concrete	99%			LIFE	**	5	\$25,100
				<i>Cracking, Extent : Light, Area Affected : 5%</i>				
				<i>Location : Isolated Throughout</i>				
				<i>Displaced Elements, Extent : Moderate, Area Affected : 5%</i>				
				<i>Location : At Longitudinal Joints Sta 64+00 To 70+56 And Sta 70+86 To 71+96</i>				
				<i>Spalling, Extent : Light, Area Affected : 2%</i>				
				<i>Location : Isolated Throughout North Side Of Bay</i>				
	Concrete	1%	Now	\$37,700	LIFE	**	5	\$300
				<i>Missing Part, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Station 70+56 To Station 70+86</i>				
Backfill								
	Fill							
	Not Accessible	100%						
Surface								
	Concrete	5%	4+	\$154,800	2042	**	5	\$2,400
				<i>Cracking, Extent : Light, Area Affected : 25%</i>				
				<i>Location : West End Of Bay</i>				
				<i>Settlement, Extent : Light, Area Affected : 10%</i>				
				<i>Location : West End Of Bay And Isolated Areas</i>				
	Concrete	95%			2036	**	5	\$91,100
Deck Elements								
	Railing							
	Concrete	23%			2028			\$484,700
	Concrete	2%	4+	\$25,300	2028			\$42,100
				<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>				
				<i>Location : Approximately 35 Locations Throughout On Concrete Pedestals</i>				
				<i>Explanation : Spalling</i>				
	Steel	73%			2025			\$5,992,000
	Steel	2%	4+	\$32,800	2025			\$164,200
				<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>				
				<i>Location : Mostly Near Piers</i>				
				<i>Explanation : Impact Damage</i>				

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : SHEET PILE BULKHEAD AT 22ND ST. GOWANUS BAY
Address : SOUTHEAST CORNER OF WHARF TO NORTH SIDE OF 23RD STREET
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0026.040 / 1740 **Yr Built/Renovated** :
Linear Ft : 330 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 05-Oct-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 644 **Lot** : 1 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$59,900	
Total	\$59,900	
Importance Code B	\$59,900	
Total	\$59,900	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads		\$1,900		
Total		\$1,900		
Importance Code B		\$1,900		
Importance Code C				
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
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	45%			LIFE	**	5	\$100
			<i>Rotting/Splitting, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
	No Component	55%						
Sheet Piles								
	Steel	40%			LIFE	**		
			<i>Corrosion, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Above The Mlw Elevation Throughout</i>					
			<i>Other Observation, Extent : Light, Area Affected : 5%</i>					
			<i>Location : 1 Inch Diameter Holes Where Wale Was Attached Throughout</i>					
			<i>Explanation : Hardware Holes</i>					
	Not Accessible	60%						
Backfill								
	Fill							
	Not Accessible	100%						
Surface								
	Asphalt	55%			2036	**	5	\$2,100
			<i>Cracking, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Settlement, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
	Concrete	45%			2036	**	5	\$1,700
Fender								
	Wales and Chocks Timber	100%	Now	\$59,900	2042	**	4	\$17,900
			<i>Missing Part, Extent : Severe, Area Affected : 90%</i>					
			<i>Location : Throughout</i>					
Deck Elements								
	Railing							
	Fencing	55%			2028	\$10,100	3	\$100
	No Component	45%						

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

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

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 03-Nov-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2184 **Lot** : 997 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$864,600	
Total	\$864,600	
Importance Code A	\$819,500	
Importance Code B	\$45,200	
Total	\$864,600	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$41,700	\$200		
Total	\$41,700	\$200		
Importance Code A	\$8,800			
Importance Code B	\$4,000	\$200		
Importance Code C	\$28,800			
Total	\$41,700	\$200		



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

**DEPT. OF SMALL BUSINESS SERV. - 801
SHEETPILE BULKHEAD BEHIND ASSET 13803**

Asset # : 13854

Bulkheads		Current Repair		Future Replacement		Maintenance		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	\$1,700	LIFE	**	5	
		<i>Rotting/Splitting, Extent : Severe, Area Affected : 90%</i>						
		<i>Location : 227 Feet To 245 Feet From The North</i>						
	Timber	30%	4+	\$5,100	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+	\$22,100	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+	\$819,500	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 : 10%</i>						
		<i>Location : In Tidal Zone Under Pier</i>						
		<i>Explanation : Corrosion Holes</i>						
	No Component	20%						
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : Northern 46 Feet</i>						
		<i>Explanation : Revetment</i>						
	Not Accessible	25%						
Wales								
	Steel	20%	Now	\$8,800	LIFE	**	5	\$1,200
		<i>Corrosion, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout Exposed Length Of Wale</i>						
	Not Accessible	80%						
Backfill								
Fill								
	Topsoil	15%	Now	\$4,000	2068	**		
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Sinkholes From 179 Feet To 215 Feet And 227 Feet 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+	\$31,600	2043	**	5	\$500
		<i>Broken, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Settlement/ Broken Throughout</i>						
		<i>Cracking, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Throughout</i>						
	Concrete	15%	Now	\$13,500	2043	**	5	\$200
		<i>Broken, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Broken/ Displaced At Sinkholes</i>						
	Topsoil	30%			2026	\$4,000	5	\$300
	Not Accessible	20%						
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location :</i>						
		<i>Explanation : Heavy Vegetation</i>						

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

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

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : SOUTH BROOKLYN MARINE TERMINAL 30TH STREET PIER
Address : GOWANUS BAY BETWEEN 29TH ST AND 31ST ST
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0013.108 / 4080 **Yr Built/Renovated** :
Linear Ft : 2,475 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 16-Sep-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 662 **Lot** : 1 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads		\$361,700
Total		\$361,700
Importance Code A		\$38,200
Importance Code B		\$323,500
Total		\$361,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads		\$3,500		
Total		\$3,500		
Importance Code A				
Importance Code B		\$3,500		
Importance Code C				
Total		\$3,500		



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

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL 30TH STREET PIER

Asset # : 4080

Bulkheads		Current Repair		Future Replacement		Maintenance		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 : 5%</i>						
		<i>Location : Tidal Zone</i>						
No Component	60%							
Not Accessible	30%							
Revetment								
Stone	60%			LIFE	**	5	\$8,900	
No Component	40%							
Sheet Piles								
Steel	20%			LIFE	**			
		<i>Corrosion, 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%			2026	\$81,700	5	\$6,900	
Not Accessible	40%							
Deck Elements								
Railing								
Steel	10%			2026	\$241,800			
No Component	90%							

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

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

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : SOUTH BROOKLYN MARINE TERMINAL 31ST TO 33RD ST BULKHEAD
Address : GOWANUS BAY 31ST ST TO 33RD ST
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0026.013 / 14798 **Yr Built/Renovated** :
Linear Ft : 550 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 16-Sep-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 662 **Lot** : 1 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$626,600	
Total	\$626,600	
Importance Code A	\$519,800	
Importance Code B	\$106,800	
Total	\$626,600	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$30,200			
Total	\$30,200			
Importance Code A				
Importance Code B	\$30,200			
Total	\$30,200			



*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 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	60%	4+	\$114,000	LIFE	**	5	\$1,200		
			<i>Erosion, Extent : Moderate, Area Affected : 40%</i>						
			<i>Location : Tidal Zone</i>						
			<i>Spalling, Extent : Moderate, Area Affected : 40%</i>						
			<i>Location : Tidal Zone</i>						
No Component	40%								
Gravity Wall									
Concrete	15%	4+	\$67,900	LIFE	**	5	\$300		
			<i>Erosion, Extent : Moderate, Area Affected : 25%</i>						
			<i>Location : 50 Feet From South Near Start Of Low Level Platform</i>						
Stone	15%			LIFE	**	5	\$7,000		
Stone	10%	4+	\$337,900	LIFE	**	5	\$4,700		
			<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	\$30,200	2067	**				
			<i>Sinkhole, Extent : Severe, Area Affected : 100%</i>						
			<i>Location : 5 Large Sinkholes Throughout Behind Gravity Wall</i>						
Not Accessible	75%								
Surface									
Asphalt	75%	4+	\$38,000	2042	**	5	\$2,400		
			<i>Cracking, Extent : Moderate, Area Affected : 75%</i>						
			<i>Location : Throughout</i>						
			<i>Surface Wearing/Scaling, Extent : Moderate, Area Affected : 75%</i>						
			<i>Location : Throughout</i>						
Asphalt	25%	Now	\$12,700	2042	**	5	\$800		
			<i>Sinkhole, Extent : Severe, Area Affected : 100%</i>						
			<i>Location : 5 Large Sinkholes Throughout Behind Gravity Wall</i>						
Fender									
Buffer									
Rubber	50%	4+	\$56,100	2036	**	4-5	\$4,600		
			<i>Loose Connections, Extent : Severe, Area Affected : 15%</i>						
			<i>Location : All Connections In Tidal Zone</i>						
			<i>Other Observation, Extent : Light, Area Affected : 90%</i>						
			<i>Location : Throughout</i>						
			<i>Explanation : Hardware Corrosion</i>						
No Component	50%								

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : SOUTH BROOKLYN MARINE TERMINAL 34TH TO 36TH ST BULKHEAD
Address : GOWANUS BAY 34TH TO 36TH STREET
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0026.011 / 1736 **Yr Built/Renovated** : 1920 /
Linear Ft : 400 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 16-Sep-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 662 **Lot** : 1 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$31,800	\$400		
Total	\$31,800	\$400		
Importance Code A				
Importance Code B	\$31,800	\$400		
Importance Code C				
Total	\$31,800	\$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
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								
	Gravity Wall							
	Concrete	10%			LIFE	**	5	\$200
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Adjacent To 39th St Pier</i>						
	No Component	90%						
Revetment								
	Stone	55%			LIFE	**	5	\$1,300
	No Component	45%						
Sheet Piles								
	Steel	45%			LIFE	**		
		<i>Corrosion, Extent : Light, Area Affected : 25%</i>						
		<i>Location : Tidal Zone</i>						
	No Component	10%						
	Not Accessible	45%						
Backfill								
Fill								
	Topsoil	10%	Now	\$8,800	2067	**		
		<i>Sinkhole, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Behind Cellular Sheet Pile Bulkhead</i>						
	Not Accessible	90%						
Surface								
	Asphalt	10%			2040	**	5	\$500
	Concrete	15%	Now	\$22,100	2042	**	5	\$300
		<i>Cracking, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : At Steel Circular Cells North Of 39th Street Pier</i>						
		<i>Sinkhole, Extent : Severe, Area Affected : 25%</i>						
		<i>Location : At Steel Circular Cells North Of 39th Street Pier</i>						
	Concrete	30%			2030	**	5	\$1,400
		<i>Cracking, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Isolated Throughout</i>						
	Topsoil	45%			2026	\$9,900	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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : SOUTH BROOKLYN MARINE TERMINAL 35TH STREET PIER
Address : GOWANUS BAY BETWEEN 33RD ST AND 35TH ST
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0013.107 / 1754 **Yr Built/Renovated** :
Linear Ft : 2,960 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 16-Sep-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 662 **Lot** : 1 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$44,500	\$65,100
Total	\$44,500	\$65,100
Importance Code B		\$65,100
Importance Code C	\$44,500	
Total	\$44,500	\$65,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$39,800	\$8,400		
Total	\$39,800	\$8,400		
Importance Code B	\$39,800	\$8,400		
Importance Code C				
Total	\$39,800	\$8,400		



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

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL 35TH STREET PIER

Asset # : 1754

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Coping/Curb								
Concrete	40%			LIFE	**	5	\$1,100	
No Component	60%							
Revetment								
Stone	88%			LIFE	**	5	\$15,600	
Stone	2%	4+	\$44,500	LIFE	**	5	\$400	
<i>Erosion, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Insufficient Stone Near Sinkhole 680 Feet From Southeast Corner</i>								
No Component	10%							
Sheet Piles								
Steel	5%			LIFE	**			
<i>Corrosion, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Isolated Above Mean Low Water Elevation</i>								
No Component	90%							
Not Accessible	5%							
Backfill								
Fill								
Topsoil	5%	Now	\$9,800	2067	**			
<i>Sinkhole, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 680 Feet From Southeast Corner</i>								
Not Accessible	95%							
Surface								
Asphalt	50%			2036	**	5	\$16,900	
<i>Cracking, Extent : Light, Area Affected : 10%</i>								
<i>Location : Isolated Throughout</i>								
Asphalt	10%	Now	\$27,300	2042	**	5	\$1,700	
<i>Missing Part, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Several Large Areas Along Southern Edge Of Pier And At Offshore Cell Interfaces</i>								
<i>Sinkhole, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 680 Feet From Southeast Corner</i>								
Topsoil	40%			2025	\$65,100	5	\$5,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : In Topsoil Over Asphalt</i>								
<i>Explanation : Heavy Vegetation</i>								

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

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

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : SOUTH BROOKLYN MARINE TERMINAL 39TH STREET PIER
Address : GOWANUS BAY 36TH TO 39TH STREET
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0013.104 / 1777 **Yr Built/Renovated** :
Linear Ft : 3,200 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 10-Sep-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 662 **Lot** : 1 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$6,092,800	\$172,900
Total	\$6,092,800	\$172,900
Importance Code A	\$5,533,500	
Importance Code B	\$480,800	\$172,900
Importance Code C	\$78,400	
Total	\$6,092,800	\$172,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$44,300	\$17,900		
Total	\$44,300	\$17,900		
Importance Code A				
Importance Code B	\$44,300	\$17,900		
Importance Code C				
Total	\$44,300	\$17,900		



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

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL 39TH STREET PIER

Asset # : 1777

Bulkheads		Current Repair		Future Replacement		Maintenance		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	\$2,200
		<i>Cracking, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout N-shed, J-shed, West Bulkhead And South Bulkhead</i>						
	Concrete	5%	Now	\$56,000	LIFE	**	5	\$200
		<i>Broken, Extent : Severe, Area Affected : 80%</i>						
		<i>Location : Isolated At North End Of West Bulkhead And At Western Third Of South Bulkhead</i>						
	Concrete	10%	4+	\$22,400	LIFE	**	5	\$300
		<i>Spalling, Extent : Moderate, Area Affected : 40%</i>						
		<i>Location : At North And South Ends Of West Bulkhead And Throughout 20 Percent Of South Bulkhead</i>						
	No Component	10%						
Gravity Wall								
	Concrete	50%			LIFE	**	5	\$6,500
		<i>Cracking, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Throughout N-shed, J-shed, West Bulkhead, And Cantilever Wall Along Revetment Inshore End</i>						
		<i>Erosion, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Bottom Of Cap Along The South Side Of The Asset</i>						
	Concrete	35%	4+	\$5,533,500	LIFE	**	5	\$4,500
		<i>Erosion, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : At Base Of Fender Standoffs Along South Face Of Asset</i>						
		<i>Spalling, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : Isolated At Vertical Joints Along West Bulkhead</i>						
		<i>Tilting, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : South Bulkhead 240 Feet East Of West End</i>						
	No Component	15%						
Revetment								
	Stone	10%			LIFE	**	5	\$1,900
	No Component	90%						
Sheet Piles								
	Steel	20%			LIFE	**		
	No Component	10%						
	Not Accessible	70%						
Pile Caps								
	Concrete	15%			LIFE	**	5	\$1,400
		<i>Cracking, Extent : Light, Area Affected : 2%</i>						
		<i>Location : Throughout N-shed Bulkhead At North Side Of Pier</i>						
	No Component	85%						
Backfill								
Fill								
	Topsoil	2%	Now	\$14,100	2067	**		
		<i>Other Observation, Extent : Severe, Area Affected : 60%</i>						
		<i>Location : Along South Bulkhead</i>						
		<i>Explanation : Settlement/fill Loss</i>						
	Not Accessible	98%						

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL 39TH STREET PIER

Asset # : 1777

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	55%			2036	**	5	\$20,100
	Concrete	10%			2036	**	5	\$3,700
<i>Cracking, Extent : Light, Area Affected : 2%</i>								
<i>Location : Isolated Throughout West Bulkhead And South Bulkhead</i>								
	Concrete	35%	4+	\$412,800	2042	**	5	\$6,400
<i>Cracking, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Isolated Along West Bulkhead And South Bulkhead</i>								
<i>Settlement, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Isolated Along West Bulkhead And South Bulkhead</i>								
Fender								
Buffer								
	Pneumatic Fenders	20%	2-4	\$27,700	2025			\$138,300
<i>Corrosion, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Lower Hardware Connections</i>								
<i>Missing Connections, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Lower Hardware Connections</i>								
	Pneumatic Fenders	5%			2025			\$34,600
	Rubber	20%			2036	**	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	\$54,400	2042	**	4-5	\$2,700
<i>Missing Part, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Isolated Along West Bulkhead</i>								
	Rubber	25%	4+	\$13,600	2036	**	4-5	\$13,500
<i>Missing Connections, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Severe Corrosion/Missing Hardware Along West Bulkhead</i>								
	Timber	1%			2025		5	\$300
<i>Weathering, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offshore End Of South Bulkhead</i>								
	No Component	24%						

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : SOUTH BROOKLYN MARINE TERMINAL SHEET PILE/GRAVITY WALL BULKHEAD
Address : AT 29TH STREET AND GOWANUS CANAL
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR026.013 / 13545 **Yr Built/Renovated** : 2001 /
Linear Ft : 665 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 10-Sep-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 662 **Lot** : 200 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads		\$2,300		
Total		\$2,300		
Importance Code A				
Importance Code B		\$2,300		
Total		\$2,300		



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

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL SHEET PILE/GRAVITY WALL BULKHEAD
Asset # : 13545

Bulkheads		Current Repair		Future Replacement		Maintenance		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 : Isolated Throughout</i>					
	Stone	18%			LIFE	**	5	\$10,100
			<i>Displaced Elements, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Isolated Throughout</i>					
			<i>Missing Block Seal, Extent : Moderate, Area Affected : 85%</i>					
			<i>Location : Throughout</i>					
	Not Accessible	52%						
Sheet Piles								
	Composite, 5' Water	50%			LIFE	**		
	No Component	25%						
	Not Accessible	25%						
Backfill								
	Fill							
	Not Accessible	100%						
Surface								
	Concrete	60%			2036	**	5	\$4,600
			<i>Cracking, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Isolated Station 0+00 To 4+80 From North</i>					
	Not Accessible	40%						

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 17-Sep-2014 Landmark Status : NONE
 Areas Surveyed :
 Block : 25 Lot : 1 BIN :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$478,600	\$148,500
Total	\$478,600	\$148,500
Importance Code A	\$478,600	
Importance Code B		\$148,500
Total	\$478,600	\$148,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$30,000			
Total	\$30,000			
Importance Code A				
Importance Code B	\$30,000			
Total	\$30,000			



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

DEPT. OF SMALL BUSINESS SERV. - 801
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+	\$173,500	LIFE	**	5	\$14,100	
	<i>Corrosion, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Splash Zone</i>							
No Component	40%							
<hr/>								
Sheet Piles								
Steel	55%	4+	\$305,000	LIFE	**			
	<i>Corrosion, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Splash And Tidal Zones, North Side; Isolated On East Side</i>							
Steel	45%			LIFE	**			
	<i>Corrosion, Extent : Light, Area Affected : 30%</i>							
	<i>Location : Splash Zone, East Side</i>							
<hr/>								
Pile Caps								
Concrete	40%			LIFE	**	5	\$200	
	<i>Cracking, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
No Component	60%							
<hr/>								
Backfill								
Fill								
Not Accessible	100%							
<hr/>								
Surface								
Asphalt	40%			2035	**	5	\$700	
Stone	10%			2035	**	10		
Topsoil	20%			2024	\$1,700	5	\$100	
Not Accessible	30%							
<hr/>								
Deck Elements								
Railing								
Steel	40%	4+	\$11,900	2024	\$59,400			
	<i>Corrosion, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : East Side, Mostly Along Rail Base</i>							
Steel	60%	0-2	\$17,800	2024	\$89,100			
	<i>Corrosion, Extent : Severe, Area Affected : 60%</i>							
	<i>Location : North Side</i>							

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 31-Aug-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2197 **Lot** : 997 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$1,418,300	
Total	\$1,418,300	
Importance Code A	\$1,250,600	
Importance Code B	\$167,700	
Total	\$1,418,300	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$37,600			
Total	\$37,600			
Importance Code A	\$9,500			
Importance Code B	\$28,100			
Total	\$37,600			



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

DEPT. OF SMALL BUSINESS SERV. - 801
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	\$124,400	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%						
	Piles and Bracing							
	Steel	1%	4+	\$9,500	LIFE	**	5	\$400
				<i>Corrosion, Extent : Light, Area Affected : 10%</i>				
				<i>Location : Single Pipe Pile At South End Of Asset</i>				
	No Component	99%						
	Sheet Piles							
	Steel	70%	Now	\$1,064,200	LIFE	**		
				<i>Other Observation, Extent : Severe, Area Affected : 30%</i>				
				<i>Location : Throughout At Waterline</i>				
				<i>Explanation : Dent, Holes</i>				
	No Component	20%						
	Not Accessible	10%						
	Pile Caps							
	Timber	80%	Now	\$61,900	LIFE	**	4	\$1,600
				<i>Broken, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Throughout</i>				
	No Component	20%						
Backfill								
	Fill							
	Topsoil	70%	Now	\$38,500	2068	**		
				<i>Sinkhole, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Inshore Of Sheet Pile Bulkhead</i>				
				<i>Other Observation, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Inshore Of Sheet Pile Bulkhead</i>				
				<i>Explanation : Significant Fill Loss</i>				
	Not Accessible	30%						

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

DEPT. OF SMALL BUSINESS SERV. - 801
STEEL SHEETPILE BULKHEAD
Asset # : 13792

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	20%	Now	\$18,400	2043	**	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%			2043	**	2-5	\$100
<i>Erosion, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Filter Fabric Exposed Under Gravel Surface</i>								
	Topsoil	70%	Now	\$9,600	2028	\$9,600	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								
Piles								
	Timber	80%	Now	\$38,500	2043	**	4	\$4,800
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Along Sheet Pile Bulkhead</i>								
<i>Rotting/Splitting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Northern 210 Ft</i>								
	No Component	20%						
Wales and Chocks								
	Timber	80%	Now	\$90,800	2043	**	4	\$10,900
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
	No Component	20%						

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

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

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : **TIMBER BULKHEAD MARINA SOUTH OF NICKS LOBSTER**
 Address : **FLATBUSH AVE. MILL BASIN**
 Borough : **BROOKLYN** Agency's Number : **N/A**
 Program / Asset # : **DBSR026.066 / 20** Yr Built/Renovated :
 Linear Ft : **120** Project Type : **ECONOMIC DEVELOPMENT**
 Date of Survey : **09-Sep-2015** Landmark Status : **NONE**
 Areas Surveyed :
 Block : **8591** Lot : **175** BIN :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$643,000	
Total	\$643,000	
Importance Code A	\$643,000	
Total	\$643,000	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$18,600		\$4,100	
Total	\$18,600		\$4,100	
Importance Code A	\$18,600			
Importance Code B			\$4,100	
Total	\$18,600		\$4,100	



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

DEPT. OF SMALL BUSINESS SERV. - 801
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%	4+	\$361,000	2042	**	4	\$18,000
		<i>Rotting/Splitting, Extent : Moderate, Area Affected : 40%</i>						
		<i>Location : Throughout Bulkhead</i>						
	Sheet Piles							
	Timber	60%	4+	\$282,000	LIFE	**	4	\$1,300
		<i>Rotting/Splitting, Extent : Light, Area Affected : 100%</i>						
		<i>Location : In Tidal Zone</i>						
	Timber	40%			LIFE	**	4	\$900
	Wales							
	Timber	100%	4+	\$18,600	LIFE	**	4	\$1,800
		<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Throughout</i>						
Backfill								
	Fill							
	Not Accessible	100%						
	Surface							
	Gravel	10%			2030	**	2-5	
	Topsoil	60%			2022	\$4,000	5	\$300
	Not Accessible	30%						

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

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

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 18-Jul-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 8012 **Lot** : 1 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$1,240,100	\$75,700
Total	\$1,240,100	\$75,700
Importance Code A	\$1,096,700	
Importance Code B	\$101,800	\$75,700
Importance Code C	\$41,600	
Total	\$1,240,100	\$75,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$31,900	\$13,100	\$100	\$400
Total	\$31,900	\$13,100	\$100	\$400
Importance Code A		\$12,900		
Importance Code B	\$31,900	\$200	\$100	\$400
Total	\$31,900	\$13,100	\$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
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%			2037	**	4	\$38,700	
Timber	57%	Now	\$443,500	2043	**	4	\$73,500	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : East End</i>								
No Component	20%							
Not Accessible	3%							
Revetment								
Concrete	7%	Now	\$41,600	LIFE	**			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Eastern 100 Feet And Western 60 Feet</i>								
<i>Explanation : Minimal To No Shoreline Protection</i>								
No Component	93%							
Sheet Piles								
Timber	20%			LIFE	**	4	\$3,200	
Timber	57%	Now	\$577,200	LIFE	**	4	\$9,200	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : East And West Ends Above Mlw</i>								
No Component	20%							
Not Accessible	3%							
Wales								
Timber	20%			LIFE	**	4	\$2,600	
Timber	57%	Now	\$76,000	LIFE	**	4	\$7,400	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : At East And West Ends</i>								
No Component	20%							
Not Accessible	3%							
Backfill								
Fill								
Topsoil	50%	Now	\$94,700	2068	**			
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Behind Collapsed Seawall At East And West Ends</i>								
Not Accessible	50%							
Surface								
Concrete	3%			2041	**	5	\$300	
Gravel	15%			2037	**	2-5	\$400	
Topsoil	15%			2023	\$7,100	5	\$600	
Topsoil	67%	Now	\$31,800	2028	\$31,800	5	\$1,400	
<i>Erosion, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Loss Of Soil At Isolated Settlement/ Sinkhole Locations</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	92%			2029	\$44,000	3	\$400
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Chain Link Fence</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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : TIMBER CRIBBING, STACKED TIMBERS
Address : BARD AVE AND RICHMOND TERRACE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : PAR0194.000 / 13934 **Yr Built/Renovated** :
Linear Ft : 160 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 17-Dec-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 184 **Lot** : 188 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$238,900	
Total	\$238,900	
Importance Code A	\$238,900	
Total	\$238,900	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$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
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+	\$238,900	LIFE	**	4	\$4,700
				<i>Missing Part, Extent : Severe, Area Affected : 50%</i>				
				<i>Location : Eastern Half</i>				
				<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>				
				<i>Location : Western Half</i>				
<hr/>								
Backfill								
	Fill							
	Topsoil	50%	Now	\$17,600	2066	**		
				<i>Erosion, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Throughout</i>				
	Not Accessible	50%						
<hr/>								
Surface								
	Topsoil	100%	Now	\$8,800	2026	\$8,800	5	\$400
				<i>Erosion, Extent : Severe, Area Affected : 50%</i>				
				<i>Location : Throughout Behind Bulkhead</i>				

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

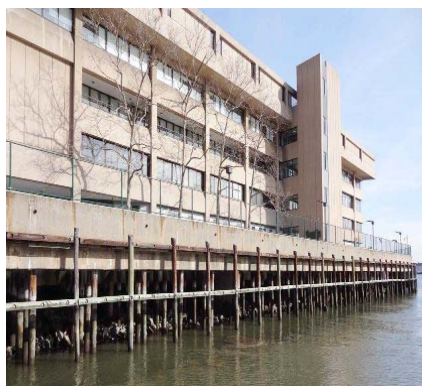
Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : U.N. SCHOOL BULKHEAD
Address : 24-50 FDR DRIVE EAST RIVER, EAST 25TH ST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR025.067 / 4474 **Yr Built/Renovated** :
Linear Ft : 855 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 08-Feb-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 991 **Lot** : 59 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$52,000	
Total	\$52,000	
Importance Code A	\$52,000	
Total	\$52,000	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$200	\$3,400		
Total	\$200	\$3,400		
Importance Code A				
Importance Code B	\$200	\$3,400		
Importance Code C				
Total	\$200	\$3,400		



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

DEPT. OF SMALL BUSINESS SERV. - 801
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	10%	4+	\$52,000	LIFE	**			
			<i>Corrosion, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : In Splash Zone</i>					
Steel	50%			LIFE	**			
			<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : East Face Of Bulkhead</i>					
Timber	40%			LIFE	**	4	\$6,400	
			<i>Rotting/Splitting, Extent : Light, Area Affected : 5%</i>					
			<i>Location : At Mean Low Water</i>					
Pile Caps								
Concrete	100%			LIFE	**	5	\$2,600	
			<i>Cracking, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	60%			2036	**	5	\$5,900	
Concrete	10%			2036	**	5	\$1,000	
Topsoil	10%			2025	\$4,700	5	\$400	
Not Accessible	20%							

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 05-Oct-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$291,200	\$1,080,600
Total	\$291,200	\$1,080,600
Importance Code A	\$196,500	
Importance Code B	\$94,800	\$1,080,600
Total	\$291,200	\$1,080,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$4,100			
Total	\$4,100			
Importance Code A				
Importance Code B	\$4,100			
Total	\$4,100			



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

DEPT. OF SMALL BUSINESS SERV. - 801
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	2%	4+	\$50,700	LIFE	**	5	\$2,000
		<i>Displaced Elements, Extent : Severe, Area Affected : 10%</i> <i>Location : 1090 Feet From Asset 13532</i> <i>Erosion, Extent : Moderate, Area Affected : 25%</i> <i>Location : In Tidal Zone</i> <i>Missing Block Seal, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout</i> <i>Spalling, Extent : Moderate, Area Affected : 25%</i> <i>Location : Isolated Throughout Concrete At Top Of Wall</i>						
	Concrete	8%	4+	\$145,700	LIFE	**	5	\$400
		<i>Cracking, Extent : Moderate, Area Affected : 15%</i> <i>Location : Throughout Above Mlw</i> <i>Spalling, Extent : Moderate, Area Affected : 25%</i> <i>Location : Throughout Above Mlw</i> <i>Other Observation, Extent : Severe, Area Affected : 25%</i> <i>Location : Throughout Above Mlw</i> <i>Explanation : Efflorescence</i>						
	Concrete	5%			LIFE	**	5	\$200
		<i>Cracking, Extent : Light, Area Affected : 15%</i> <i>Location : Cracking With Efflorescence Throughout</i>						
	Not Accessible	85%						
Backfill								
	Fill							
	Not Accessible	100%						
	Surface							
	Asphalt	93%	4+	\$94,800	2043	**	5	\$5,900
		<i>Cracking, Extent : Moderate, Area Affected : 25%</i> <i>Location : Multiple Cracks Throughout</i>						
	Concrete	5%	4+	\$4,100	2037	**	5	\$300
		<i>Cracking, Extent : Light, Area Affected : 5%</i> <i>Location : Adjacent To Asset 13532</i> <i>Spalling, Extent : Moderate, Area Affected : 10%</i> <i>Location : Adjacent To Asset 13532</i>						
	Not Accessible	2%						
		<i>Other Observation, Extent : Light, Area Affected : 0%</i> <i>Location : Under Pipe Rack</i> <i>Explanation : Concrete Catch Basin</i>						
Deck Elements								
	Railing							
	Steel	100%			2026	\$1,080,600		
		<i>Corrosion, Extent : Light, Area Affected : 5%</i> <i>Location : Railing Posts</i> <i>Displaced Elements, Extent : Light, Area Affected : 10%</i> <i>Location : Railing Posts</i>						

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 05-Oct-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$1,956,400	
Total	\$1,956,400	
Importance Code A	\$224,000	
Importance Code B	\$1,661,000	
Importance Code C	\$71,400	
Total	\$1,956,400	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$197,400	\$11,100	\$8,700	\$4,500
Total	\$197,400	\$11,100	\$8,700	\$4,500
Importance Code A				
Importance Code B	\$197,400	\$11,100	\$8,700	\$4,500
Importance Code C				
Total	\$197,400	\$11,100	\$8,700	\$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
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	20%	Now	\$71,400	LIFE	**	5	\$300
		<i>Broken, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
	Concrete	78%			LIFE	**	5	\$1,200
		<i>Cracking, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Throughout</i>						
	No Component	2%						
Gravity Wall								
	Concrete	2%	Now	\$168,000	LIFE	**	5	\$100
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : 682 Feet To 727 Feet, 1265 Feet, And 1415 Feet From Berth 7 Along Interior Apron Wall And On Isolated Apron Columns Throughout</i>						
		<i>Explanation : Broken/ Impact Damage</i>						
	Concrete	6%			LIFE	**	5	\$400
		<i>Cracking, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
		<i>Spalling, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Isolated Throughout</i>						
	Concrete	2%	4+	\$56,000	LIFE	**	5	\$100
		<i>Cracking, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Isolated Throughout</i>						
		<i>Spalling, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Isolated Throughout</i>						
	Not Accessible	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+	\$31,300	2043	**	5	\$500
		<i>Spalling, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Throughout</i>						
	Concrete	90%			2037	**	5	\$17,500
		<i>Cracking, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
		<i>Settlement, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
	Not Accessible	5%						
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location :</i>						
		<i>Explanation : Debris</i>						
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fender								
Buffer								
Rubber	70%			2031	**	4-5	\$31,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : North And South Walls</i>						
		<i>Explanation : Rubber Tires</i>						
No Component	30%							
Deck Elements								
Railing								
Steel	100%	Now	\$166,100	2021	\$1,661,000			
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Perimeter Of Berth</i>						
		<i>Explanation : Railing Not Required At Wet Berth (Dry Dock De-activated)</i>						

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 24-Sep-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 4346 **Lot** : 200 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$531,500	
Total	\$531,500	
Importance Code A	\$531,500	
Total	\$531,500	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$22,700	\$100		
Total	\$22,700	\$100		
Importance Code A	\$3,100			
Importance Code B	\$10,400	\$100		
Importance Code C	\$9,200			
Total	\$22,700	\$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
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	50%			LIFE	**	5	\$400	
Timber Crib w/Stone	40%	Now	\$408,100	LIFE	**	4	\$2,400	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Full Length Of Crib Wall Is not plumb, Missing Timbers, And Losing Fill</i>								
No Component	10%							
Piles and Bracing								
Timber	20%			2036	**	4	\$9,200	
<i>Displaced Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout, Due To Movement Of Backfill Material</i>								
Timber	20%	2-4	\$123,300	2042	**	4	\$6,100	
<i>Displaced Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout, Due To Movement Of Backfill Material</i>								
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
No Component	60%							
Revetment								
Stone	50%			LIFE	**	5	\$600	
Stone	10%	Now	\$9,200	LIFE	**	5	\$100	
<i>Missing Part, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : In Front Of Gravity Wall</i>								
No Component	40%							
Backfill								
Fill								
Stone	15%	Now	\$8,500	LIFE	**	5		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Visible Through Missing Sheet Piles</i>								
Not Accessible	85%							
Surface								
Concrete	5%			2040	**	5	\$100	
Gravel	5%	Now	\$900	2042	**	2-5		
<i>Settlement, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Southeast Corner</i>								
Gravel	10%	2-4	\$900	2036	**	2-5		
<i>Settlement, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Gravel	35%			2036	**	2-5	\$200	
Not Accessible	45%							

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : 65TH STREET RAIL YARD MARINA TRANSFER BRIDGES
Address : FOOT OF 66TH ST NEXT TO BAT
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR038.020 / 13492 **Yr Built/Renovated** : 1999 / 2012
Area Sq Ft : 11,288 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 20-Oct-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 5804 **Lot** : 2 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Marinas/Docks	\$896,600	\$1,116,100
Total	\$896,600	\$1,116,100
Importance Code A	\$896,600	\$1,116,100
Total	\$896,600	\$1,116,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Marinas/Docks	\$8,400	\$15,000	\$3,300	
Total	\$8,400	\$15,000	\$3,300	
Importance Code A	\$8,400	\$15,000	\$3,300	
Total	\$8,400	\$15,000	\$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
65TH STREET RAIL YARD MARINA TRANSFER BRIDGES

Asset # : 13492

Marinas/Docks		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Access Walkways								
Deck								
Concrete	48%			2036	**	5	\$5,700	
Timber	1%	Now	\$4,400	2027	\$4,400	5	\$100	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Broken Deck Stringers And Loose Decking At Inshore End Of North Fender Rack</i>								
Timber	51%			2022	\$225,300	5	\$6,500	
<i>Aging, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Weathered Decking</i>								
Piles and Bracing								
Steel	25%	4+	\$63,100	2047	**	5	\$500	
<i>Corrosion, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Splash Zone</i>								
<i>Missing Coating, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Splash Zone</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Offshore End Of North Fender Rack</i>								
<i>Explanation : Sheared Bolts</i>								
Not Accessible	75%							
Deck Elements								
Railing								
Steel	100%			2025	\$600,900			
Electrical								
Lighting Fixture								
Incandescent	100%			2021	\$12,100			
Fender								
Facing								
Timber	85%	2-4	\$434,200	2027	\$434,200			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : At Bottom Of Facing</i>								
<i>Explanation : Rotting, Splitting</i>								
Timber	15%	Now	\$76,600	2027	\$76,600			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Isolated Throughout</i>								
<i>Explanation : Missing</i>								
Gallows Frames								
Tower Frames								
Steel	100%			2036	**			
Movable Ramps								
Bearings								
Steel	12%	2-4	\$3,900	2036	**			
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : North Bearing At South Ramp</i>								
<i>Explanation : Missing Grout</i>								
Steel	88%			2036	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
65TH STREET RAIL YARD MARINA TRANSFER BRIDGES

Asset # : 13492

Marinas/Docks		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Movable Ramps								
Deck and Railing								
Timber Deck on Steel	25%	4+	\$97,500	2036				* *
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Member And Bolt Connections</i>								
<i>Explanation : Corrosion</i>								
Timber Deck on Steel	75%			2036				* *

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : BROOKLYN ARMY TERMINAL PIER 4 FERRY LANDING
Address : 58TH STREET AND 1ST AVENUE SUNSET PARK
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0055.000 / 14199 **Yr Built/Renovated** :
Area Sq Ft : 3,520 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 02-Sep-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 5778 **Lot** : 1 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Marinas/Docks		\$160,000
Total		\$160,000
Importance Code C		\$160,000
Total		\$160,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Marinas/Docks	\$60,600	\$2,000	\$9,400	\$2,000
Total	\$60,600	\$2,000	\$9,400	\$2,000
Importance Code A	\$4,200	\$600	\$6,300	
Importance Code B	\$24,200	\$1,200	\$100	\$1,800
Importance Code C	\$32,200	\$200	\$3,000	\$200
Total	\$60,600	\$2,000	\$9,400	\$2,000



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

DEPT. OF SMALL BUSINESS SERV. - 801
BROOKLYN ARMY TERMINAL PIER 4 FERRY LANDING

Asset # : 14199

Marinas/Docks		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Deck								
Aluminum	100%			2048	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Between Pierside</i>								
<i>Explanation : Raised Aluminum Platform Connects Gangways</i>								
Gangways								
Aluminum	40%			2048	**	1-3	\$3,800	
Aluminum	60%	0-2	\$24,100	2058	**	1-3	\$5,600	
<i>Cracked Weld, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Top Of Barge-side Gangway</i>								
<i>Loose Connections, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Connecting Plate To Raised Platform</i>								
Floating Docks								
Anchor Piles								
Steel	40%			2048	**	3-5	\$1,800	
<i>Corrosion, Extent : Light, Area Affected : 50%</i>								
<i>Location : In Areas Of Missing Coating</i>								
<i>Missing Coating, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Above Mean Low Water</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Due To Pile Abrasion At Both Piles</i>								
<i>Explanation : Steel Pile Guide Wear</i>								
Not Accessible	60%							
Fenders								
Rubber	75%			2026	\$2,700	1-2	\$1,900	
<i>Worn, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Rubber	25%	4+	\$900	2028	\$900	1-2	\$600	
<i>Missing/Loose Connections, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 4 Damaged Mounting Brackets</i>								
Barge								
Steel	60%			2037	**	5	\$12,500	
<i>Corrosion, Extent : Light, Area Affected : 5%</i>								
<i>Location : On Barge Deck</i>								
<i>Missing Coating, Extent : Light, Area Affected : 50%</i>								
<i>Location : Along Pile Guides And On Hull Above Waterline</i>								
Not Accessible	40%							
Protective Structure								
Pile Cluster								
Timber	40%			2026	\$124,100	4-10	\$41,300	
Timber	10%	4+	\$31,000	2033	**	4	\$1,300	
<i>Not Plumb, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 2 Pile Clusters Leaning From Impact Damage West Of Barge</i>								
Not Accessible	50%							
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
BROOKLYN ARMY TERMINAL PIER 4 FERRY LANDING
Asset # : 14199

Marinas/Docks		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fender								
Facing								
Timber	78%			2026	\$11,600			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : East Of Barge Along Pier 4</i>								
<i>Explanation : Pier Protective Structure</i>								
Timber	12%	Now	\$1,800	2028	\$1,800			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Isolated At Mid-facing And At East End Of Facing, East Of Barge</i>								
<i>Explanation : Broken</i>								
Not Accessible	10%							
Piles								
Timber	60%			2029				
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : At East Of Barge Along Pier 4</i>								
<i>Explanation : Pier Protective Structure</i>								
Not Accessible	40%							
Wales and Chocks								
Timber	90%			2029	\$21,900			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : East Of Barge Along Pier 4</i>								
<i>Explanation : Pier Protective Structure</i>								
Timber	10%	Now	\$2,400	2033		* *		
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Isolated Locations</i>								
<i>Explanation : Rot</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.*

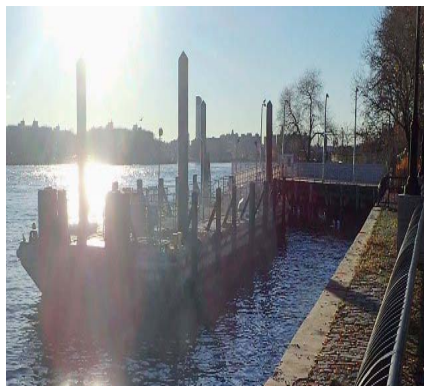
Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : E. 90TH ST FERRY LANDING
Address : EAST RIVER ESPLANADE AT E90TH ST NORTH END OF CARL SCHURZ PARK
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DOT0197.000 / 14118 **Yr Built/Renovated** : 1996 / 2007
Area Sq Ft : 6,178 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 15-Dec-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 1592 **Lot** : 1 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Marinas/Docks	\$77,300	\$689,900
Total	\$77,300	\$689,900
Importance Code A	\$77,300	\$689,900
Total	\$77,300	\$689,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Marinas/Docks	\$14,900	\$22,200	\$10,300	\$6,300
Total	\$14,900	\$22,200	\$10,300	\$6,300
Importance Code A	\$11,100	\$21,800	\$10,000	\$3,500
Importance Code B	\$2,600	\$100	\$100	\$2,600
Importance Code C	\$1,200	\$200	\$200	\$200
Total	\$14,900	\$22,200	\$10,300	\$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
E. 90TH ST FERRY LANDING
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%			2025	\$231,600	5	\$6,700	
<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Not Accessible	45%							
Gangways								
Aluminum	100%			2047	**	1-3	\$10,900	
Pile Caps								
Timber	40%			2047	**	4	\$400	
Not Accessible	60%							
Piles and Bracing								
Timber	60%			2047	**	4-5	\$21,500	
Not Accessible	40%							
Floating Docks								
Anchor Piles								
Steel	60%	4+	\$7,700	2047	**	3-5	\$7,700	
<i>Corrosion, Extent : Light, Area Affected : 60%</i>								
<i>Location : Tidal And Splash Zones</i>								
<i>Missing Coating, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Tidal And Splash Zones</i>								
Not Accessible	40%							
Fenders								
Rubber	35%	Now	\$1,100	2027	\$1,100	1-2	\$700	
<i>Missing Components, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Five Missing Fenders On West Side Of Barge</i>								
Rubber	65%			2025	\$2,000	1-2	\$1,500	
Barge								
Steel	45%	4+	\$41,000	2036	**	5	\$2,500	
<i>Corrosion, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Around Perimeter</i>								
Not Accessible	55%							
Deck Elements								
Railing								
Steel	100%			2025	\$458,200			
Electrical								
Conduit								
PVC	100%			2023	\$36,300			
Lighting Fixture								
Incandescent	100%			2021	\$21,800			
Fender								
Piles								
Timber	60%			2028				
Not Accessible	40%							
Wales and Chocks								
Timber	100%			2028				

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 12-Oct-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Marinas/Docks		\$154,600
Total		\$154,600
Importance Code A		\$154,600
Total		\$154,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Marinas/Docks	\$100	\$10,600	\$100	\$8,400
Total	\$100	\$10,600	\$100	\$8,400
Importance Code A		\$8,800		\$8,300
Importance Code B	\$100	\$1,700	\$100	\$100
Total	\$100	\$10,600	\$100	\$8,400



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

DEPT. OF SMALL BUSINESS SERV. - 801
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%			2048	**			
Gangways								
Aluminum	100%			2048	**	1-3	\$5,600	
Piles and Bracing								
Steel	30%			2054	**	5-10	\$200	
		<i>Corrosion, Extent : Light, Area Affected : 5%</i>						
		<i>Location : At Top Where Collars Are Attached</i>						
Not Accessible	70%							
Floating Docks								
Anchor Piles								
Steel	60%			2048	**	3-5	\$27,700	
		<i>Missing Components, Extent : Severe, Area Affected : 25%</i>						
		<i>Location : Missing Pilecap Tops, 4 Locations</i>						
		<i>Worn, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Missing Coating In Rub Areas Of Tidal Zone</i>						
Not Accessible	40%							
Deck								
Concrete	50%			2041	**	5		
Not Accessible	50%							
Fenders								
Rubber	100%			2026		1-2		
Launch/Haulout								
Piles and Bracing								
Steel	25%			2048	**	5-10	\$18,300	
Not Accessible	75%							
Runway								
Concrete	100%			2054	**	5	\$1,100	
Deck Elements								
Railing								
Steel	100%			2027			\$113,300	
		<i>Corrosion, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Handrail Only At Boat Launch</i>						
Electrical								
Conduit								
PVC	100%			2025			\$7,100	
Lighting Fixture								
Incandescent	100%			2023			\$7,300	
Electrical/Mech.								
Power Supply/Bollards								
Steel	100%			2027			\$14,800	
Mech./Plumbing								
Water Supply								
PVC	100%			2024			\$41,300	

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 : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 08-Nov-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 199 **Lot** : 1 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Marinas/Docks		\$76,200
Total		\$76,200
Importance Code A		\$76,200
Total		\$76,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Marinas/Docks	\$1,600	\$1,400	\$2,100	\$300
Total	\$1,600	\$1,400	\$2,100	\$300
Importance Code A			\$1,700	
Importance Code B	\$100	\$1,200	\$100	\$100
Importance Code C	\$1,500	\$200	\$400	\$200
Total	\$1,600	\$1,400	\$2,100	\$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
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	
Access Walkways								
Gangways								
Aluminum	100%			2048	**	1-3	\$4,000	
Floating Docks								
Anchor Piles								
Steel	35%			2048	**	3-5		
		<i>Corrosion, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Within Tidal Zone</i>						
Not Accessible	65%							
Fenders								
Rubber	68%			2026	\$2,800	1-2	\$2,000	
Rubber	30%	2-4	\$1,200	2028	\$1,200	1-2	\$800	
		<i>Worn, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Berthing Face</i>						
Rubber	2%	Now	\$100	2028	\$100	1-2	\$100	
		<i>Broken, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Broken Fender At Northwest Anchor Pile</i>						
Barge								
Steel	60%			2037	**	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								
Donut Fender								
Steel/Rubber	50%			2026				
		<i>Worn, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Minor Abrasion At The Waterline</i>						
Not Accessible	50%							
Deck Elements								
Railing								
Steel	100%			2026	\$76,200			
		<i>Corrosion, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
Electrical								
Lighting Fixture								
Incandescent	100%			2022				

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

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

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

Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : GOVENORS ISLAND FERRY SLIPS 6, 7
Address : SOUTH STREET BATTERY MARITIME BUILDING
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DOT0191.000 / 13890 **Yr Built/Renovated** :
Area Sq Ft : 1,000 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 08-Sep-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : **Lot** : **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Marinas/Docks	\$64,800	\$2,528,400
Total	\$64,800	\$2,528,400
Importance Code A	\$64,800	\$2,528,400
Total	\$64,800	\$2,528,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Marinas/Docks	\$47,800			
Total	\$47,800			
Importance Code A	\$47,800			
Total	\$47,800			



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
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	Priority
Access Walkways								
Deck								
Concrete	30%			2035	**	5		
<i>Cracking, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Slips 6</i>								
Timber	20%			2024		5		
<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Temporary Access Walkways Adjacent To Movable Ramps</i>								
Not Accessible	50%							
Piles and Bracing								
Timber	5%			2046	**	4-5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Support Of Temporary Timber Access Adjacent To Movable Ramps</i>								
<i>Explanation : Pile Encasement Repairs</i>								
Not Accessible	95%							
Fender								
Facing								
Composite	93%			2024	\$1,560,200			
Composite	2%	Now	\$33,600	2026	\$33,600			
<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	5%							
Piles								
Timber	8%			2027	\$863,400			
<i>Other Observation, Extent : Light, Area Affected : 60%</i>								
<i>Location : Throughout Fender Racks At Slips 6 And 7 Above Mlw Elevation</i>								
<i>Explanation : Weathering</i>								
Timber	2%	4+	\$64,800	2030	**			
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Slip 6 And Slip 7</i>								
<i>Explanation : Splitting At Tops Of Fender Piles</i>								
Not Accessible	90%							
Gallows Frames								
Tower Frames								
Steel	70%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Isolated Throughout Towers At Slips 6 And 7</i>								
<i>Explanation : Coating Loss And Corrosion</i>								
Not Accessible	30%							
Movable Ramps								
Bearings								
Steel	10%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Concrete Pads</i>								
Not Accessible	90%							

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
GOVERNORS ISLAND FERRY SLIPS 6, 7
Asset # : 13890

Marinas/Docks		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Movable Ramps								
Deck and Railing								
Steel	10%			2029	\$71,200			
			<i>Other Observation, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Slip 7</i>					
			<i>Explanation : Corrosion</i>					
Steel	10%	4+	\$14,200	2039		* *		
			<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Slip 6</i>					
			<i>Explanation : Corrosion And Coating Loss</i>					
Timber	30%			2035		* *		
			<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Isolated At Top Of Deck Slips 6 And 7</i>					
			<i>Explanation : Wear</i>					
Not Accessible	50%							

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Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

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 : 6,400 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 14-Oct-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 991 **Lot** : 50 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Marinas/Docks	\$528,200	\$1,752,400
Total	\$528,200	\$1,752,400
Importance Code A	\$528,200	\$1,752,400
Total	\$528,200	\$1,752,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Marinas/Docks	\$41,900	\$55,800	\$30,800	\$18,700
Total	\$41,900	\$55,800	\$30,800	\$18,700
Importance Code A	\$20,300	\$55,600	\$26,600	\$16,900
Importance Code B	\$21,600	\$200	\$4,100	\$1,800
Total	\$41,900	\$55,800	\$30,800	\$18,700



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

DEPT. OF SMALL BUSINESS SERV. - 801
SKYPORT MARINA (23RD ST MARINA)
Asset # : 13645

Marinas/Docks		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Access Walkways								
Deck								
Concrete	10%	2-4	\$83,600	2041	**	5	\$1,000	
<i>Spalling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Offshore Face At Eastern Walkway</i>								
Concrete	89%			2029	\$743,800	5	\$18,500	
<i>Cracking, Extent : Light, Area Affected : 10%</i>								
<i>Location : Isolated Throughout</i>								
<i>Spalling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Isolated Throughout</i>								
Timber	1%			2024	\$7,700	5	\$200	
Gangways								
Aluminum	30%	0-2	\$21,500	2056	**	1-3	\$5,000	
<i>Cracked Weld, Extent : Moderate, Area Affected : 33%</i>								
<i>Location : Northwest Gangway</i>								
<i>Handrail Damage, Extent : Moderate, Area Affected : 33%</i>								
<i>Location : Northeast Gangway</i>								
<i>Other Observation, Extent : Severe, Area Affected : 33%</i>								
<i>Location : Northeast Gangway</i>								
<i>Explanation : Walkway Damage</i>								
Aluminum	70%			2046	**	1-3	\$11,700	
Pile Caps								
Concrete	97%			2036	**	5	\$27,900	
<i>Cracking, Extent : Light, Area Affected : 10%</i>								
<i>Location : Isolated Throughout</i>								
Timber	3%			2046	**	4	\$400	
Piles and Bracing								
Timber	5%	4+	\$52,200	2056	**	4-5	\$2,800	
<i>Missing Connections, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : On Outboard Side Of Facility, Bracing Not Attached</i>								
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : In Tidal Zone Throughout</i>								
Timber	45%			2046	**	4-5	\$47,800	
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Not Accessible	50%							
Fender Piles, Wales and Cho								
Timber	60%	Now	\$107,800	2041	**	3	\$41,200	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Along South Access Walkway And Offshore Face</i>								
Not Accessible	40%							
Floating Docks								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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	Priority
Floating Docks								
Anchor Piles								
Steel	35%			2046	**	3-5	\$30,800	
	<i>Corrosion, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
	<i>Missing Coating, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Tidal Zone And Above Mlw Elevation</i>							
Steel	5%	0-2	\$1,100	2052	**	3-5	\$4,300	
	<i>Not Plumb, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : 2 Piles On Northeastern Dock</i>							
Timber	40%			2027	\$61,700	4-5	\$7,300	
	<i>Abrasion, Extent : Light, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
Not Accessible	20%							
Deck								
Timber	63%			2024	\$44,500	5	\$16,300	
Timber	12%	Now	\$8,500	2026	\$8,500	5	\$1,500	
	<i>Broken, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Entire Northeast Dock 88 Feet Long</i>							
No Component	25%							
Floats/Frames								
Polyethylene	50%			2031	**	1-5	\$18,400	
Steel	12%	Now	\$64,200	2036	**	5	\$1,400	
	<i>Displaced Component, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : 4 Of 5 Connections On Southwest Finger Broken</i>							
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Entire Northeast Floating Dock</i>							
	<i>Explanation : Broken</i>							
Steel	38%			2031	**	5-10	\$17,900	
Mooring Piles								
Timber	50%			2027	\$10,900	4-5	\$1,300	
	<i>Rotting/Splitting, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Tidal Zone</i>							
Not Accessible	50%							
Protective Structure								
Wave Attenuator								
Timber	100%	Now	\$174,600	2031	**	4	\$90,800	
	<i>Missing Components, Extent : Severe, Area Affected : 95%</i>							
	<i>Location : Throughout Access Trestle</i>							
Deck Elements								
Railing								
Steel	100%			2024	\$894,000			
	<i>Corrosion, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Electrical								

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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
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
Electrical								
Conduit								
	PVC	50%			2022	\$11,000		
	Not Accessible	50%						
Lighting Fixture								
	Incandescent	100%			2020	\$9,700		
Electrical/Mech.								
Power Supply/Bollards								
	Plastic	75%			2021	\$45,900		
	Steel	25%			2024	\$16,600		
Mech./Plumbing								
Water Supply								
	Not Accessible	100%						

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

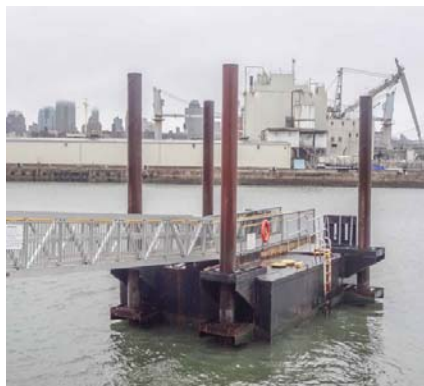
Print Date : 19-Sep-2018

DEPT. OF SMALL BUSINESS SERV. - FY 2019

Asset Name : SOUTH WILLIAMSBURG FERRY LANDING
Address : KENT AVENUE BETWEEN SOUTH 9TH
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0042.010 / 14198 **Yr Built/Renovated** :
Area Sq Ft : 800 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 12-Jan-2018 **Landmark Status** : NONE
Areas Surveyed :
Block : 2134 **Lot** : 126 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Marinas/Docks		\$94,400
Total		\$94,400
Importance Code A		\$94,400
Total		\$94,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Marinas/Docks	\$23,100	\$100	\$1,800	\$3,000
Total	\$23,100	\$100	\$1,800	\$3,000
Importance Code A	\$23,000			\$2,900
Importance Code B	\$100	\$100	\$1,800	\$100
Total	\$23,100	\$100	\$1,800	\$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.

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								
Gangways								
Aluminum	100%			2055	**	1-3	\$5,900	
Floating Docks								
Anchor Piles								
Steel	70%	4+	\$1,500	2055	**	3-5	\$6,000	
			<i>Corrosion, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Above Water, Concentrated In Tidal Zone</i>					
			<i>Worn, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Area Around Pile Guides</i>					
Not Accessible	30%							
Barge								
Steel	70%			2038	**	5	\$2,000	
			<i>Corrosion, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : At Waterline</i>					
Not Accessible	30%							
Deck Elements								
Railing								
Steel	100%			2027			\$58,600	
			<i>Corrosion, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Isolated Throughout</i>					
Electrical								
Lighting Fixture								
Sodium	100%	Now	\$21,500	2024			\$35,800	
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Along Gangway And Barge Railing</i>					
			<i>Explanation : Solar Panel Powered Lights Not Connected, 50% Missing Solar Panels</i>					
Fender								
Facing								
Composite	100%			2027			\$7,200	
			<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
			<i>Location : At 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**Project : ECONOMIC DEVELOPMENT**

CAPITAL	FY 2020 - 2023		FY 2024 - 2029	
Miscellaneous Buildings	392,900		200,100	
EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Miscellaneous Buildings	19,700	5,800	7,400	5,500

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
2279	SOUTH BROOKLYN MARINE TERMINAL OFFICE BUILDING	2,646	113,600	4,300
2280	SOUTH BROOKLYN MARINE TERMINAL GATEHOUSE/GUARDHOUSE	60	0	1,800
2281	SOUTH BROOKLYN MARINE TERMINAL GATEHOUSE/GUARDHOUSE	60	0	1,800
2286	NEW YORK CITY TERMINAL MARKET BUILDING GH-1	225	0	6,800
2287	NEW YORK CITY TERMINAL MARKET BUILDING GH-2	192	0	5,800
2288	NEW YORK CITY TERMINAL MARKET CANOPY	1,837	78,900	3,000
2806	NEW YORK CITY TERMINAL MARKET BUILDING G-1	6,830	293,300	11,000
14266	PASSENGER WAIT AREA BUILDING WALL ST. FERRY PIER 11	2,500	107,300	4,000

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