

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$286,500	\$400,900
Interior Architecture	\$236,500	\$423,700
Electrical	\$1,436,000	\$2,157,500
Mechanical		\$115,300
Total	\$1,959,000	\$3,097,400
Importance Code A	\$286,500	\$516,200
Importance Code B	\$1,672,500	\$2,581,200
Total	\$1,959,000	\$3,097,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$6,300		\$52,400	\$24,600
Interior Architecture				\$12,200
Electrical	\$12,400	\$16,500	\$33,500	\$11,600
Mechanical	\$26,200	\$3,800	\$45,500	\$3,800
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$49,800	\$25,200	\$136,200	\$57,100
Importance Code A	\$29,400		\$53,400	\$24,600
Importance Code B	\$20,500	\$25,200	\$82,900	\$32,500
Importance Code C				
Total	\$49,800	\$25,200	\$136,200	\$57,100



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
125TH STREET PARKING GARAGE 5 LEVEL GARAGE

Asset # : 4334

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$19,000	
Masonry: Brick Cavity	55%			LIFE	**	5	\$167,600	
Metal Panel	5%			2036	**	5-10	\$104,700	
Metal Coiling Doors	5%			2031	**	5	\$47,600	
Metal: Cage/Fence	15%			2039	**	5	\$200,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : At Wall Openings</i>								
<i>Explanation : Protective Metal Grilles</i>								
Window Wall	10%			2046	**	5	\$114,300	
Parapets								
Masonry: Brick Cavity	80%			LIFE	**	5	\$5,200	
Metal Rail	15%	Now	\$5,200	2031	**	5	\$6,900	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	5%	Now	\$1,200	LIFE	**	5	\$2,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Roof								
Cast in Place Concrete	95%	Now	\$129,400	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Drains Clogged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 4th Floor Elevator Lobby</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Level 4</i>								
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Due To Water Penetration On 4th Fl</i>								
<i>Explanation : Elevator Out Of Service</i>								
Roll Roofing	5%			2022		5	\$8,300	
Interior								

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125TH STREET PARKING GARAGE 5 LEVEL GARAGE

Asset # : 4334

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	93%	Now	\$201,100	LIFE	**	5	\$423,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Panel/Paver: Cer/Brk	5%			2042	**	5	\$23,400	
Vinyl Tile	2%	0-2	\$35,400	2036	**	3	\$1,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Office</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Office</i>								
Interior Walls								
Cast in Place Concrete	20%			LIFE	**			
Concrete Masonry Unit	70%			LIFE	**	5	\$23,700	
Gypsum Board	3%			LIFE	**	5	\$1,500	
Masonry: Brick	5%			LIFE	**			
Metal Panel	2%			LIFE	**			
Ceilings								
Exposed Concrete	98%			LIFE	**	5	\$31,900	
Plaster	2%			LIFE	**	5	\$2,600	

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	\$4,800	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 800 Amperes, One 400 Amperes And One 200 Amperes Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2024	\$15,800	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	\$97,600	5	\$700	
Raceway								
Conduit	100%			2026	\$22,400	1		
Panelboards								
Fused Disc Sw	5%			2025	\$3,000	5	\$200	
Molded Case Bkrs	95%			2025	\$56,700	5	\$3,900	
Wiring								
Thermoplastic	100%			2026	\$49,200	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	\$114,900	5	\$1,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,300	
Lighting								
Interior Lighting								
Fluorescent	10%			2036	**	10	\$12,800	
		<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Office Only</i>						
		<i>Explanation : Using T-8 Lamps</i>						
HID	70%			2021	\$794,700	10	\$3,200	
HID	20%			2036	**	10	\$900	
Egress Lighting								
Emergency, Battery	30%			2021	\$56,200	10	\$10,100	
Emergency, Battery	20%			2036	**	10	\$6,700	
Exit, Service	30%			2036	**	1		
Exit, Service	20%			2021	\$7,500	1		
Exterior Lighting								
HID	100%			2021	\$585,100	10	\$500	
Alarm								
Security System								
No Component	50%							
Generic	50%			2026	\$234,400	1	\$29,000	
Fire/Smoke Detection								
Generic, Digital	100%			2026	\$1,604,700	1-3	\$95,600	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	5%			2036	**	1		
No Component	95%							
Conversion Equipment								
Radiant Heater	5%	Now	\$23,100	2026	\$115,300	2	\$2,600	
		<i>Not in Service, Extent : Severe, Area Affected : 2%</i>						
		<i>Location : Fire Suppression Control Room</i>						
No Component	95%							
Air Conditioning								
Energy Source								
Electricity	5%			2034	**	1		
No Component	95%							
Conversion Equipment								
Window/Wall Unit	5%			2021	\$13,600	1		
No Component	95%							

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Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Ventilation							
Distribution							
Ductwork/Diffusers	15%			LIFE	**	2-5	\$11,600
No Component	85%						
Exhaust Fans							
Wall Unit	15%			2026	\$6,900	2	\$600
No Component	85%						
Plumbing							
H/C Water Piping							
Galvanized Steel	10%			2031	**	1	
No Component	90%						
Water Heater							
Electric	5%			2021	\$5,700	4	
				<i>Other Observation, Extent : Light, Area Affected : 5%</i>			
				<i>Location : Janitors Closet</i>			
				<i>Explanation : 1 - 10 Gallon Unit</i>			
No Component	95%						
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 : 1-4</i>			
				<i>Explanation : One Unit / Out Of Service For Long Time</i>			
Fire Suppression							
Standpipe							
Generic	100%			2036	**	1-5	\$70,200
Sprinkler							
No Component	80%						
Generic	20%			2036	**	1-2	\$7,800
				<i>Other Observation, Extent : Light, Area Affected : 20%</i>			
				<i>Location : Basement Level</i>			
				<i>Explanation : Serves Basement Level Only</i>			

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Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$192,200	\$184,400
Interior Architecture	\$1,795,300	\$595,500
Electrical	\$759,100	\$18,500
Mechanical		\$163,200
Total	\$2,746,500	\$961,600
Importance Code A	\$192,200	\$202,900
Importance Code B	\$2,177,600	\$758,700
Importance Code C	\$376,700	
Total	\$2,746,500	\$961,600

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$4,900		\$16,400	
Interior Architecture	\$22,900			\$3,700
Electrical	\$12,200	\$10,200	\$41,500	\$12,900
Mechanical	\$36,100	\$100	\$1,400	\$100
Site Pavements	\$9,400			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$93,400	\$18,200	\$67,200	\$24,600
Importance Code A	\$4,900		\$16,600	\$200
Importance Code B	\$69,600	\$18,200	\$50,600	\$24,400
Importance Code C	\$18,800			
Total	\$93,400	\$18,200	\$67,200	\$24,600



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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	\$143,900	
	<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Various Locations</i>							
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Various Locations</i>							
Masonry: Brick	10%	4+	\$52,500	LIFE	**	5	\$8,700	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Various Locations</i>							
Metal, Corrugated	45%	Now	\$57,100	2046	**	1		
	<i>Corrosion/Rusting, Extent : Severe, Area Affected : 15%</i>							
	<i>Location : 1st Floor At Waters Edge</i>							
	<i>Deformed/Dented, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : 1st Floor</i>							
	<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Various Locations</i>							
Metal Coiling Doors	2%	Now	\$4,900	2043	**	5	\$2,700	
	<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : 1st Floor</i>							
Window Wall	10%			2036	**	5	\$32,700	
Windows								
Steel	100%	0-2	\$82,500	2048	**	5	\$33,000	
	<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>							
	<i>Location : Roof Bulkhead Stair Tower</i>							
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Stairs</i>							
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Stairs</i>							
Parapets								
Cast in Place Concrete	100%			LIFE	**	5	\$40,500	
	<i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Various Locations</i>							
Roof								
Cast in Place Concrete	95%			LIFE	**			
Not Accessible	5%							
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location : Roof Over Stair Tower</i>							
	<i>Explanation : Not Accessible</i>							

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	85%	2-4	\$261,800	LIFE	**	5	\$551,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Various Locations</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair Tower And Mechanical Spaces</i>								
<i>Ponding, Extent : Light, Area Affected : 5%</i>								
<i>Location : Stair Tower</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
Ceramic Tile	5%			2029	**	5	\$14,800	
Vinyl Tile	10%	Now	\$251,800	2036	**	3	\$11,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout Offices</i>								
Interior Walls								
Cast in Place Concrete	70%	4+	\$376,700	LIFE	**			
<i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Locations</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Caulking Deteriorated, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Locations</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Locations</i>								
Concrete Masonry Unit	15%	2-4	\$9,400	LIFE	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Stair Tower</i>								
Gypsum Board	5%			LIFE	**	5	\$900	
Masonry: Brick	5%			LIFE	**			
SGFT/Glazed Masonry	5%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$6,000	2039	**	5	\$7,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout Offices</i>								
Exposed Concrete	95%	Now	\$905,100	LIFE	**	5	\$44,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Below Levels 7 And 8</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Spalling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Below Levels 7 And 8</i>								
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	
Site Pavements								
On-Site Walkways								
Pavers/Stone	100%			2035	**			
	<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Front Of Building</i>							
Parking/Driveway								
Asphalt	100%	Now	\$9,400	2035	**			
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Entrance</i>							
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2052	**	5	\$500	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : First Floor Corridor</i>							
	<i>Explanation : One 600 Amperes Main Disconnect Switch</i>							
Fused Disc Sw	50%			2026	\$18,500	5	\$500	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : First Floor Corridor</i>							
	<i>Explanation : One 400 Amperes Main Disconnect Switch</i>							
Switchgear / Switchboard								
Fused Disc Sw	100%			2052	**	5	\$900	
Raceway								
Conduit	100%			2052	**	1		
Panelboards								
Molded Case Bkrs	100%			2048	**	5	\$5,700	
Wiring								
Thermoplastic	100%			2052	**	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,200	
Lighting								
Interior Lighting								
Fluorescent	5%			2021	\$21,700	10	\$9,100	
	<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
LED	80%			2031	**			
No Component	15%							
Egress Lighting								
Emergency, Battery	50%			2036	**	10	\$23,900	
Exit, Service	50%			2034	**	1		

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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	\$410,600	10	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Photocell Control</i>								
Incandescent	50%			2021	\$348,500	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	\$69,100	
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	\$1,600	2		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Office, First Floor</i>								
<i>Explanation : 4 Units - Small Base Board Type</i>								
No Component	95%							
Air Conditioning								
Energy Source Electricity	100%			2042	**	1		
Conversion Equipment Split Unit No Component	10%			2031	**			
No Component	90%							
Ventilation								
Distribution Ductwork/Diffusers	7%	Now	\$3,400	LIFE	**	2-5	\$7,700	
<i>Damaged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First Floor Bathroom Exhaust</i>								
No Component	93%							
Exhaust Fans Interior No Component	5%			2026	\$10,600	2	\$300	
No Component	95%							
Plumbing								

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
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%							
<hr/>								
Water Heater								
Electric	100%	Now	\$32,600	2026	\$163,200	4	\$1,200	
			<i>Unit Inoperable, Extent : Light, Area Affected : 10%</i>					
			<i>Location : 1st Floor</i>					
<hr/>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<hr/>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
<hr/>								
Fixtures								
No Component	95%							
Generic	5%							
<hr/>								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st : Roof</i>					
			<i>Explanation : One Unit</i>					
<hr/>								
Fire Suppression								
Standpipe								
Generic	100%			2036	**	1-5	\$1,000	
<hr/>								
Sprinkler								
No Component	95%							
Generic	5%			2036	**	1-2		
<hr/>								

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

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

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Mechanical		\$130,800
Total		\$130,800
Importance Code B		\$130,800
Total		\$130,800

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$12,800		\$22,100	\$16,500
Interior Architecture	\$18,300	\$400		\$95,100
Electrical	\$2,900	\$4,100	\$17,200	\$2,800
Mechanical	\$1,400	\$2,100	\$2,700	\$2,100
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$43,300	\$14,500	\$49,800	\$124,300
Importance Code A	\$13,500	\$900	\$22,800	\$17,300
Importance Code B	\$29,800	\$13,600	\$27,000	\$107,000
Importance Code C				
Total	\$43,300	\$14,500	\$49,800	\$124,300



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	25%	0-2	\$5,100	LIFE	**	5	\$12,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Street Facades</i>								
Concrete Masonry Unit	30%			LIFE	**	5	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rear Of Building</i>								
<i>Explanation : Stucco Applied</i>								
Masonry: Granite	2%			LIFE	**	5	\$100	
Metal Panel	8%			2046	**	5-10	\$3,500	
Stucco Cement	10%			2039	**	5	\$1,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Rear Of Building</i>								
Window Wall	25%			2046	**	5	\$5,900	
Windows								
Steel	25%			2034	**	5	\$13,700	
Wood	75%			2042	**	5	\$32,900	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$1,600	
Concrete Masonry Unit	25%			LIFE	**	5	\$1,200	
Metal Cornice	60%			2041	**	10	\$8,200	
Stucco Cement	10%			2031	**	5	\$1,100	
Roof								
Modified Bitumen	5%			2026		10	\$700	
Spray-on Foam	95%			2031	**	5	\$18,900	
Interior								
Floors								
Carpet	30%			2022	\$91,300	3	\$14,300	
Cast in Place Concrete	10%			LIFE	**	5	\$5,200	
Ceramic Tile	3%			2035	**	5	\$700	
Terrazzo	22%			LIFE	**	5	\$4,100	
Vinyl Tile	5%			2031	**	3	\$600	
Wood	30%			2054	**	5	\$13,400	
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$500	
Glass: Single Pane	5%			LIFE	**	5	\$900	
Gypsum Board	65%			LIFE	**	5	\$9,200	
Plaster	25%			LIFE	**	5	\$1,800	
Ceilings								
AcousTileSusp.Lay-In	55%			2039	**	5	\$13,100	
Gypsum Board	25%			LIFE	**	5	\$7,500	
Plaster	20%	4+	\$1,300	LIFE	**	5	\$3,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Entrance Foyer</i>								

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

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

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

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

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

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
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	\$10,200	
Mechanical								
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	\$31,600	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	\$26,400	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		

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		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	\$130,800	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	\$13,100	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) B-2 (1) 1-2</i>							
	<i>Explanation : Two Units</i>							
Fire Suppression								
Sprinkler								
Generic	100%			2036	**	1-2	\$4,500	

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

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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	Priority
Fire Suppression	Fire Pump								
	Generic	100%			2029	* *	1	\$3,000	

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

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$684,100	\$640,000
Interior Architecture	\$402,000	\$191,400
Electrical	\$484,500	
Mechanical		\$117,700
Total	\$1,570,600	\$949,000
Importance Code A	\$684,100	\$640,000
Importance Code B	\$886,500	\$309,100
Total	\$1,570,600	\$949,000

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$12,200		\$28,400	
Interior Architecture	\$27,800	\$4,200	\$27,300	\$583,800
Electrical	\$500	\$500	\$18,700	\$500
Mechanical	\$2,200	\$4,400	\$2,200	\$4,100
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$50,600	\$17,000	\$84,500	\$596,300
Importance Code A	\$12,200		\$28,400	
Importance Code B	\$38,400	\$12,800	\$56,100	\$596,300
Importance Code C		\$4,200		
Total	\$50,600	\$17,000	\$84,500	\$596,300



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
BATTERY MARITIME BUILDING
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	Priority
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	35%			2061	**	10	\$137,500	
Metal, Corrugated	30%			2046	**	1		
Granite Panels	5%			LIFE	**	5	\$6,300	
Wood	5%	4+	\$12,200	2039	**	5	\$21,000	
<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+	\$49,600	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	\$70,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Roofs</i>								
<i>Explanation : No Access - Majority Of Building Inaccessible Due To Construction Of Vertical Addition</i>								
Cast in Place Concrete	15%			LIFE	**			
Copper/Terne	8%			2041	**	10	\$35,300	
Modified Bitumen	32%			2026		10	\$56,600	
Skylight, Metal/Glass	5%			2036	**	10	\$29,500	

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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	Priority
Interior								
Floors								
Carpet	23%			2022	\$560,400	3	\$80,500	
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : All Floors Besides 1st Floor Waiting Area</i>								
<i>Explanation : No Access - Majority Of Building Inaccessible Due To Construction Of Vertical Addition</i>								
Cast in Place Concrete	50%			LIFE	**	5	\$191,400	
Ceramic Tile	5%			2029	**	5	\$8,800	
Terrazzo	7%			LIFE	**	5	\$9,600	
Vinyl Tile	15%			2031	**	3	\$13,100	
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	\$402,000	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Slip For Governors Island</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Slip For Governors Island</i>								
Metal Panel	10%			LIFE	**	5	\$21,900	
Plaster	25%			LIFE	**	5	\$27,300	

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								
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	Priority
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	\$17,500	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	\$484,500	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	Priority

Heating

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
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	Priority
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 System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
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	\$117,700	1-2	\$3,300
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.

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

Architecture	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	80%			LIFE	**	5	\$1,173,300	
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	\$529,400	
Ceramic Tile	10%			2041	**	5	\$15,100	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bathrooms</i>								
Terrazzo	10%			LIFE	**	5	\$23,600	
<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	**	5-10	\$107,900	
<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	**	5-10	\$151,500	
Gypsum Board	5%			LIFE	**	5-10	\$26,000	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor Entry Area</i>								
<hr/>								
Site Enclosure								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		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	\$62,000	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								

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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	\$61,600	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Floors</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%			2054	**	1		
Conversion Equipment Heat Pump Air Sourced	100%			2032	**	2	\$30,900	
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$88,300	
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	\$162,600	
Ventilation								
Distribution Not Accessible	100%							

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
	Exhaust Fans							
	Not Accessible	100%						
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%			2054	* *	1	
	Water Heater							
	Electric	100%			2027	\$82,400	4	\$900
	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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Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$6,364,400	\$14,280,300
Interior Architecture	\$5,332,100	\$1,324,100
Electrical	\$1,339,900	\$22,095,700
Mechanical	\$894,300	\$634,300
Total	\$13,930,600	\$38,334,300
Importance Code A	\$6,364,400	\$14,280,300
Importance Code B	\$4,418,500	\$23,935,400
Importance Code C	\$3,147,800	\$118,700
Total	\$13,930,600	\$38,334,300

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Interior Architecture		\$132,300		
Electrical	\$16,500	\$29,400	\$34,000	\$24,500
Mechanical	\$126,700	\$112,600	\$127,000	\$101,000
Elevators/Escalators	\$79,000	\$79,000	\$79,000	\$79,000
Total	\$222,200	\$353,200	\$239,900	\$204,400
Importance Code A	\$30,600	\$30,600	\$30,600	\$34,400
Importance Code B	\$191,600	\$322,600	\$209,300	\$170,100
Total	\$222,200	\$353,200	\$239,900	\$204,400



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	80%	0-2	\$1,442,900	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	\$2,759,400	2026	\$9,198,100	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	\$2,001,800	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	\$3,371,300	3	\$396,800	
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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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	\$3,147,800	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	\$1,989,200	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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Maintenance \$ are aggregated over a ten-year period. Site specific cost 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	Priority
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 : Moderate, Area Affected : 100%</i>						
		<i>Location : Staircases</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	80%			2027	\$14,134,700	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	\$883,400	2	\$2,000	
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$213,300	
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	100%			2027	\$6,664,100	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	\$108,900	

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

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Estimates are rounded to the nearest hundred dollars.

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	35%			2043	**	4	\$45,700	
No Component	65%							
Terminal Devices								
Air Handler	10%			2022	\$813,400	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	\$509,600	4	\$3,600	
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	\$311,900	
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.

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

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

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$14,425,100	\$29,370,000
Interior Architecture	\$1,311,700	\$7,270,400
Electrical	\$8,339,300	\$21,856,000
Mechanical	\$2,111,200	\$10,204,000
Total	\$26,187,300	\$68,700,400
Importance Code A	\$14,425,100	\$33,082,800
Importance Code B	\$11,762,200	\$35,483,000
Importance Code C		\$134,500
Total	\$26,187,300	\$68,700,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture				\$1,200
Interior Architecture		\$82,800	\$93,100	
Electrical	\$29,500	\$37,000	\$48,900	\$43,200
Mechanical	\$469,900	\$312,200	\$435,200	\$360,000
Elevators/Escalators	\$239,800	\$239,800	\$239,800	\$239,800
Total	\$739,100	\$671,800	\$817,000	\$644,100
Importance Code A	\$118,900	\$98,400	\$121,300	\$104,300
Importance Code B	\$620,200	\$573,400	\$685,300	\$539,800
Importance Code C			\$10,400	
Total	\$739,100	\$671,800	\$817,000	\$644,100



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
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	\$1,105,500	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 II 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	\$6,417,700	2026	\$21,392,400	5	\$2,563,700	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Clerestory Windows At Atrium</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Cast in Place Concrete	28%	Now	\$159,000	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 II Facade Inspection</i>								
Cast in Place Concrete	70%			LIFE	**	5	\$215,600	
Metal Panel	2%			2047	**	5	\$2,300	
Roof								
Paver: Asphalt	10%	Now	\$148,700	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	\$279,200	10	\$83,100	
Skylight, Metal/Glass	20%	4+	\$5,639,400	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	\$2,109,400	3	\$248,300	
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	\$5,620,300	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	\$1,063,400	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	\$47,700	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	\$137,200	3	\$16,300	
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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	\$15,400	1		
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Raceway

Conduit	100%			2027	\$40,900	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	\$15,800	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	Priority
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	\$4,800	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	\$17,687,800	10	\$1,622,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	20%			2037	**	10	\$405,700	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	50%			2027	\$1,489,200	10	\$267,000	
Exit, Service	50%			2027	\$157,700	1		
Exterior Lighting								
HID	100%			2022	\$8,339,300	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	\$136,300	

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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	Priority
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	\$3,665,100	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	\$163,500	
Terminal Devices								
Convactor/Radiator	80%			2032	**	1	\$571,500	
Fan Coil Unit/Heat	20%			2027	\$6,194,900	1	\$142,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Tenant Storge Areas</i>								
<i>Explanation : Hot Water Unit Heaters</i>								
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.

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
H/C Water Piping Brass/Copper	100%			2047	**	1	
Water Heater Electric	100%			2022	\$1,822,000	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	\$88,000
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 : B-8</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	\$1,156,500
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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$545,400	\$50,100
Interior Architecture	\$182,100	\$494,100
Electrical	\$564,000	\$2,390,900
Mechanical	\$1,165,800	\$1,808,600
Total	\$2,457,200	\$4,743,700
Importance Code A	\$545,400	\$908,000
Importance Code B	\$1,911,800	\$3,835,700
Total	\$2,457,200	\$4,743,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$38,500	\$34,500		
Interior Architecture	\$2,000			\$2,000
Electrical	\$21,900	\$17,800	\$16,900	\$18,900
Mechanical	\$11,100	\$13,100	\$32,000	\$13,100
Total	\$73,500	\$65,300	\$48,900	\$34,000
Importance Code A	\$43,900	\$40,000	\$5,300	\$5,300
Importance Code B	\$29,700	\$25,300	\$43,500	\$28,700
Importance Code C				
Total	\$73,500	\$65,300	\$48,900	\$34,000



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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801
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%			LIFE	**	5	\$25,100	
<i>Exposed Reinforcement, Extent : Light, Area Affected : 1%</i>								
<i>Location : South Facade</i>								
Cement-Fiber Panel	3%			2025	\$21,300	10	\$9,400	
Concrete Masonry Unit	52%			LIFE	**	5	\$32,600	
Masonry: Brick	20%	Now	\$30,200	LIFE	**	5	\$20,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Base Course Throughout Loading Dock</i>								
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 15%</i>								
<i>Location : At Base Course Throughout Loading Dock</i>								
Metal Panel	10%			2045	**	5-10	\$68,900	
Metal Coiling Doors	10%			2030	**	5	\$31,300	
Windows								
Aluminum	100%	Now	\$485,600	2033	**	5	\$19,300	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Areas</i>								
Roof								
Modified Bitumen	90%	Now	\$59,800	2030	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Areas</i>								
Spray-on Foam	10%	Now	\$8,300	2030	**	5	\$15,200	
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Loading Dock Canopy</i>								
<i>Explanation : Bird Damage</i>								
Interior								
Floors								
Cast in Place Concrete	90%	Now	\$75,600	LIFE	**	5	\$318,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Loading Dock</i>								
Vinyl Tile	10%			2025	\$137,400	3	\$8,100	
Interior Walls								
Concrete Masonry Unit	40%			LIFE	**	5	\$16,200	
Fiberglass Panel	60%			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
BROOKLYN WHSLE MEAT MARKET BLDG A
Asset # : 2431

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	25%	Now	\$68,400	2030	**	5	\$21,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Offices</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Offices</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	45%			2030	**	5	\$76,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Meat Packing Areas</i>								
<i>Explanation : Special Laminated Lay-in Tiles For Food Service Cold Rooms</i>								
Exposed Struc: Steel	30%			LIFE	**			
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Electrical Room Over Main Panel</i>								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2025	\$78,400	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : No Available Nameplate Ratings</i>								
Transformers								
Dry Type	100%			2023	\$15,800	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 75 Kva, 480/208/120 Volts</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2025	\$243,900	5	\$400	
Raceway								
Conduit	100%			2025	\$152,400	1		
Panelboards								
Fused Disc Sw	20%			2024	\$38,800	5	\$500	
Molded Case Bkrs	80%			2024	\$155,200	5	\$2,200	
Wiring								
Thermoplastic	100%			2025	\$333,900	1		
Motor Controllers								
Locally Mounted	80%			2023	\$23,600	5	\$600	
Locally Mounted	20%			2030	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,500	
Stand-by Power								

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Transfer Switches Automatic	100%	Now	\$8,900	2045	**	1	\$28,800	
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 2nd Floor Refrigeration Room</i>								
<hr/>								
Generators Diesel	100%	Now	\$73,000	2040	**	1	\$36,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 2nd Floor Refrigeration Room</i>								
<i>Explanation : 2- 565 Kw, Not In Service Abandoned Equipment</i>								
<hr/>								
Lighting								
Interior Lighting Fluorescent	100%			2030	**	10	\$99,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
<hr/>								
Exterior Lighting HID	100%			2020	\$391,800	10	\$300	
<hr/>								
Alarm								
Security System Generic	100%			2025	\$313,800	1	\$38,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
<hr/>								
Fire/Smoke Detection Generic, Analog	100%			2025	\$1,074,400	1-3	\$66,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations And Smoke Detectors</i>								

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%			2025	\$111,000	1		
<hr/>								
Conversion Equipment Hot Water Boiler	100%			2023	\$779,400	1	\$53,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 2 Units</i>								
<hr/>								
Distribution Hot Wtr Piping/Pump	100%			2033	**	4	\$5,300	

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

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

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

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

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								
Terminal Devices								
Air Handler	50%	Now	\$213,300	2020	\$710,900	1	\$30,100	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Fan Coil Unit/Heat	50%			2025	\$757,200	1	\$17,500	
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	35%			2020	\$73,700	1		
No Component	65%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Throughout</i>								
<i>Explanation : All Systems Used For Refrigeration</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$60,300	
Exhaust Fans								
Roof	100%			2020	\$167,900	2	\$3,300	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2035	* *	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Galvanized Steel	30%			2030	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2025	\$161,000	4	\$10,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 2 Units</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2025	\$14,800	4	\$2,200	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2035	* *	1-2	\$30,300	

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

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

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$788,200	\$43,100
Interior Architecture	\$365,100	\$284,700
Electrical	\$767,600	\$859,700
Mechanical	\$1,081,800	\$1,703,400
Total	\$3,002,700	\$2,890,900
Importance Code A	\$788,200	\$597,800
Importance Code B	\$2,070,100	\$2,293,100
Importance Code C	\$144,400	
Total	\$3,002,700	\$2,890,900

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture		\$8,600		
Interior Architecture	\$138,000	\$27,600		\$7,000
Electrical	\$3,700	\$2,800	\$2,200	\$2,600
Mechanical	\$12,000	\$8,500	\$16,700	\$8,500
Total	\$153,700	\$47,500	\$18,900	\$18,100
Importance Code A	\$3,500	\$12,300	\$3,500	\$3,500
Importance Code B	\$150,200	\$35,200	\$15,300	\$14,500
Importance Code C				
Total	\$153,700	\$47,500	\$18,900	\$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
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%			LIFE	**	5	\$17,900	
Cement-Fiber Panel	3%			2025	\$15,200	10	\$6,700	
Concrete Masonry Unit	27%	Now	\$159,300	LIFE	**	5	\$12,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : East And West Facades</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Facade</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : East Facade</i>								
Masonry: Brick	60%	Now	\$64,800	LIFE	**	5	\$43,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Typical Throughout Loading Dock Along Base And At Building Corners</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Typical Throughout Loading Dock Along Base And At Building Corners</i>								
Metal Coiling Doors	5%	Now	\$40,700	2030	**	5	\$5,600	
<i>Bent/Warped Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Various Roll Down Doors</i>								
<i>Deformed/Dented, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	95%	Now	\$406,900	2033	**	5	\$16,200	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Areas</i>								
Metal Louvers	5%			2034	**	10	\$10,700	
Roof								
Modified Bitumen	90%			2030	**	10	\$116,500	
Spray-on Foam	10%			2030	**	5	\$17,300	
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Loading Dock Canopy</i>								
<i>Explanation : Bird Damage - Holes In Surface</i>								

Interior

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	10%	Now	\$136,400	2027	\$136,400	3	\$16,100	
<i>Staining/Discoloring, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Offices</i>								
<i>Wrinkling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Offices</i>								
Cast in Place Concrete	75%	Now	\$83,400	LIFE	**	5	\$175,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Loading Dock</i>								
Steel Plate	3%	Now	\$87,800	LIFE	**	1		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Steel Stairs</i>								
Vinyl Tile	12%			2025	\$109,000	3	\$6,400	
Interior Walls								
Concrete Masonry Unit	100%	Now	\$144,400	LIFE	**	5	\$26,000	
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Interior</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Interior</i>								
Ceilings								
AcousTileSusp.Lay-In	25%	Now	\$49,600	2038	**	5	\$15,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Offices</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Offices</i>								
AcousTileSusp.Lay-In	45%			2030	**	5	\$55,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Meat Packing Areas</i>								
<i>Explanation : Special Laminate Tiles Made For Food Service Cold Rooms</i>								
Exposed Struc: Steel	30%			LIFE	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2025	\$39,200	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 2nd Floor Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 2000 Amperes</i>								
Transformers								
Dry Type	100%			2023	\$15,800	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 3- 45 Kva, 480/208/120 Volts</i>								

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

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

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

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

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								
Switchgear / Switchboard								
Fused Disc Sw	100%			2025	\$170,800	5	\$300	
Raceway								
Conduit	100%			2025	\$114,700	1		
Panelboards								
Fused Disc Sw	5%			2024	\$6,000	5	\$100	
Molded Case Bkrs	95%			2024	\$113,400	5	\$2,000	
Wiring								
Thermoplastic	70%			2025	\$107,800	1		
Thermoplastic	30%			2035	**	1		
Motor Controllers								
Locally Mounted	95%			2023	\$28,000	5	\$500	
Locally Mounted	5%			2038	**	5		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	100%			2020	\$406,800	10	\$65,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Exterior Lighting								
HID	100%			2020	\$295,200	10	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2025	\$71,000	1	\$8,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2025	\$242,900	1-3	\$14,900	
<i>Other Observation, Extent : Moderate, 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	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2025	\$73,400	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
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%			2023	\$515,500	1	\$35,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Mechanical Room</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2033	**	4	\$3,500	
Terminal Devices								
Air Handler	20%	Now	\$56,400	2020	\$188,100	1	\$8,000	
		<i>Not in Service, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Mechanical Room</i>						
Fan Coil Unit/Heat	80%			2025	\$801,300	1	\$18,500	
Air Conditioning								
Energy Source								
Electricity	100%			2024	\$202,200	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2020	\$837,300	2	\$4,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : All Systems Are Used For Refrigeration</i>						
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$39,900	
Exhaust Fans								
Roof	100%			2025	\$111,000	2	\$2,200	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2035	**	1		
		<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
Galvanized Steel	30%			2030	**	1		
HW Heat Exchanger								
Steam Fired	100%			2035	**	4	\$10,600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Mechanical Room</i>						
		<i>Explanation : 2 Units</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2035	**	1-2	\$20,000	

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

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

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$103,000	\$223,200
Electrical	\$43,700	\$118,400
Mechanical	\$105,900	
Total	\$252,600	\$341,600
Importance Code A	\$103,000	\$223,200
Importance Code B	\$149,600	\$118,400
Total	\$252,600	\$341,600

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$64,400			
Interior Architecture	\$37,100	\$3,400	\$800	\$1,400
Electrical	\$400	\$39,500	\$300	\$300
Mechanical	\$3,800	\$5,800	\$1,800	\$600
Total	\$105,800	\$48,700	\$2,800	\$2,400
Importance Code A	\$64,900	\$500	\$400	\$400
Importance Code B	\$40,000	\$48,200	\$2,400	\$1,900
Importance Code C	\$900			
Total	\$105,800	\$48,700	\$2,800	\$2,400



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
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	40%	Now	\$19,300	2025	\$64,300			
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : South Facade</i>							
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : South Facade</i>							
Stucco Cement	60%	Now	\$39,500	2030	**	5	\$17,100	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
Windows								
Aluminum	100%	Now	\$17,700	2033	**	5	\$1,100	
	<i>Air Infiltration, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Parapets								
Masonry: Brick	100%	Now	\$27,500	LIFE	**	5	\$4,800	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Roof								
Modified Bitumen	100%	Now	\$63,500	2025	\$158,800			
	<i>Blisters, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
	<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$300	LIFE	**	5	\$3,000	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Panel/Paver: Cer/Brk	5%			2041	**	5	\$1,500	
Vinyl Tile	85%	Now	\$19,500	2030	**	3	\$4,300	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : 2nd Floor, Stair(s)</i>							

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2025	\$2,500	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 2nd Floor Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 400 Amperes</i>								
Transformers								
Dry Type	100%			2023	\$15,800	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : No Available Nameplate Ratings</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2025	\$81,000	5		
Raceway								
Conduit	100%			2025	\$13,900	1		
Panelboards								
Fused Disc Sw	10%			2024	\$1,500	5		
Molded Case Bkrs	90%			2024	\$13,400	5	\$200	
Wiring								
Thermoplastic	100%			2025	\$18,200	1		
Motor Controllers								
Locally Mounted	100%			2030	**	5	\$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	85%			2020	\$43,700	10	\$7,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	15%			2030	**	10	\$1,200	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 2nd Floor</i>								
Egress Lighting								
Emergency, Service	50%			2025	\$2,200	1		
Exit, Service	50%			2025	\$1,500	1		
Exterior Lighting								
HID	100%			2025	\$37,400	10		
Alarm								
Security System								
No Component	70%							
Generic	30%			2025	\$9,000	1	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2020	\$30,800	1-3	\$1,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Manual Pull Stations, Alarm Bells</i>								
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%			2035	**	1		
Conversion Equipment								
Furnace	100%			2025	\$19,900	1	\$4,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof Mounted</i>								
<i>Explanation : Gas Furnace Is Included With A C Unit</i>								
Air Conditioning								
Energy Source Electricity	100%			2033	**	1		

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment Ext Pkg Unit - Heating/Cooling	100%	0-2	\$105,900	2035	**	2	\$400	
<i>Malfunctioning, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Roof</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Roof Top Units With Built In Gas Furnace</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,000	
Exhaust Fans								
Interior	10%	Now	\$3,000	2035	**	2		
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Ceiling Mounted Units - Bathrooms</i>								
No Component								
	90%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Roof Top Units</i>								
<i>Explanation : Ventilation Is Part Of AC System</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2030	**	1		
Water Heater								
Gas Fired	100%			2020	\$5,200	2	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2025	\$2,700	4	\$400	
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fire Suppression								
Sprinkler								
Generic	100%			2035	**	1-2	\$2,500	

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Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$139,100	
Electrical		\$88,800
Total	\$139,100	\$88,800
Importance Code A	\$139,100	
Importance Code B		\$88,800
Total	\$139,100	\$88,800

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$34,300			
Interior Architecture	\$100,300		\$500	\$2,400
Electrical	\$67,400			\$100
Mechanical	\$68,800	\$500	\$900	\$500
Site Pavements	\$1,600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$276,400	\$4,400	\$5,400	\$6,900
Importance Code A	\$54,700	\$500	\$500	\$500
Importance Code B	\$204,700	\$3,900	\$4,900	\$6,500
Importance Code C	\$16,900			
Total	\$276,400	\$4,400	\$5,400	\$6,900



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$103,000	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	\$10,600	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	\$7,800	2044	**	5	\$1,900	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	10%			LIFE	**	5-10	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Parapet</i>								
<i>Explanation : Not Accessible</i>								
Metal Cornice	90%	Now	\$36,100	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	\$14,300	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

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

Asset # : 2153

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	20%	Now	\$2,900	2027	\$29,300	3	\$3,400	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Third Floor</i>								
Carpet	20%	Now	\$29,300	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	\$2,500	
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	\$9,800	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	\$18,900	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	**	5-10	\$700	
Masonry: Brick	2%			LIFE	**	10		
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	\$12,100	LIFE	**	5	\$7,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : First Floor</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : First Floor</i>								
<i>Explanation : Water Flood Damage</i>								

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

Asset # : 2153

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	20%	Now	\$1,900	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	\$2,300	LIFE	**	5	\$2,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Office Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Office Area</i>								
Plaster	60%	Now	\$18,100	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	\$4,800	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 200 Amperes</i>								
Raceway								
Conduit	100%			2028	\$27,700	1		
Panelboards								
Molded Case Bkrs	50%			2027	\$14,900	5	\$100	
Molded Case Bkrs	50%	0-2	\$14,900	2053	**	5	\$100	
<i>Aged Component, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	\$32,700	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	\$2,900	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	\$47,000	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	\$8,800	2038	**			
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Floors Area</i>								
Egress Lighting								
Exit, Service	100%	Now	\$3,400	2038	**	1		
<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Exterior Lighting								
HID	100%			2023	\$38,900	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	Priority
Heating								
Energy Source								
Natural Gas	100%			2038	**	1		
Conversion Equipment								
Furnace	45%	0-2	\$10,200	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	\$10,200	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>								

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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	\$2,700
	Ductwork/Diffusers	30%	Now	\$30,400	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		1	\$10,100
	No Component	50%						
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%	0-2	\$8,500	2033	**	1	
	<i>Corroded, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Water Heater								
	Electric	100%	Now	\$8,500	2028		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	**		

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

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

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$2,038,600	\$1,270,500
Interior Architecture	\$1,057,900	\$525,400
Electrical	\$57,800	\$719,600
Mechanical		\$1,922,700
Total	\$3,154,300	\$4,438,200
Importance Code A	\$2,038,600	\$2,836,400
Importance Code B	\$1,115,700	\$1,601,700
Total	\$3,154,300	\$4,438,200

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$13,100			
Interior Architecture	\$41,300			
Electrical	\$80,100	\$10,600	\$13,900	\$10,600
Mechanical	\$9,500	\$17,900	\$8,000	\$14,700
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$161,800	\$46,200	\$39,600	\$43,100
Importance Code A	\$13,100	\$8,800		\$8,800
Importance Code B	\$133,200	\$37,400	\$39,600	\$34,300
Importance Code C	\$15,500			
Total	\$161,800	\$46,200	\$39,600	\$43,100



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
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	\$412,600	
Masonry: Brick	5%	Now	\$13,100	LIFE	**	5	\$2,200	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Stair Bulkhead</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Stair Bulkhead</i>								
<hr/>								
Windows								
Aluminum	90%	Now	\$1,656,400	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	\$43,800	LIFE	**	5	\$2,800	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<hr/>								
Parapets								
Cast in Place Concrete	100%	Now	\$132,000	LIFE	**	5	\$429,600	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade, West Facade</i>								
<hr/>								
Roof								
Skylight, Metal/Glass	3%			2028		10	\$11,100	
Spray-on Foam	97%			2033	**	5	\$143,500	
<hr/>								
Interior								
Floors								
Cast in Place Concrete	95%			LIFE	**	5	\$980,700	
Steel Plate	5%	Now	\$322,400	LIFE	**	1		
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Stair Landings Throughout</i>								
<hr/>								
Interior Walls								
Cast in Place Concrete	20%	Now	\$12,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Fifth Floor</i>								
Concrete Masonry Unit	15%			LIFE	**	5	\$1,200	
Gypsum Board	5%			LIFE	**	5-10	\$800	
Masonry: Brick	60%			LIFE	**	10	\$1,800	
<hr/>								
Ceilings								
Exposed Concrete	95%			LIFE	**	5-10	\$280,200	
Gypsum Board	5%			LIFE	**	5-10	\$40,600	

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
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	Priority
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	\$22,400	1		
Panelboards								
Fused Disc Sw	20%	4+	\$11,900	2053	**	5	\$400	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fused Knife Sw	50%	4+	\$29,800	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	\$27,100	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2028	\$14,800	1		
Lighting								
Interior Lighting								
Fluorescent	40%			2023	\$137,700	10	\$57,800	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	45%			2028	\$154,900	10	\$65,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	5%			2023	\$41,000	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	\$178,100	10	\$100	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2028	\$142,700	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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*** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Electrical		Current Repair		Future Replacement		Maintenance		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 \$1,565,900 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 \$314,400

Window/Wall Unit

10% 2023 \$30,700 1

No Component

80%

Ventilation

Exhaust Fans

Roof

2% Now \$4,900 2038 * * 2 \$100
Unit Inoperable, Extent : Moderate, Area Affected : 2%
Location : Rooftop

Wall Unit

8% 2028 \$4,200 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 \$5,000 4 \$5,000
Other Observation, Extent : Light, Area Affected : 100%
Location : Located Outside The Building In A Pit
Explanation : Sump Pump Is Not Accessible

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL-MASTAS BUILDING #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	\$42,400	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		* *	\$44,100

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$2,896,000	\$821,200
Interior Architecture	\$382,900	\$443,800
Electrical	\$91,600	\$462,900
Mechanical	\$234,200	
Site Enclosure	\$57,200	
Site Pavements	\$231,100	
Total	\$3,892,900	\$1,728,000
Importance Code A	\$2,896,000	\$821,200
Importance Code B	\$708,700	\$906,700
Importance Code C	\$288,300	
Total	\$3,892,900	\$1,728,000

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$48,600			
Interior Architecture	\$12,900			
Electrical	\$18,500	\$1,500	\$2,900	\$1,100
Mechanical	\$14,600	\$8,000	\$20,100	\$8,000
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$112,400	\$27,300	\$40,800	\$26,800
Importance Code A	\$58,100		\$9,300	
Importance Code B	\$41,400	\$27,300	\$31,500	\$26,800
Importance Code C	\$12,900			
Total	\$112,400	\$27,300	\$40,800	\$26,800



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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
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	\$2,200	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	\$279,000	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	\$59,200	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	\$2,077,500	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	\$478,100	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	\$19,900	2041	**	1		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Support Steel For Roof</i>								
Metal Panel	2%	0-2	\$22,600	2048	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Back Freight Elevator And Elevator Control</i>								
Spray-on Foam	83%	4+	\$6,100	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. Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	95%	4+	\$210,700	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	**	10	\$3,400	
Concrete Masonry Unit	15%			LIFE	**	5	\$1,100	
Gypsum Board	5%			LIFE	**	5-10	\$800	
Masonry: Brick	10%	Now	\$7,000	LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Stair</i>								
Masonry: Brick	55%			LIFE	**	10	\$1,500	
Ceilings								
Exposed Concrete	73%	4+	\$100,200	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	\$13,700	LIFE	**	5	\$700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Back Freight Elevator Control Room</i>								
Exposed Concrete	25%			LIFE	**	5-10	\$66,700	
Site Enclosure								
Fence/Gates								
Chain link	100%	Now	\$57,200	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	\$171,300	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	\$59,800	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	Priority
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 @ 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	\$26,100	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	\$218,400	10	\$91,600	
	<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent	20%			2028	\$62,400	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	\$96,100	10	\$17,200	
Exit, Service	50%			2023	\$19,200	1		

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

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

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

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

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	\$26,900	10		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Photocells Controls</i>						
LED	5%			2033	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Front Of Building</i>						
		<i>Explanation : Under Canopy</i>						
No Component	90%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2028	\$86,100	1	\$10,700	
Mechanical								
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%			2048	**	1		
Conversion Equipment								
Radiant Heater	70%			2033	**	2	\$46,300	
		<i>Other Observation, Extent : Light, Area Affected : 70%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Heating Equipment Is Installed And Maintained By Tenants</i>						
No Component	30%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	Now	\$234,200	2033	**	1		
		<i>Corroded, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Basement</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Not Accessible	100%							
Sewage Ejector(s)								
Electric	100%			2033	**	4	\$5,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Street Pit</i>						
		<i>Explanation : Not Accessible</i>						
Fixtures								
Generic	100%							
Vertical Transport								

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

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

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

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

Asset # : 2448

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport	Elevators								
	Geared Traction	100%			LIFE				* *
				<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
				<i>Location : 1-6</i>					
				<i>Explanation : 3 Units 2 Operational, 1 Needs Repair</i>					
Fire Suppression	Standpipe								
	Generic	100%			2048			\$71,900	* * 1-5
	Sprinkler								
	Generic	100%			2048			\$40,000	* * 1-2

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

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

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$76,200	
Electrical		\$45,000
Mechanical		\$36,000
Total	\$76,200	\$81,000
Importance Code A	\$76,200	\$36,000
Importance Code B		\$45,000
Total	\$76,200	\$81,000

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$400		\$4,000	
Interior Architecture	\$27,100		\$1,000	
Electrical	\$20,800	\$300	\$300	\$400
Mechanical	\$100	\$300	\$100	\$300
Site Pavements	\$2,100			
Total	\$50,400	\$600	\$5,300	\$700
Importance Code A	\$400	\$200	\$4,000	\$200
Importance Code B	\$44,600	\$400	\$1,400	\$500
Importance Code C	\$5,400			
Total	\$50,400	\$600	\$5,300	\$700



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$900	
Masonry: Brick	90%	Now	\$76,200	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	\$21,800	
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	**	10	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Shop Side Of Building</i>								
<i>Explanation : Not Accessible</i>								
Plaster	20%	Now	\$2,500	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	\$7,500	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	**	10	\$5,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Shop Side Of Building</i>								
<i>Explanation : Not Accessible</i>								

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-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

Site Enclosure								
Fence/Gates								
Chain link	100%			2048		**		
Site Pavements								
On-Site Walkways								
Asphalt	50%			2031		**		
Cast in Place Concrete	50%	4+	\$700	2033		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : North And West Sides Of Building</i>								
Parking/Driveway								
Asphalt	50%			2031		**		
Cast in Place Concrete	50%	4+	\$1,400	2033		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : South Side Of Building</i>								

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

Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2028	\$1,500	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Pump Room</i>								
<i>Explanation : One Panelboard For Entire Area.</i>								
Raceway								
Conduit	30%			2038		**	1	
Conduit	70%			2028	\$2,600		1	
Panelboards								
Molded Case Bkrs	100%			2027	\$7,500	5	\$100	
Wiring								
Thermoplastic	100%			2028	\$8,200		1	
Motor Controllers								
Locally Mounted	100%			2033		**	5	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	100%			2023	\$9,500	10	\$4,000	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Exterior Lighting								
HID	100%	0-2	\$16,400	2038		**		
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Building Exterior</i>								
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

\$3,900

1

\$500

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

Location : Pump House

Explanation : Intrusion Alarm Only

Fire/Smoke Detection

Generic, Analog

100%

2023

\$45,000

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

\$36,000

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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
Sprinkler								
No Component	50%							
Not Accessible	50%							
<hr/>								
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>					
<hr/>								

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

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

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$687,900	
Site Pavements	\$81,300	
Total	\$769,100	
Importance Code A	\$687,900	
Importance Code C	\$81,300	
Total	\$769,100	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$2,800			
Site Pavements	\$17,600			
Total	\$20,400			
Importance Code A	\$2,800			
Importance Code C	\$17,600			
Total	\$20,400			



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$218,200	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	\$55,900	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	\$68,000	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	\$345,600	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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Asphalt	30%			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	\$15,800	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	\$81,300	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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Not Accessible	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Building Has Been Closed For Years And Is Not Accessible</i>								
Switchgear / Switchboard								
Not Accessible	100%							
Raceway								
Not Accessible	100%							
Panelboards								
Not Accessible	100%							
Wiring								
Not Accessible	100%							
Motor Controllers								
Not Accessible	100%							
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Not Accessible	100%							
Egress Lighting								
Not Accessible	100%							

Alarm

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

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

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

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

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

Alarm

Fire/Smoke Detection	Not Accessible	100%						
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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	Not Accessible	100%						
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Building Has Been Closed For Many Years - No Access</i>								

Conversion Equipment	Not Accessible	100%						
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Distribution	Not Accessible	100%						
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Terminal Devices	Not Accessible	100%						
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Air Conditioning

Energy Source	Not Accessible	100%						
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Conversion Equipment	Not Accessible	100%						
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Distribution	Not Accessible	100%						
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Terminal Devices	Not Accessible	100%						
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Heat Rejection	Not Accessible	100%						
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Ventilation

Distribution	Not Accessible	100%						
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Exhaust Fans	Not Accessible	100%						
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Plumbing

H/C Water Piping	Not Accessible	100%						
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Water Heater	Not Accessible	100%						
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HW Heat Exchanger	Not Accessible	100%						
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Sanitary Piping	Not Accessible	100%						
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Storm Drain Piping	Not Accessible	100%						
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

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

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$1,638,100	\$274,100
Interior Architecture	\$1,712,600	\$476,000
Electrical	\$111,700	\$1,015,400
Mechanical	\$233,200	\$909,200
Site Pavements	\$102,700	
Total	\$3,798,300	\$2,674,700
Importance Code A	\$1,709,600	\$543,200
Importance Code B	\$1,948,200	\$2,131,500
Importance Code C	\$140,500	
Total	\$3,798,300	\$2,674,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$58,700			
Interior Architecture	\$26,700			\$2,400
Electrical	\$28,300		\$2,000	\$200
Mechanical	\$26,300	\$8,200	\$15,600	\$8,200
Site Enclosure	\$2,800			
Site Pavements	\$1,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$148,500	\$12,100	\$21,600	\$14,700
Importance Code A	\$65,000	\$1,600	\$3,100	\$1,600
Importance Code B	\$71,400	\$10,500	\$18,400	\$13,100
Importance Code C	\$12,100			
Total	\$148,500	\$12,100	\$21,600	\$14,700



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$575,500	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+	\$12,000	2033	**	5	\$16,600	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
Windows								
Steel	100%	Now	\$959,200	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	**	5-10	\$15,000	
Cast Stone/Terra Cotta	2%			LIFE	**	5-10	\$6,000	
<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	\$103,400	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	**	5-10	\$8,900	

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

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

Asset # : 2155

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
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+	\$16,600	2038	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stair Bulkheads</i>								
Spray-on Foam	85%	Now	\$6,900	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>								
<hr/>								
Interior								
Floors								
Cast in Place Concrete	23%	Now	\$11,400	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	\$1,182,800	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>								
<hr/>								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$1,600	
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	**	10	\$5,800	
Masonry: Brick	25%	Now	\$37,900	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	Priority
Interior								
Ceilings								
Exposed Concrete	5%	Now	\$7,700	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	\$71,800	
	10%	Now	\$145,100	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	**	5-10	\$329,300	
Plaster	25%			LIFE	**	5-10	\$102,900	
Site Enclosure								
Fence/Gates								
Chain link	100%	Now	\$2,800	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	\$58,300	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	\$44,400	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	Priority

Under 600 Volts

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

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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	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%	0-2	\$4,800	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			\$22,400	1
Panelboards								
Fused Disc Sw	10%			2027	\$6,000	5	\$400	
Molded Case Bkrs	80%			2036	**	5	\$3,400	
Molded Case Bkrs	10%	0-2	\$6,000	2053	**	5	\$200	
<i>Aged Component, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 4th Floor</i>								
Wiring								
Braided Cloth	30%	2-4	\$11,600	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	70%			2028	\$34,500	1		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	70%			2023	\$248,500	10	\$104,300	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	25%			2028	\$88,800	10	\$37,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2023	\$17,800	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	\$5,400	2028	\$10,800			
<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	\$612,300	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	\$71,500	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	\$269,100	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	\$14,300	
No Component	90%							
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	10%			2023	\$190,100	2	\$1,000	
Ext Pkg Unit - Heating/Cooling	10%	Now	\$95,100	2028	\$190,100	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	\$26,400	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$28,700	
No Component	80%							
Exhaust Fans								
Roof	50%			2028	\$126,100	2	\$2,500	
No Component	50%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	0-2	\$66,600	2033	* *	1		
			<i>Corroded, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : 1st Floor</i>					

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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	
Plumbing								
Water Heater Electric	100%			2023	\$133,800	4	\$1,400	
			<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>					

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Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$1,191,500	\$763,800
Interior Architecture	\$489,100	\$189,900
Electrical		\$219,000
Site Pavements	\$93,900	
Total	\$1,774,400	\$1,172,700
Importance Code A	\$1,191,500	\$763,800
Importance Code B	\$320,100	\$408,900
Importance Code C	\$262,800	
Total	\$1,774,400	\$1,172,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$27,500			
Electrical	\$46,900	\$400	\$700	\$500
Mechanical	\$5,400	\$1,500	\$5,300	\$1,500
Site Enclosure	\$4,200			
Total	\$84,100	\$1,900	\$6,000	\$1,900
Importance Code A	\$30,900		\$3,400	
Importance Code B	\$48,900	\$1,900	\$2,600	\$1,900
Importance Code C	\$4,200			
Total	\$84,100	\$1,900	\$6,000	\$1,900



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

Asset # : 2156

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	79%	Now	\$341,900	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	\$309,300	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	\$249,800	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	**	5-10	\$23,000	
<i>Recent Repair Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Locations</i>								
Masonry: Brick	95%	Now	\$177,800	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>								

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

Asset # : 2156

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Metal, Corrugated	5%	Now	\$10,800	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	\$112,600	2028	\$563,000	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	\$379,800	
Interior Walls								
Masonry: Brick	100%	Now	\$169,000	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	**	10	\$130,200	
<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	\$4,200	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	**			

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Parking/Driveway								
Asphalt	50%			2031	**			
Pavers/Stone	50%	Now	\$93,900	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		Priority
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	\$3,700	1		
Panelboards								
Fused Disc Sw	50%			2036	**	5	\$400	
Fused Knife Sw	30%	0-2	\$26,100	2053	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Molded Case Bkrs	10%			2027	\$1,500	5	\$100	
Molded Case Bkrs	10%			2036	**	5	\$100	
Wiring								
Thermoplastic	100%			2028	\$8,200	1		
Lighting								
Interior Lighting								
Fluorescent	40%			2028	\$32,200	10	\$13,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	50%			2023	\$40,200	10	\$16,900	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2023	\$8,000	10	\$3,400	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 10%</i>								
<i>Location : 1st Floor</i>								
Exterior Lighting								
HID	100%			2023	\$138,600	10	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2028	\$33,300	1	\$4,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
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	Priority
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	\$6,000	
No Component	90%							
Ventilation								
Exhaust Fans								
Wall Unit	50%			2028	\$6,100	2	\$600	
No Component	50%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2033	**	1		
Water Heater								
Electric	100%			2023	\$30,300	4	\$300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$2,504,800	\$370,300
Interior Architecture	\$594,800	\$1,111,800
Electrical		\$2,469,700
Mechanical	\$390,100	\$66,600
Site Pavements	\$401,100	
Total	\$3,890,800	\$4,018,400
Importance Code A	\$2,504,800	\$370,300
Importance Code B	\$941,100	\$3,648,100
Importance Code C	\$444,800	
Total	\$3,890,800	\$4,018,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$30,500			
Interior Architecture	\$3,100			
Electrical	\$1,400	\$600		
Mechanical	\$5,400	\$1,000	\$5,400	\$1,000
Elevators/Escalators	\$6,900	\$6,900	\$6,900	\$6,900
Total	\$47,300	\$8,500	\$12,300	\$7,900
Importance Code A	\$35,600		\$4,400	
Importance Code B	\$8,600	\$8,500	\$7,900	\$7,900
Importance Code C	\$3,100			
Total	\$47,300	\$8,500	\$12,300	\$7,900



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

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

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

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

Asset # : 2428

Architecture		Current Repair		Future Replacement		Maintenance		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	\$14,800	
Exposed Struc: Steel	5%	Now	\$22,200	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	\$214,600	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	\$1,001,400	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	\$403,600	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	\$885,200	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%							
<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>								
Interior								
Floors								
Cast in Place Concrete	100%	Now	\$246,300	LIFE	**	5	\$1,037,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First Floor</i>								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$6,100	
Masonry: Brick	95%			LIFE	**	10	\$43,700	
Ceilings								
Exposed Concrete	100%	Now	\$304,800	LIFE	**	5	\$74,100	
<i>Exposed Reinforcement, Extent : Light, Area Affected : 2%</i>								
<i>Location : First Floor</i>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$53,000	2033	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Side Of Building</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Loading Dock Area And West Side Of Building</i>								
Parking/Driveway								
Asphalt	70%	Now	\$64,400	2031	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North And East Sides Of Building</i>								
Pavers/Stone	30%	Now	\$283,600	2037	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</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 : Pavers Are Replaced Or Patched With Asphalt</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Not Accessible	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Abandoned Building</i>								
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	Priority
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	\$346,400	10	\$145,300	
			<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 50%</i>					
			<i>Location : 1st Floor</i>					
Fluorescent	50%			2028	\$346,400	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	\$291,200	10	\$21,400	
			<i>Recent Replace Evident, Extent : Light, Area Affected : 50%</i>					
			<i>Location : 1st Floor</i>					
Exterior Lighting								
HID	100%			2028	\$1,195,000	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	Priority
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	\$66,600	1	\$10,200	
No Component	90%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	Now	\$390,100	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 : 1-7</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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$3,000,000	\$440,900
Interior Architecture	\$2,043,100	\$676,500
Electrical	\$132,800	\$1,177,700
Mechanical		\$260,900
Site Pavements	\$116,400	
Total	\$5,292,300	\$2,555,900
Importance Code A	\$3,000,000	\$698,100
Importance Code B	\$2,077,400	\$1,857,800
Importance Code C	\$214,800	
Total	\$5,292,300	\$2,555,900

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$36,300			
Interior Architecture	\$40,200			\$1,900
Electrical	\$37,100	\$2,400	\$3,900	\$2,400
Mechanical	\$9,300	\$13,300	\$13,500	\$13,300
Site Enclosure	\$3,900			
Site Pavements	\$30,800			
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$172,400	\$30,500	\$32,200	\$32,400
Importance Code A	\$41,500	\$5,200	\$5,200	\$5,200
Importance Code B	\$90,100	\$25,300	\$27,100	\$27,200
Importance Code C	\$40,800			
Total	\$172,400	\$30,500	\$32,200	\$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
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	\$190,200	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	\$569,800	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	\$1,480,800	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	\$72,700	
<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	\$17,500	LIFE	**	5	\$700	
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Coping</i>								
<i>Explanation : Covered With Tar</i>								

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

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

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

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

Asset # : 2157

Architecture	Current Repair			Future Replacement		Maintenance		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	\$697,200	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	\$18,000	2058				**
<i>Water Penetration, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Staircases</i>								
Interior								
Floors								
Cast in Place Concrete	20%	Now	\$193,200	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	\$34,100	2038		**	3	\$1,200
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : First Floor</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : First Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : First Floor</i>								
Wood	78%	Now	\$1,593,000	2043		**	5	\$226,800
<i>Deflection Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Second Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Second Floor</i>								

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

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

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

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

Asset # : 2157

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$3,100	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 1%</i>								
<i>Location : Loading Dock</i>								
Gypsum Board	15%	Now	\$2,400	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	\$98,500	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	**	5-10	\$3,300	
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	2%	Now	\$50,100	2048	**	5	\$3,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 90%</i>								
<i>Location : 2nd Floor</i>								
Gypsum Board	81%	Now	\$50,700	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	**	5-10	\$90,600	
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain link	100%	Now	\$3,900	2038	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Northwest And Southwest Corners Of Building</i>								
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : Northwest And Southwest Corners Of Building</i>								

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

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

Asset # : 2157

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Parking/Driveway								
Asphalt	20%	Now	\$62,700	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	\$30,800	2033		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North And West Sides Of Building</i>								
Pavers/Stone	50%	Now	\$53,700	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	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2028	\$36,900	5	\$900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switches Rated @ 1-600 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%	Now	\$3,900	2028	\$195,100	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		**	\$500	
Fused Toggle Switch	40%	2-4	\$47,800	2053		**	\$1,000	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 2nd Floor</i>								
Molded Case Bkrs	50%			2036		**	\$2,700	
Wiring								
Braided Cloth	10%	2-4	\$5,800	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		**	\$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	Priority
Lighting								
Interior Lighting								
Fluorescent	80%			2028	\$364,500	10	\$152,900	
			<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Fluorescent	10%			2023	\$45,600	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	\$85,000	2038		**		
			<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : 2nd Floor</i>					
Incandescent	5%			2028	\$54,300	2	\$200	
			<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Elevator Machine Room</i>					
Egress Lighting								
Emergency, Battery	50%			2028	\$139,500	10	\$25,000	
Exit, Service	50%			2028	\$27,900	1		
Exterior Lighting								
HID	15%	4+	\$5,900	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	\$188,800	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	Priority
Heating								
Energy Source								
Electricity	2%			2048	**	1		
Natural Gas	98%			2048	**	1		
Conversion Equipment								
Furnace	48%			2028	\$220,300	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%							
Distribution								
Steam Piping/Pump	2%			2048	**			
No Component	98%							

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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)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Convector/Radiator	4%			2041	**	1	\$2,700	
No Component	96%							
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Window/Wall Unit	10%			2023	\$40,600	1		
No Component	90%							
Ventilation								
Exhaust Fans								
Interior	5%			2028	\$34,700	2	\$300	
No Component	95%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2033	**	1		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2033	**	4	\$8,300	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : 1-5</i>						
		<i>Explanation : 3 Freight - Two Are Not In Service</i>						
Fire Suppression								
Sprinkler								
Generic	100%			2048	**	1-2	\$58,400	

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Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$1,920,800	\$290,100
Interior Architecture	\$1,952,500	\$303,100
Electrical	\$638,300	\$2,638,800
Mechanical		\$1,287,400
Total	\$4,511,500	\$4,519,500
Importance Code A	\$1,920,800	\$290,100
Importance Code B	\$2,590,800	\$4,229,300
Total	\$4,511,500	\$4,519,500

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$47,500			
Interior Architecture	\$27,800			\$9,000
Electrical	\$53,600	\$7,500	\$7,500	\$12,100
Mechanical	\$36,700	\$41,900	\$36,700	\$41,900
Site Pavements	\$20,800			
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$210,200	\$73,100	\$67,900	\$86,700
Importance Code A	\$74,000	\$26,500	\$26,500	\$26,500
Importance Code B	\$102,300	\$46,700	\$41,400	\$60,200
Importance Code C	\$33,900			
Total	\$210,200	\$73,100	\$67,900	\$86,700



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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								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$20,900	LIFE	**	5	\$37,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Elevator Machine Room Bulkhead</i>								
Masonry: Brick	85%	Now	\$759,300	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	\$1,009,800	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	\$86,900	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	**	5-10	\$7,100	
Pre-Cast Concrete	2%			LIFE	**	5	\$2,100	
Roof								
Built-Up (BUR)	5%	Now	\$5,100	2028			\$25,700	
<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	\$6,600	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+	\$7,600	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	\$64,700	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	\$111,900	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+	\$37,200	2038	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : First Floor</i>								
Terrazzo	5%			LIFE	**	5	\$28,100	
Wood	55%	Now	\$1,301,100	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	\$1,600	
Gypsum Board	5%			LIFE	**	5-10	\$3,300	
Masonry: Brick	85%			LIFE	**	10	\$9,900	
SGFT/Glazed Masonry	5%			LIFE	**	10	\$1,000	
Ceilings								
Exposed Concrete	10%			LIFE	**	5-10	\$44,900	
Exposed Struc: Wood	75%			LIFE	**	10	\$404,100	
Plaster	15%			LIFE	**	5-10	\$92,600	
Site Enclosure								
Fence/Gates								
Chain link	100%			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	\$6,500	2033	* *			
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Cracking/Crumbling, Extent : Moderate, Area Affected : 20%

Location : East And West Sides Of Building

Pavers/Stone	50%	Now	\$13,600	2037	* *			
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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	\$7,400	5	\$200	
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Other Observation, Extent : Light, Area Affected : 10%

Location : 1st Floor

Explanation : Old Service Switches But In Satisfactory Condition

Molded Case Bkrs	80%			2028	\$29,600	5	\$5,600	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : No Available Nameplate Ratings

Switchgear / Switchboard

Molded Case Bkrs	100%			2028	\$195,100	5	\$7,000	
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Raceway

Conduit	10%			2048	* *	1		
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Conduit	90%			2028	\$40,400	1		
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Panelboards

Fused Disc Sw	10%			2027	\$11,900	5	\$600	
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Fused Knife Sw	10%	2-4	\$11,900	2053	* *	5	\$300	
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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	\$95,500	5	\$5,600	
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Wiring

Braided Cloth	60%	2-4	\$32,300	2053	* *	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

Thermoplastic	40%			2028	\$39,400	1		
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Ground

Grounding Devices

Not Accessible	100%							
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Lighting

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	40%			2028	\$233,600	10	\$98,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
Fluorescent	5%			2028	\$29,200	10	\$12,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Fluorescent	55%			2023	\$321,200	10	\$134,700	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	50%			2033	**	10	\$29,000	
Exit, Service	50%			2033	**	1		
Exterior Lighting								
HID	50%			2023	\$503,600	10	\$400	
HID	50%	Now	\$503,600	2038	**			
<i>Not in Service, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Roof</i>								
Alarm								
Security System								
No Component	70%							
Generic	30%			2023	\$242,000	1	\$29,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2023	\$828,600	1-3	\$50,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Manual Pull Station And Alarm Bells</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	1%			2048	**	1		
Interruptible Gas/Dual	99%			2038	**	1		
Fuel								
Conversion Equipment								
Steam Boiler	100%			2033	**	1	\$264,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room - First Floor</i>								
<i>Explanation : 2 Units</i>								

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
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	Priority
Heating								
Distribution								
Steam Piping/Pump	100%			2028	\$1,104,400			
Terminal Devices								
Convactor/Radiator	60%			2033	**	1	\$51,800	
Fan Coil Unit/Heat	1%			2028	\$37,400	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	\$104,100	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	\$41,500	2	\$800	
Wall Unit	5%			2028	\$4,400	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 : 1-6</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.
Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$557,500	
Total	\$557,500	
Importance Code A	\$557,500	
Total	\$557,500	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$59,800			
Total	\$59,800			
Importance Code A	\$59,800			
Total	\$59,800			



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

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

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

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

Asset # : 1582

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$413,500	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	\$144,000	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	\$400	
Steel	25%	Now	\$26,000	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	\$33,600	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								
Fence/Gates								
Chain link	100%			2048	**			

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

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

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	Priority

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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Lighting

Interior Lighting

Not Accessible	100%							
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Egress Lighting

Not Accessible	100%							
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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	Priority

Heating

Energy Source

Not Accessible	100%							
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Other Observation, Extent : Light, Area Affected : 0%

Location : Entire Building

Explanation : Building Padlocked By City Marshal

Conversion Equipment

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

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

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

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								
Distribution								
Not Accessible	100%							
Terminal Devices								
Not Accessible	100%							
Ventilation								
Exhaust Fans								
Not Accessible	100%							
Plumbing								
H/C Water Piping								
Not Accessible	100%							
Water Heater								
Not Accessible	100%							
Sanitary Piping								
Not Accessible	100%							
Storm Drain Piping								
Not Accessible	100%							
Sump Pump(s)								
Not Accessible	100%							
Sewage Ejector(s)								
Not Accessible	100%							
Backflow Preventer								
Not Accessible	100%							
Fixtures								
Not Accessible	100%							
Fire Suppression								
Standpipe								
Not Accessible	100%							
Sprinkler								
Not Accessible	100%							
Fire Pump								
Not Accessible	100%							
Chemical System								
Not Accessible	100%							

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

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

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$4,900		\$500	
Interior Architecture	\$22,400	\$100		
Electrical	\$200	\$200	\$500	\$200
Mechanical	\$4,700	\$200	\$400	\$200
Total	\$32,100	\$400	\$1,400	\$400
Importance Code A	\$5,000		\$600	
Importance Code B	\$26,700	\$300	\$800	\$400
Importance Code C	\$400			
Total	\$32,100	\$400	\$1,400	\$400



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Alum/Vinyl Siding	90%			2036	**	10	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Synthetic Shingle</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$500	
Wood	5%			2031	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Door Casing</i>								
Windows								
Bronze/Brass	100%			2034	**	5	\$9,700	
Parapets								
Wood Cornice	100%			2036	**	5-10	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Tower And Soffit Under Roof</i>								
<i>Explanation : Decorative Soffit And Banding</i>								
Roof								
Asphalt Shingle	100%			2035	**	10	\$400	
Interior								
Floors								
Cast in Place Concrete	3%			LIFE	**	5	\$200	
Cast in Place Concrete	5%			LIFE	**	5	\$300	
Ceramic Tile	2%			2035	**	5	\$100	
Quarry Tile	3%			2039	**	5	\$100	
Wood	42%			2054	**	5	\$2,100	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : First Floor</i>								
Wood	45%	Now	\$13,000	2041	**	5	\$1,100	
<i>Deflection Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Second Floor</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Second Floor</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Second Floor</i>								
Interior Walls								
Cast in Place Concrete	5%	0-2	\$400	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Stairs To Basement</i>								
Ceramic Tile	3%			2035	**	5	\$100	
Glass: Single Pane	3%			LIFE	**	5	\$100	
Gypsum Board	32%			LIFE	**	5	\$500	
Metal Panel	57%			LIFE	**			

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

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

Interior

Ceilings

Embossed Metal	100%	Now	\$7,900	LIFE	**	5	\$900	
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*Paint Peeling, Extent : Moderate, Area Affected : 20%**Location : 3rd Floor Offices**Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%**Location : 2nd Floor Office*

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2056	**	5		
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : One 200a For First Floor, One 100a For Second Floor And One 100a For Exterior Lighting*

Raceway

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

Panelboards

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

Wiring

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

Motor Controllers

Locally Mounted	100%			2046	**	5		
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Ground

Grounding Devices

Generic	100%			LIFE	**	5		
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Lighting

Interior Lighting

Fluorescent	30%			2026	\$1,300	10	\$500	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Second Floor**Explanation : T-12 Lamps*

Fluorescent	10%			2036	**	10	\$200	
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*T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%**Location : Basement And 1st Floor*

Fluorescent	5%			2036	**	10	\$100	
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*Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%**Location : Basement And 1st Floor*

Incandescent	55%			2026	\$5,600	2		
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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

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

Alarm

Security System								
No Component	80%							
Generic	20%			2031	**	1	\$200	
Fire/Smoke Detection								
Generic, Digital	100%			2036	**	1-3	\$1,800	

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	\$3,100	2	\$300	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Outside</i>								
<i>Explanation : 3 Split Units.</i>								
Hot Water Boiler	50%			2039	**	1	\$400	
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Boiler</i>								
Distribution								
Hot Wtr Piping/Pump	50%			2025	\$1,400	4		
No Component	50%							
Terminal Devices								
Convactor/Radiator	50%			2024	\$4,900	1	\$300	
Fan Coil Unit/Heat	50%			2031	**	1	\$300	

Air Conditioning

Energy Source								
Electricity	100%			2034	**	1		
Conversion Equipment								
Heat Pump Air Sourced	50%			2024	\$9,000	2	\$100	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Outside</i>								
<i>Explanation : 3 Units. R-410a</i>								
Window/Wall Unit	30%			2019	\$1,100	1		
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.

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Terminal Devices								
Fan Coil - 4 Pipe	50%			2031	**	1	\$300	
No Component	50%							
Heat Rejection								
Dry Cooler	50%			2031	**	2	\$600	
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	**	2-5	\$500	
No Component	50%							
Exhaust Fans								
Interior	50%	0-2	\$3,200	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		2	\$1,100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2026		4	\$100	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	80%							
Generic	20%			2026		1-2	\$100	

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

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

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$1,676,700	\$1,068,500
Interior Architecture	\$869,900	\$1,131,100
Electrical	\$233,400	\$1,882,800
Mechanical	\$443,000	\$1,640,800
Total	\$3,222,900	\$5,723,100
Importance Code A	\$1,718,400	\$1,116,200
Importance Code B	\$864,000	\$4,281,900
Importance Code C	\$640,600	\$325,000
Total	\$3,222,900	\$5,723,100

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$60,700			\$2,300
Interior Architecture	\$88,200			\$24,500
Electrical	\$3,400	\$3,300	\$21,500	\$1,100
Mechanical	\$19,200	\$10,800	\$26,600	\$10,800
Total	\$171,400	\$14,100	\$48,100	\$38,700
Importance Code A	\$60,700	\$200	\$1,900	\$2,300
Importance Code B	\$110,800	\$13,900	\$46,200	\$36,400
Total	\$171,400	\$14,100	\$48,100	\$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
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	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$85,400	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	\$1,216,400	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	\$86,000	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+	\$75,600	2025	\$755,600	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	\$32,200	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	
Interior								
Floors								
Carpet	15%			2025	\$440,300	3	\$69,100	
Cast in Place Concrete	55%	Now	\$131,500	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	\$11,100	2035	**	5	\$5,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	25%	Now	\$97,800	2026	\$488,800	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	\$554,300	LIFE	**	5	\$200,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Fiberglass Panel	10%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Reinforced Insulated Panels.</i>								
Gypsum Board	25%	Now	\$86,300	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	\$6,500	2039	**	5	\$5,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	50%	Now	\$32,500	2039	**	5	\$40,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	15%	4+	\$15,500	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	\$5,400	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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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	\$47,700	3	\$500	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 600 Amperes, 4.8kv</i>							
<hr/>								
Transformers								
Dry Type	100%			2024	\$137,200	3	\$800	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 2000kva, 4160v - 480/265v</i>							
<hr/>								
Feeders								
Cable	100%			2025	\$15,400	1		
<hr/>								
Raceway								
Conduit	100%			2026	\$40,900	1		
<hr/>								
Under 600 Volts								
Transformers								
Dry Type	100%			2024	\$15,800	5	\$600	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 225kva, 480v-2018/120v</i>							
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2026	\$268,300	5	\$700	
<hr/>								
Raceway								
Conduit	100%			2026	\$314,700	1		
<hr/>								
Panelboards								
Fused Disc Sw	15%			2025	\$33,600	5	\$500	
Molded Case Bkrs	85%			2025	\$190,300	5	\$3,400	
<hr/>								
Wiring								
Braided Cloth	30%	2-4	\$145,900	2051		**	1	
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
<hr/>								
Thermoplastic	70%			2026	\$340,400	1		
<hr/>								
Motor Controllers								
Locally Mounted	10%			2024	\$2,900	5	\$100	
Motor Control Center	90%			2024	\$444,400	5	\$3,800	
	<i>Enclosure Corroded, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
<hr/>								
Ground								
Grounding Devices								
Not Accessible	100%							
<hr/>								
Lighting								

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	10%			2021	\$87,500	10	\$14,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	60%			2034	**	10	\$84,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2034	**	10	\$14,100	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
HID	10%			2021		10	\$500	
LED	10%			2034	**			
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$18,600	
Exit, Service	40%			2034	**	1		
Exit, Service	10%			2021	\$5,100	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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source HTHW/HW	100%			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	\$41,700	2041	**	2	\$7,500	
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Tunnel</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Tunnel</i>								
<i>Explanation : 2 Obsolete Units</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT CO-OP MEAT MARKET BUILDING A
Asset # : 2796

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$44,900	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								
Convector/Radiator	40%			2031	**	1	\$19,900	
Fan Coil Unit/Heat	60%			2026	\$1,293,000	1	\$29,800	
Air Conditioning								
Energy Source								
District C.W.	90%			2036	**	1		
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : tunnel</i>								
<i>Explanation : Coolant From Utility Building, Used For Refrigeration Only, Not Air Conditioning</i>								
Electricity	10%			2034	**	1		
Conversion Equipment								
Reciprocating 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	\$4,700	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	\$246,400	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	\$27,400	1	\$5,000	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : 2nd Floor</i>								
<i>Explanation : For Office</i>								

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

Mechanical	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	\$35,800	2	\$700	
No Component	85%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	**	1		
HW Heat Exchanger								
HTHW/HW	100%	Now	\$251,100	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	\$105,300	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	\$4,900	
Fixtures								
Generic	100%							

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Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$1,526,600	\$1,042,400
Interior Architecture	\$700,900	\$985,600
Electrical	\$577,500	\$1,571,300
Mechanical	\$473,300	\$1,710,800
Total	\$3,278,300	\$5,310,000
Importance Code A	\$1,569,000	\$1,174,000
Importance Code B	\$1,356,700	\$3,929,300
Importance Code C	\$352,600	\$206,700
Total	\$3,278,300	\$5,310,000

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$68,400			\$7,800
Interior Architecture	\$79,800			\$24,900
Electrical	\$3,300	\$3,400	\$36,600	\$1,200
Mechanical	\$27,000	\$11,300	\$27,300	\$14,700
Total	\$178,400	\$14,600	\$64,000	\$48,600
Importance Code A	\$68,400	\$200	\$2,300	\$7,800
Importance Code B	\$82,600	\$14,500	\$61,700	\$40,700
Importance Code C	\$27,400			
Total	\$178,400	\$14,600	\$64,000	\$48,600



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

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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	\$102,800	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	\$976,200	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	\$103,500	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	\$144,600	2025	\$723,100	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	\$34,100	LIFE	**	5	\$29,700	
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade, South Facade, East Facade, West Facade - Exterior Face</i>								
Metal Panel	10%			2052	**	5	\$11,300	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roof								
Spray-on Foam	100%			2034	**	5	\$398,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Roofs</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	15%			2025	\$447,700	3	\$70,300	
Cast in Place Concrete	55%	Now	\$133,800	LIFE	**	5	\$281,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$22,700	2035	**	5	\$5,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	25%	Now	\$99,400	2026	\$497,100	3	\$22,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	60%	Now	\$352,600	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	\$27,400	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	\$12,200	2031	**	5	\$9,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	45%	Now	\$54,700	2039	**	5	\$33,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	25%	4+	\$60,400	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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Over 600 Volts

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

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

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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	\$47,700	3	\$500	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 600 Amperes, 4.8kv</i>							
Transformers Dry Type	100%			2024	\$137,200	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	\$15,400	1		
Raceway Conduit	100%			2026	\$40,900	1		
Under 600 Volts								
Service Equipment Fused Disc Sw	100%			2026	\$83,900	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	\$15,800	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	\$268,300	5	\$700	
Raceway Conduit	95%			2026	\$299,000	1		
Conduit	5%			2046	**	1		
Panelboards Fused Disc Sw	10%			2025	\$22,400	5	\$400	
Molded Case Bkrs	90%			2025	\$201,500	5	\$3,700	
Wiring Braided Cloth	55%	2-4	\$267,500	2051	**	1		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Thermoplastic	40%			2026	\$194,500	1		
Thermoplastic	5%			2046	**	1		
Motor Controllers Locally Mounted	20%			2024	\$5,900	5	\$200	
Motor Control Center	80%			2024	\$226,500	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	\$267,000	10	\$43,100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	50%			2034	**	10	\$71,800	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-5 Lamps</i>						
LED	20%			2034	**			
Egress Lighting								
Emergency, Battery	50%			2031	**	10	\$18,900	
Exit, Service	20%			2031	**	1		
Exit, Service	30%			2021	\$15,600	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	\$42,400	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	\$68,400	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								
Convector/Radiator	40%			2031	**	1	\$20,200	
Fan Coil Unit/Heat	60%			2026	\$1,315,000	1	\$30,300	
Air Conditioning								
Energy Source								
District C.W.	90%			2036	**	1		
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Tunnel</i>								
<i>Explanation : Coolant From Utility Building, Used For Refrigeration Only, Not Air Conditioning</i>								
Electricity	10%			2034	**	1		
Conversion Equipment								
Reciprocating 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	\$4,800	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	\$250,600	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	\$27,800	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	\$36,400	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	\$255,400	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	\$107,100	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%			2019	\$5,000	4	\$5,000	
Sewage Ejector(s) Electric	100%			2026	\$42,100	4	\$6,200	
Fixtures								
Generic	100%							
Fire Suppression								
Chemical System Generic	100%			2019	\$1,900	1-3	\$4,000	

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Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$1,525,200	\$722,600
Interior Architecture	\$539,500	\$496,000
Electrical	\$629,300	\$1,356,400
Mechanical	\$450,800	\$1,523,300
Total	\$3,144,700	\$4,098,300
Importance Code A	\$1,567,600	\$770,400
Importance Code B	\$1,353,500	\$3,196,900
Importance Code C	\$223,600	\$131,100
Total	\$3,144,700	\$4,098,300

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$46,500			\$4,900
Interior Architecture	\$105,500			\$23,400
Electrical	\$3,300	\$3,200	\$31,100	\$1,200
Mechanical	\$19,100	\$10,600	\$30,600	\$10,600
Total	\$174,300	\$13,800	\$61,700	\$40,100
Importance Code A	\$46,500	\$200	\$1,900	\$4,900
Importance Code B	\$86,000	\$13,600	\$59,800	\$35,200
Importance Code C	\$41,900			
Total	\$174,300	\$13,800	\$61,700	\$40,100



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$75,000	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	\$1,067,200	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	\$75,400	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	\$90,200	2025	\$451,200	5	\$5,400	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Aluminum	20%			2042	**	5	\$2,700	
Parapets								
Concrete Masonry Unit	90%	Now	\$21,500	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	\$22,400	2025	\$448,000	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	\$73,000	LIFE	**	5	\$307,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$22,700	2035	**	5	\$5,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	20%	0-2	\$39,800	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	\$223,600	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	\$34,800	LIFE	**	5	\$50,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plywood/Hardboard	5%	Now	\$7,100	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	\$18,500	2031	**	5	\$7,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	50%	Now	\$92,600	2039	**	5	\$57,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	15%	4+	\$110,500	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	\$47,700	3	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 600 Amperes, 4.8kv</i>								
Transformers								
Dry Type	100%			2024	\$137,200	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	\$15,400	1		
Raceway								
Conduit	100%			2026	\$40,900	1		
Under 600 Volts								
Transformers								
Dry Type	100%			2024	\$15,800	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- 225kva, 1-30kva, 1-25kva, 460-208/12 Volts</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2026	\$268,300	5	\$700	
Raceway								
Conduit	100%			2026	\$314,700	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	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2025	\$22,400	5	\$400	
Molded Case Bkrs	10%			2034	**	5	\$400	
Molded Case Bkrs	80%			2025	\$179,100	5	\$3,300	
Wiring								
Braided Cloth	60%	2-4	\$291,800	2051	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	35%			2026	\$170,200	1		
Thermoplastic	5%			2036	**	1		
Motor Controllers								
Locally Mounted	30%			2024	\$8,800	5	\$300	
Motor Control Center	70%			2024	\$198,200	5	\$3,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,300	
Lighting								
Interior Lighting								
Fluorescent	25%			2021	\$222,600	10	\$35,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	55%			2031	**	10	\$79,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
LED	20%			2034	**			
Egress Lighting								
Emergency, Battery	50%			2031	**	10	\$18,900	
Exit, Service	30%			2031	**	1		
Exit, Service	20%			2021	\$10,400	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	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT CO-OP MEAT MARKET BUILDING C
Asset # : 2131

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	\$42,400	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	\$45,600	2034	**	4	\$7,700	
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Valves And Piping, Tunnel Area</i>								
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Defective Valves</i>								
<hr/>								
Terminal Devices								
Convactor/Radiator	40%			2031	**	1	\$20,200	
Fan Coil Unit/Heat	60%			2026	\$1,315,700	1	\$30,300	
<hr/>								
Air Conditioning								
Energy Source District C.W.	95%			2036	**	1		
<i>Other Observation, Extent : Light, Area Affected : 95%</i>								
<i>Location : Tunnel</i>								
<i>Explanation : Coolant From Utility Building, For Refrigeration Only.</i>								
Electricity	5%			2034	**	1		
<hr/>								
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%							

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

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	95%	Now	\$2,500	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	\$132,300	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	\$36,500	2	\$700	
No Component	85%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	**	1		
HW Heat Exchanger								
HTHW/HW	100%	Now	\$255,500	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	\$107,200	LIFE	**	1		
	<i>Corroded, Extent : Moderate, Area Affected : 10%</i> <i>Location : Basement</i>							
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%	0-2	\$5,000	2021	\$5,000	4	\$3,300	
	<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i> <i>Location : Basement</i>							
Fixtures								
Generic	100%							

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

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

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$434,000	\$1,946,600
Interior Architecture	\$1,123,100	\$687,600
Electrical		\$271,800
Site Pavements	\$145,700	
Total	\$1,702,900	\$2,906,000
Importance Code A	\$434,000	\$1,946,600
Importance Code B	\$685,700	\$884,500
Importance Code C	\$583,200	\$75,000
Total	\$1,702,900	\$2,906,000

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$49,700			
Interior Architecture	\$13,300		\$8,000	\$21,400
Electrical	\$2,200		\$2,400	
Mechanical	\$29,000	\$6,700	\$19,700	\$6,700
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$102,000	\$14,600	\$38,000	\$36,000
Importance Code A	\$49,900	\$100	\$400	\$100
Importance Code B	\$45,500	\$14,500	\$37,600	\$23,400
Importance Code C	\$6,700			\$12,500
Total	\$102,000	\$14,600	\$38,000	\$36,000



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT 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	\$85,400	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	\$211,800	5	\$10,700	
Metal Rail	90%	Now	\$198,100	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	\$150,500	2028	\$376,200			
<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	\$15,100	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	\$34,500	LIFE	**	5	\$57,700	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North West Canopy</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
HUNTS POINT CO-OP MEAT MARKET BUILDING G
Asset # : 14784

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	5%			2024	\$146,800	3	\$23,000	
<i>Staining/Discoloring, Extent : Light, Area Affected : 25%</i>								
<i>Location : Second Floor Offices, Nebraska Land</i>								
Cast in Place Concrete	90%			LIFE	**	5	\$906,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	2%			2037	**	5	\$4,600	
Vinyl Tile	3%			2028	\$58,700	3	\$3,500	
Interior Walls								
Ceramic Tile	3%			2037	**	5	\$25,000	
Concrete Masonry Unit	2%			LIFE	**	5	\$13,300	
Gypsum Board	15%			LIFE	**	5-10	\$212,500	
Metal Panel	80%			LIFE	**	10	\$300,000	
Ceilings								
AcousTileSusp.Lay-In	10%			2041	**	5	\$16,100	
Exposed Struc: Steel	30%			LIFE	**	10	\$96,500	
Gypsum Board	10%			LIFE	**	5-10	\$55,300	
Metal Panel	50%			LIFE	**	5	\$201,000	
Site Pavements								
Parking/Driveway								
Asphalt	80%	2-4	\$145,700	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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			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

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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	Priority
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>								
<hr/>								
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>								
<hr/>								
Raceway								
Conduit	100%			2038	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	20%			2036	**	5	\$700	
Molded Case Bkrs	80%			2036	**	5	\$3,200	
<hr/>								
Wiring								
Thermoplastic	100%			2038	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2033	**	5	\$1,000	
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,400	
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	10%			2028	\$85,300	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	**			
<hr/>								
Egress Lighting								
Emergency, Battery	50%			2028	\$101,000	10	\$18,100	
Exit, Battery	50%			2028	\$85,500	10	\$5,100	
<hr/>								
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	Priority
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 Mer</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	**	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		1	\$2,900	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st Floor Mer Office</i>					
			<i>Explanation : 1 Unit Installed 2017</i>					
No Component	75%							
Distribution								
Ductwork/Diffusers	25%			LIFE	**	2	\$61,000	
			<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 System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Ventilation							
Distribution							
Ductwork/Diffusers	25%			LIFE	**	2-5	\$33,100
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	\$21,400	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

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

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

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$754,700	\$41,300
Interior Architecture	\$130,900	\$113,700
Electrical	\$50,300	\$1,434,400
Mechanical	\$236,800	\$95,500
Total	\$1,172,700	\$1,684,800
Importance Code A	\$754,700	\$89,000
Importance Code B	\$331,800	\$1,595,800
Importance Code C	\$86,100	
Total	\$1,172,700	\$1,684,800

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$26,400		\$3,800	
Interior Architecture	\$28,800			
Electrical	\$800	\$500	\$10,300	
Mechanical	\$66,200	\$12,900	\$97,600	\$12,900
Total	\$122,200	\$13,300	\$111,700	\$12,900
Importance Code A	\$28,200	\$2,000	\$6,000	\$1,900
Importance Code B	\$94,000	\$11,300	\$105,700	\$10,900
Importance Code C				
Total	\$122,200	\$13,300	\$111,700	\$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
HUNTS POINT CO-OP MEAT MARKET UTILITY BUILDING D
Asset # : 2132

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$19,400	
Concrete Masonry Unit	85%	Now	\$271,500	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	\$44,000	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	\$4,600	2035	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Concrete Masonry Unit	95%	Now	\$21,800	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	\$91,200	2036	**			
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Scheduled For Completion 2016</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	75%	Now	\$348,000	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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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	93%			LIFE	**	5	\$113,700	
Ceramic Tile	2%			2029	**	5	\$1,100	
Traffic Topping	5%			2034	**	5	\$3,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Dexotex Surface Covering</i>								
Interior Walls								
Concrete Masonry Unit	80%	Now	\$86,100	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	\$3,000	2031	**	5	\$1,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	75%	4+	\$44,800	LIFE	**	5	\$4,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	15%	4+	\$23,500	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	\$47,700	3	\$100	
<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	\$119,600	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	\$179,400	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	\$3,900	3	\$300	
Feeders								
Cable	100%			2025	\$63,900	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	Priority
Over 600 Volts								
Raceway								
Conduit	100%			2026	\$40,900	1		
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	50%			2026	\$2,400	5	\$500	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : 1000 Amperes</i>						
Molded Case Bkrs	50%			2036	**	5	\$500	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : 2500 Amperes.</i>						
Transformers								
Dry Type	100%			2024	\$45,000	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	\$305,200	5	\$100	
Molded Case Bkrs	50%			2036	**	5	\$500	
Raceway								
Conduit	80%			2026	\$534,400	1		
Conduit	20%			2036	**	1		
Panelboards								
Fused Disc Sw	15%			2025	\$12,500	5	\$100	
Fused Disc Sw	5%			2034	**	5		
Molded Case Bkrs	30%			2034	**	5	\$300	
Molded Case Bkrs	50%			2025	\$41,500	5	\$500	
Wiring								
Thermoplastic	30%			2036	**	1		
Thermoplastic	70%			2026	\$56,800	1		
Motor Controllers								
Locally Mounted	10%			2024	\$3,700	5		
Motor Control Center	90%			2031	**	5	\$900	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	
Lighting								
Interior Lighting								
Fluorescent	30%			2034	**	10	\$10,300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
LED	70%			2034	**			
Egress Lighting								
Emergency, Battery	100%			2021	\$50,300	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

* *

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

\$30,900

2

\$900

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

Distribution

Hot Wtr Piping/Pump

95%

Now

\$10,300

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

\$49,100

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	
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	90%			2029	**	1	\$36,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Ac Room</i>								
<i>Explanation : 6 Chillers Provide Coolant To Adjacent Buildings. Refrigerant Is Ammonia</i>								
Reciprocating Compr/Chiller	10%			2021	\$29,600	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	\$15,300	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	\$66,400	1	\$1,200	
No Component	90%							
Heat Rejection								
Water Cooling Tower	90%			2020	\$119,200	2	\$33,800	
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Roof</i>								
<i>Explanation : 3 Cooling Towers Exist On The Utility Building Roof Each Tower Has 4 Cells</i>								
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$4,200	
No Component	80%							
Exhaust Fans								
Interior	20%			2021	\$24,800	2	\$200	
Roof	80%	Now	\$4,600	2026	\$46,400	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	\$30,800	4	\$200	
Sanitary Piping								
Cast Iron	100%	Now	\$51,100	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	\$14,600	LIFE	**	1		
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Sump Pump(s) Non-Submersible	100%	Now	\$5,300	2036	**	4	\$800	
<i>Abandoned in Place, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sewage Ejector(s) Electric	100%	Now	\$10,100	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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$1,279,100	\$262,600
Interior Architecture	\$1,161,300	\$373,500
Electrical		\$984,100
Mechanical	\$290,800	\$3,568,700
Total	\$2,731,200	\$5,188,900
Importance Code A	\$1,399,600	\$310,300
Importance Code B	\$1,191,400	\$4,878,500
Importance Code C	\$140,300	
Total	\$2,731,200	\$5,188,900

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$67,200		\$2,400	\$13,500
Interior Architecture	\$99,600			\$19,000
Electrical	\$6,200	\$6,900	\$4,700	\$4,100
Mechanical	\$61,800	\$56,000	\$35,700	\$56,000
Total	\$234,900	\$62,900	\$42,700	\$92,600
Importance Code A	\$73,800	\$200	\$3,400	\$13,500
Importance Code B	\$143,400	\$62,800	\$39,400	\$79,100
Importance Code C	\$17,700			
Total	\$234,900	\$62,900	\$42,700	\$92,600



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	2-4	\$17,400	LIFE	**	5	\$30,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	75%	Now	\$1,142,600	LIFE	**	5	\$57,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : East Facade</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North, East And West Facades</i>								
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North, East And West Facades</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North And East Facades</i>								
Metal Panel	10%	Now	\$8,900	2046	**	5	\$23,200	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	5%	Now	\$70,000	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	\$17,900	2034	**	5	\$1,100	
<i>Air Infiltration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Louvers	10%	Now	\$700	2029	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
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	\$66,600	5	\$26,900	
Spray-on Foam	95%	Now	\$22,400	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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	15%			2025	\$415,800	3	\$65,300	
Cast in Place Concrete	70%	0-2	\$632,500	LIFE	**	5	\$333,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And South Corridors</i>								
<i>Misaligned/Bulging, Extent : 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	\$21,000	2035	**	5	\$5,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	10%	0-2	\$18,500	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	\$140,300	LIFE	**	5	\$25,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Fiberglass Panel	25%			LIFE	**			
Gypsum Board	20%	0-2	\$5,800	LIFE	**	5	\$16,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plywood/Hardboard	10%	Now	\$11,900	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Coolers</i>								
Ceilings								
AcousTileConcealSpLn	35%	0-2	\$26,100	2039	**	5	\$40,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	50%	2-4	\$388,500	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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2026	\$47,700	3	\$500	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 600 Amperes, 4.8kv</i>							
Transformers								
Dry Type	100%			2024	\$137,200	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	\$15,400	1		
Raceway								
Conduit	100%			2026	\$40,900	1		
Under 600 Volts								
Transformers								
Dry Type	100%			2024	\$15,800	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	\$73,200	5	\$600	
Raceway								
Conduit	100%			2026	\$15,000	1		
Panelboards								
Fused Disc Sw	20%			2025	\$9,000	5	\$700	
Molded Case Bkrs	80%			2025	\$35,800	5	\$3,100	
Wiring								
Thermoplastic	100%			2026	\$32,600	1		
Motor Controllers								
Locally Mounted	5%			2024	\$5,700	5		
Motor Control Center	95%			2024	\$25,100	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

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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	Priority
Alarm								
Security System								
No Component	70%							
Generic	30%			2026	\$131,700	1	\$16,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside And Inside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
<hr/>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2026	\$450,900	1-3	\$26,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Manual Pull Station And Bells Only</i>								
<hr/>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	5%			2036	**	1		
HTHW/HW	15%			2036	**	1		
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : For Office, Loading And Lunch Area Only</i>								
<i>Explanation : Hot Water Provided By Utility Building</i>								
<hr/>								
No Component	80%							
<hr/>								
Conversion Equipment								
HTHW/HW Exchanger	15%	Now	\$5,900	2041	**	2	\$1,100	
<i>Corroded, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Obsolete Unit</i>								
<hr/>								
Radiant Heater	5%			2021	\$120,400	2	\$3,400	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Stairway Only</i>								
<i>Explanation : 4 Units</i>								
<hr/>								
No Component	80%							
<hr/>								
Distribution								
Hot Wtr Piping/Pump	15%	Now	\$600	2034	**	4	\$1,100	
<i>Corroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
<hr/>								
No Component	85%							
<hr/>								
Terminal Devices								
Fan Coil Unit/Heat	15%			2026	\$61,100	1	\$7,000	
No Component	85%							

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
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	
Air Conditioning								
Energy Source								
District C.W.	95%			2036	**	1		
<i>Other Observation, Extent : Light, Area Affected : 95%</i>								
<i>Location : 1st Floor Storage</i>								
<i>Explanation : District Refrigerant From Utility Building, Used For Refrigeration Only, Not Air Conditioning.</i>								
Electricity	5%			2034	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	95%			2029	**	1	\$149,400	
<i>Other Observation, Extent : Light, Area Affected : 95%</i>								
<i>Location : Utility Building</i>								
<i>Explanation : 6 Chillers Provide Chilled Water - Refrigerant Is Ammonia</i>								
Exterior Pkg Unit - Cooling	5%			2026	\$55,000	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	\$31,500	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	\$2,197,900	1	\$39,900	
Fan Coil - 4 Pipe	15%			2026	\$477,300	1	\$7,000	
Heat Rejection								
Water Cooling Tower	100%			2024	\$515,800	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	\$225,600	2	\$4,500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$50,700	2036	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Mechanical Room</i>								
Water Heater								
Electric	100%			2021	\$119,700	4	\$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
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

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

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Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$174,400	\$59,800
Interior Architecture	\$38,600	\$95,100
Electrical		\$225,900
Mechanical	\$59,300	\$330,800
Total	\$272,300	\$711,500
Importance Code A	\$174,400	\$107,500
Importance Code B	\$59,300	\$604,000
Importance Code C	\$38,600	
Total	\$272,300	\$711,500

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$72,200		\$5,300	
Interior Architecture	\$20,400			\$72,000
Electrical	\$2,200	\$1,800	\$1,800	\$1,500
Mechanical	\$27,000	\$1,900	\$4,100	\$1,800
Total	\$121,800	\$3,700	\$11,200	\$75,300
Importance Code A	\$72,500		\$5,600	
Importance Code B	\$47,500	\$3,700	\$5,600	\$75,300
Importance Code C	\$1,900			
Total	\$121,800	\$3,700	\$11,200	\$75,300



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

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

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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	\$8,000	LIFE	**	5	\$14,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	75%	Now	\$174,400	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	\$32,000	2031	**	5	\$8,800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Weathering Steel	5%	4+	\$9,500	LIFE	**	1		
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	90%	Now	\$6,400	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	\$16,300	2034	**	5	\$59,800	
<i>Debris Present, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South And East Facades</i>								
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Carpet	10%			2022		3	\$10,900	
Cast in Place Concrete	80%	0-2	\$9,000	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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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	75%	0-2	\$38,600	LIFE	**	5	\$13,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Stairwells</i>								
Fiberglass Panel	15%			LIFE	**			
Gypsum Board	10%	0-2	\$1,900	LIFE	**	5	\$2,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
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	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2026	\$47,700	3	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 600 Amperes, 4.8 Kv</i>								
Transformers								
Dry Type	100%			2024	\$137,200	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	\$15,400	1		
Raceway								
Conduit	100%			2026	\$40,900	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 @ 1600 Amperes.</i>								
Transformers								
Dry Type	100%			2024	\$15,800	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	\$24,400	5	\$200	
Raceway								
Conduit	100%			2026	\$3,700	1		

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Estimates are rounded to the nearest hundred dollars.

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	20%			2025	\$3,000	5	\$200	
Molded Case Bkrs	40%			2025	\$6,000	5	\$400	
Molded Case Bkrs	40%			2034	* *	5	\$400	
Wiring								
Thermoplastic	100%			2026	\$8,200	1		
Motor Controllers								
Locally Mounted	20%			2024	\$5,700	5		
Motor Control Center	80%			2024	\$5,300	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	\$32,900	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	Priority
Heating								
Energy Source								
Electricity	10%			2036	* *	1		
No Component	90%							
Conversion Equipment								
Heat Pump Air Sourced	10%			2027	\$11,500	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	Priority
Air Conditioning								
Energy Source								
District C.W.	85%			2036	**	1		
	<i>Other Observation, Extent : Light, Area Affected : 85%</i>							
	<i>Location : 1st Floor Storage</i>							
	<i>Explanation : Refrigerant From Utility Building For Refrigeration Only</i>							
Electricity	15%			2034	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	5%			2031	**	1	\$800	
	<i>Other Observation, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Side Yard Of The Building</i>							
	<i>Explanation : 1 Unit, R-410a</i>							
Ext Pkg Unit - Heating/Cooling	5%			2026	\$21,300	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	\$56,400	2	\$1,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$25,300	2026	\$253,100	1		
	<i>Corroded, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Basement</i>							
Water Heater								
Electric	100%			2024	\$29,900	4	\$300	
HW Heat Exchanger								
HTHW/HW	100%	Now	\$59,300	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	\$1,200
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	Generic	100%			2046	* *	1-2	\$10,200

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Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT MARKET FRUIT AUCTION BLDGS 3
Asset # : 2144

Architecture		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%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : New Construction Atop Existing Structural Piles</i>								
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.

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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%							

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

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

Asset # : 2144

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$37,400	\$174,700
Electrical	\$12,000	\$48,200
Mechanical		\$220,900
Total	\$49,400	\$443,800
Importance Code A	\$37,400	\$174,700
Importance Code B	\$12,000	\$269,100
Total	\$49,400	\$443,800

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$43,500			
Interior Architecture	\$400			
Electrical	\$33,400	\$800	\$2,900	\$700
Mechanical	\$900	\$2,000	\$9,300	\$1,700
Total	\$78,200	\$2,800	\$12,200	\$2,400
Importance Code A	\$43,800	\$800	\$300	\$800
Importance Code B	\$34,400	\$2,000	\$11,900	\$1,700
Total	\$78,200	\$2,800	\$12,200	\$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
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	\$37,400	LIFE	**	5	\$20,000	
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : South And West Facades</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 2%</i>								
<i>Location : North Facade Above Entry Door</i>								
<hr/>								
Windows								
Aluminum	100%	Now	\$15,500	2034	**	5	\$900	
<i>Air Infiltration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : West Facing Windows</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<hr/>								
Parapets								
Masonry: Brick Cavity	100%	Now	\$19,300	LIFE	**	5	\$8,400	
<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	\$8,700	2026	\$174,700	5	\$32,000	
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout - Bird Damage</i>								
<hr/>								
Interior								
Floors								
Ceramic Tile	5%			2029	**	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 @ 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	Priority
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	\$19,400	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	\$14,900	5	\$200	
Wiring								
Braided Cloth	70%	2-4	\$32,700	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	\$29,400	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	\$48,200	10	\$7,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Compact Fluorecent</i>								
Fluorescent	20%			2021	\$12,000	10	\$1,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallway, Office And Storage Room</i>								
<i>Explanation : T-12 Lambs</i>								
Egress Lighting								
Emergency, Battery	50%			2026	\$7,100	10	\$1,300	
Exit, Service	50%			2026	\$1,800	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
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	Priority

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	Priority

Heating

Energy Source

Natural Gas

100%

2036

**

1

Conversion Equipment

Furnace

50%

2026

\$11,700

1

\$2,600

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

Location : Roof

Explanation : 7 Roof Top Package Units

Radiant Heater

50%

2036

**

2

\$2,500

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

Location : 1st Floor Office

Explanation : 6 Gas Fired Radiants

Air Conditioning

Energy Source

Electricity

100%

2048

**

1

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

100%

2026

\$124,000

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

\$5,900

Exhaust Fans

Roof

100%

2026

\$16,400

2

\$300

Plumbing

H/C Water Piping

Brass/Copper

100%

2036

**

1

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater								
Gas Fired	100%			2021	\$6,000	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	\$5,300	
Sprinkler								
Generic	100%			2026	\$97,000	1-2	\$3,000	
Fire Pump								
Generic	100%			2029	* *	1	\$2,000	

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$376,400	\$1,507,300
Interior Architecture	\$75,500	\$564,600
Electrical		\$113,000
Mechanical		\$277,300
Total	\$451,800	\$2,462,200
Importance Code A	\$376,400	\$1,507,300
Importance Code B	\$75,500	\$954,900
Total	\$451,800	\$2,462,200

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$29,200		\$17,800	
Interior Architecture		\$3,500		
Electrical	\$25,100	\$25,100	\$37,500	\$25,100
Mechanical	\$24,800	\$48,100	\$36,700	\$48,100
Total	\$79,100	\$76,700	\$91,900	\$73,200
Importance Code A	\$36,800	\$7,600	\$25,400	\$7,600
Importance Code B	\$42,300	\$69,100	\$66,600	\$65,600
Importance Code C				
Total	\$79,100	\$76,700	\$91,900	\$73,200



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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	\$28,400	
	<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Concrete Masonry Unit	25%	Now	\$29,200	LIFE	**	5	\$8,900	
	<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Fiberglass Panel	45%			2041	**	5	\$95,900	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Metal Coiling Doors	20%			2046	**	5	\$35,500	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Parapets								
Metal Rail	100%			2039	**	5-10	\$451,700	
	<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Roof								
Spray-on Foam	100%	Now	\$54,200	2026	\$1,083,500	5	\$198,400	
	<i>Adhesion Failure, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Throughout - Due To Bird Damage</i>							
	<i>Recent Repair Evident, Extent : Light, Area Affected : 30%</i>							
	<i>Location : At Roof Penetrations - Throughout</i>							
Interior								
Floors								
Cast in Place Concrete	97%			LIFE	**	5	\$489,100	
	<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Ceramic Tile	3%			2035	**	5	\$6,900	
Interior Walls								
Fiberglass Panel	65%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$2,200	
Metal Panel	25%			LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Perimeter Walls</i>							
	<i>Explanation : Insulated Wall Panels</i>							

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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	\$11,600	
AcousTileSusp.Lay-In	60%			2046	**	5	\$139,300	

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

Location : Throughout

Explanation : Fiberglass Insulated Panels

Exposed Struc: Steel	35%			LIFE	**			
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Recent Repair Evident, Extent : Light, Area Affected : 100%

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

Transformers

Dry Type	100%			2046	**	5	\$600	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Office

Explanation : Newly Installed, 15kva

Raceway

Conduit	100%			2056	**	1		
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Recent Installation, Extent : Light, Area Affected : 100%

Location : Throughout

Panelboards

Fused Disc Sw	5%			2051	**	5	\$200	
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Recent Installation, Extent : Light, Area Affected : 100%

Location : Roof

Molded Case Bkrs	95%			2051	**	5	\$3,900	
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Recent Installation, Extent : Light, Area Affected : 100%

Location : Throughout

Wiring

Thermoplastic	100%			2056	**	1		
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Recent Installation, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Motor Controllers

Locally Mounted	100%			2046	**	5	\$1,000	
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Recent Installation, Extent : Light, Area Affected : 100%

Location : Roof

Stand-by Power

Transfer Switches

Automatic	100%			2046	**	1	\$47,500	
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Recent Installation, Extent : Light, Area Affected : 100%

Location : Roof

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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	Priority
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 @ 1500kw</i>								
<hr/>								
Batteries								
Lead/Acid	100%			2021	\$1,500	5	\$5,700	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<hr/>								
Fuel Storage								
Main Tank	100%			2066	**	5	\$4,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Recently Installed; 3000 Gallons Rated Capacity</i>								
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	80%			2036	**	10	\$113,000	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<hr/>								
LED	20%			2036	**			
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Warehouse</i>								
<hr/>								
Egress Lighting								
Emergency, Service	50%			2036	**	1		
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<hr/>								
Exit, Service	50%			2036	**	1		
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<hr/>								
Exterior Lighting								
HID	100%			2036	**	10	\$500	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<hr/>								
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>								
<hr/>								
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 Alarm Bells</i>								

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

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

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Energy Source							
Natural Gas	100%			2052	**	1	
Conversion Equipment							
Furnace	100%			2036	**	1	\$76,100
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : 1 Big Unit In Warehouse, 2 Units On Roof</i>					
		<i>Explanation : 3 Package Units</i>					
Air Conditioning							
Energy Source							
Electricity	100%			2048	**	1	
Conversion Equipment							
Reciprocating Compr/Chiller	90%			2036	**	1	\$64,300
		<i>Other Observation, Extent : Light, Area Affected : 90%</i>					
		<i>Location : Roof</i>					
		<i>Explanation : 30 Units, R-404a</i>					
Ext Pkg Unit - Heating/Cooling	10%			2036	**	2	\$900
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
		<i>Location : Roof</i>					
		<i>Explanation : 2 Package Units, R-410a</i>					
Terminal Devices							
Fan Coil - 2 Pipe	90%			2036	**	1	\$44,800
Fan Coil - 4 Pipe	10%			2036	**	1	\$5,000
Heat Rejection							
Air Cooled Condenser Unit	90%			2036	**	2	\$96,500
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	\$85,900
Exhaust Fans							
Roof	100%			2026	\$239,100	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	\$43,100
Fire Pump	Generic	100%			2041	* *	1	\$28,800
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Office Building Mechanical Room</i> <i>Explanation : Located In Office Building</i>								

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

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

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$1,307,600	\$274,800
Interior Architecture	\$101,900	\$62,900
Electrical	\$94,200	
Mechanical	\$11,500	\$158,600
Total	\$1,515,200	\$496,300
Importance Code A	\$1,307,600	\$274,800
Importance Code B	\$168,600	\$221,500
Importance Code C	\$39,000	
Total	\$1,515,200	\$496,300

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$71,200			\$4,000
Interior Architecture	\$48,500	\$1,700	\$3,400	
Electrical	\$1,600	\$1,100	\$9,000	\$2,100
Mechanical	\$15,500	\$13,900	\$30,500	\$13,500
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$141,600	\$21,600	\$47,900	\$24,600
Importance Code A	\$77,200	\$6,100	\$6,200	\$10,100
Importance Code B	\$60,900	\$13,800	\$41,700	\$14,500
Importance Code C	\$3,400	\$1,700		
Total	\$141,600	\$21,600	\$47,900	\$24,600



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
JULIA DEBURGOS LATINO CULTURAL CENTER

Asset # : 4338

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	7%			LIFE	**	5	\$62,400	
Masonry: Brick	15%			LIFE	**	5	\$17,100	
Masonry: Brick	65%	Now	\$732,800	LIFE	**	5	\$74,200	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : All Facades</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Window Openings And Corner Details</i>								
<i>Loose Units, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%	Now	\$302,100	LIFE	**	5	\$8,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : All Facades</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Above Main Entrance, Details Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : All Facades - 1st Floor Level</i>								
Window Wall	3%	Now	\$9,000	2046	**	5	\$6,400	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Base Frame Of Side Light Flanking Rear Entry Doors</i>								
Windows								
Aluminum	25%			2042	**	5	\$8,100	
<i>Other Observation, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : First Floor</i>								
<i>Explanation : Windows Were Installed In The Interior.</i>								
Wood	30%	2-4	\$79,400	2034	**	5	\$48,400	2
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Exterior Casing Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st And 2nd Floor Windows</i>								
<i>Explanation : Custom Curve</i>								
Wood	45%	Now	\$88,900	2034	**	5	\$72,600	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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	25%	0-2	\$6,600	LIFE	**	5	\$2,100	
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
Metal Cornice	70%	Now	\$18,800	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	\$51,500	LIFE	**	5	\$400	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Coping</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Coping</i>							
	<i>Misaligned/Bulging, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Coping</i>							
Roof								
Metal Panel	10%			2039	**	10	\$5,900	
Modified Bitumen	87%	Now	\$53,000	2031	**			
	<i>Alligatoring, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : At Seams</i>							
	<i>Blisters, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Ponding, Extent : Light, Area Affected : 20%</i>							
	<i>Location : 4th Floor Roofs</i>							
	<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Various Locations, 4th Floor Roof South Side, At Roof Penetrations</i>							
Skylight, Metal/Glass	3%	Now	\$30,900	2036	**			
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Over Fifth Floor</i>							
	<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Over Fifth Floor</i>							

Interior

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

Asset # : 4338

Architecture		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	\$20,100	
Ceramic Tile	5%			2029	**	5	\$4,600	
Mosaic Tile	2%	4+	\$2,400	2031	**	5	\$2,300	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Entry Foyer</i>								
Quarry Tile	5%			2039	**	5	\$6,900	
Sheet Vinyl/Rubber	5%			2031	**	5	\$6,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Stair</i>								
<i>Explanation : Stair Treads And Platforms</i>								
Wood	73%			2041	**	5	\$125,900	
Interior Walls								
Ceramic Tile	5%	4+	\$3,400	2029	**	5	\$2,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Base Tiles, Main Stair</i>								
Ceramic Tile	3%			2035	**	5	\$3,400	
Concrete Masonry Unit	2%			LIFE	**	5	\$900	
Glass Block	2%			LIFE	**			
Gypsum Board	35%			LIFE	**	5	\$24,000	
Masonry: Brick	10%			LIFE	**			
Masonry: Brick	8%	4+	\$39,000	LIFE	**			
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stairwells And Basement</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations, Basement Walls</i>								
Plaster	35%			LIFE	**	5	\$12,000	
Ceilings								
AcousTileSusp.Lay-In	10%			2039	**	5	\$9,200	
Embossed Metal	70%			LIFE	**	5	\$29,000	
Exposed Concrete	5%	Now	\$32,300	LIFE	**	5	\$700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Beams In Basement</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Beams In Basement</i>								
Gypsum Board	15%			LIFE	**	5	\$17,200	

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>								

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

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

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

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								
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	\$53,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 And T-5 Lamps</i>								
Incandescent	5%			2021		2	\$100	
Egress Lighting								
Emergency, Battery	50%			2031	**	10	\$7,400	
Exit, Service	50%			2031	**	1		
Exterior Lighting								
HID	100%			2031	**	10	\$200	
Alarm								
Security System								
No Component	80%							
Generic	20%			2031	**	1	\$4,500	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2034	**	1-3	\$7,600	

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	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2036	**	5	\$19,000	

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

**DEPT. OF SMALL BUSINESS SERV. - 801
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								
Conversion Equipment Steam Boiler	100%			2039	**	1	\$60,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit</i>								
<hr/>								
Distribution Central Plant Steam Piping/Pmp	100%			2052	**	4	\$4,500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Terminal Devices Convactor/Radiator	100%			2043	**	1	\$19,900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Air Conditioning								
Energy Source Electricity	100%			2034	**	1		
<hr/>								
Conversion Equipment Reciprocating Compr/Chiller	10%			2026	\$53,300	1	\$2,900	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : Outside</i>								
Window/Wall Unit No Component	60% 30%			2024	\$78,500	1		
<hr/>								
Terminal Devices No Component Not Accessible	90% 10%							
<hr/>								
Heat Rejection Air Cooled Condenser Unit No Component	10% 90%			2026	\$8,900	2	\$4,300	
<hr/>								
Ventilation								
Distribution Ductwork/Diffusers No Component	30% 70%			LIFE	**	2-5	\$10,300	
<hr/>								
Exhaust Fans Roof No Component	30% 70%			2031	**	2	\$600	
<hr/>								
Plumbing								
H/C Water Piping Brass/Copper	100%			2036	**	1		
<hr/>								
Water Heater Gas Fired Gas Fired	70% 30%			2025 2021	\$26,800 \$11,500	2 2	\$600 \$300	
<hr/>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
<hr/>								

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801
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								
Sump Pump(s) Submersible	100%			2019	\$2,100	4	\$1,900	
Backflow Preventer Generic	100%			2031	* *	1	\$3,800	
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	\$32,100	
Sprinkler No Component Generic	80%			2036	* *	1-2	\$3,500	
Fire Pump Generic	100%			2029	* *	1	\$11,500	

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

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

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$4,726,300	\$2,042,900
Interior Architecture	\$16,927,200	\$1,672,100
Electrical	\$3,870,900	\$202,800
Mechanical	\$18,269,500	\$419,900
Total	\$43,793,900	\$4,337,600
Importance Code A	\$6,581,200	\$2,042,900
Importance Code B	\$35,875,200	\$2,294,800
Importance Code C	\$1,337,500	
Total	\$43,793,900	\$4,337,600

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture				\$7,500
Interior Architecture	\$8,400			\$13,600
Electrical	\$75,700	\$40,800	\$41,600	\$38,600
Mechanical	\$26,700	\$73,400	\$110,300	\$73,400
Total	\$110,800	\$114,200	\$151,800	\$133,100
Importance Code A	\$2,600	\$52,700	\$55,300	\$60,200
Importance Code B	\$108,200	\$61,500	\$96,600	\$72,900
Importance Code C				
Total	\$110,800	\$114,200	\$151,800	\$133,100



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

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

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

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

Architecture	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	\$349,300	
Copper/Terne	5%			2046	**	10	\$104,800	
Fiberglass Panel	7%	0-2	\$457,100	2041	**	5	\$117,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade, South Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Facade, South Facade</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : North Facade, South Facade</i>								
<i>Explanation : Corrugated Panels</i>								
Masonry: Brick	80%	0-2	\$2,154,800	LIFE	**	5	\$715,300	
<i>Efflorescence, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And East Elevations</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South West Facade</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	3%			2031	**	5	\$83,800	
Windows								
Aluminum	25%			2042	**	5	\$15,100	
Wood	75%	2-4	\$1,265,700	2051	**	5	\$225,800	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$89,500	
Masonry: Brick	95%	4+	\$253,200	LIFE	**	5	\$219,600	
<i>Efflorescence, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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	Priority
Exterior								
Roof								
Copper/Terne	7%			2066	**	10	\$179,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Turrets And Bands At Barrel Roof</i>								
Modified Bitumen	10%	0-2	\$59,500	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	\$494,100	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	\$3,915,500	LIFE	**	5	\$1,374,900	
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement And 2nd Floor</i>								
<i>Uneven Surface, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Drill Hall Floor And Mezzanine</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Old Lecture Hall, Boiler Room, Sub-basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Constant Running Water And Flooding</i>								
Ceramic Tile	2%			2029	**	5	\$16,800	
Steel Plate	5%	Now	\$3,817,100	LIFE	**	1		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs Throughout</i>								
Vinyl Tile	13%	Now	\$924,800	2036	**	3	\$40,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Second Floor Offices And Throughout 2nd Floor In General</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout 2nd Floor</i>								
<i>Explanation : 9"x9" Tiles.</i>								
Wood	5%	Now	\$1,379,700	2066	**	5	\$39,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basketball Court, Bowling Alley</i>								

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

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

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

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

Architecture		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	\$13,100	
Gypsum Board	5%			LIFE	**	5	\$19,700	
Masonry: Brick	65%			LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%	Now	\$764,900	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	\$535,200	LIFE	**	5	\$33,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 75%</i>								
<i>Location : All Areas.</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 75%</i>								
<i>Location : All Areas.</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Second Floor And Basement.</i>								
Steel Plate	3%	Now	\$37,400	LIFE	**	5	\$11,800	
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Columns At Loading Dock.</i>								
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$406,100	2031	**	5	\$41,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 70%</i>								
<i>Location : All.</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : All.</i>								
Exposed Concrete	65%	Now	\$3,499,500	LIFE	**	5	\$85,100	
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Steel Members At Lower Levels</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Lower Levels</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 8%</i>								
<i>Location : Loading Dock Area And Various Basement Ceiling Locations</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Steel Members At Lower Levels</i>								
Plaster	25%	Now	\$1,647,100	LIFE	**	5	\$130,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 75%</i>								
<i>Location : All Areas.</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 75%</i>								
<i>Location : All Areas.</i>								

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	

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

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

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	\$41,900	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>								
Transformers								
Dry Type	100%	Now	\$15,800	2046	**	5	\$1,000	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
Switchgear / Switchboard								
Molded Case Bkrs	20%			2026	\$58,500	5	\$2,900	
Molded Case Bkrs	80%	Now	\$234,200	2056	**	5	\$5,800	
<i>On Extended Life, Extent : Severe, Area Affected : 80%</i>								
<i>Location : First Floor</i>								
Raceway								
Conduit	20%			2026	\$13,500	1		
Conduit	80%	0-2	\$53,900	2056	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Panelboards								
Molded Case Bkrs	10%			2034	**	5	\$1,500	
Molded Case Bkrs	20%			2025	\$35,800	5	\$2,900	
Molded Case Bkrs	10%			2025	\$17,900	5	\$1,500	
Molded Case Bkrs	60%	Now	\$107,400	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>								
Wiring								
Braided Cloth	80%	Now	\$117,700	2051	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Basement</i>								
Thermoplastic	20%			2026	\$29,400	1		
Motor Controllers								
Locally Mounted	20%			2024	\$4,600	5	\$700	
Locally Mounted	80%	Now	\$18,600	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>								
Ground								

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

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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	\$9,500	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	\$8,900	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	\$73,000	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	\$67,700	2066	**	5	\$8,200	
<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	\$77,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	85%	Now	\$1,040,400	2036	**			
<i>Damaged Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Egress Lighting Emergency, Battery	50%	Now	\$20,300	2036	**			
<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
Exit, Battery	50%	Now	\$40,600	2036	**			
<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
Exterior Lighting HID	100%	Now	\$2,094,000	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	\$59,000	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	\$463,900	2	\$13,000	
Steam Boiler	95%	Now	\$1,349,000	2046	**	1	\$474,100	
<i>Abandoned in Place, Extent : Severe, Area Affected : 95%</i>								
<i>Location : Sub-basement Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 95%</i>								
<i>Location : Sub-basement Boiler Room</i>								
<i>Explanation : 3 Units</i>								
<hr/>								
Distribution								
Central Plant Steam Piping/Pmp	95%	Now	\$1,719,800	2056	**	4	\$26,200	
<i>Abandoned in Place, Extent : Severe, Area Affected : 95%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 95%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Piping Cut Loose From Radiation And Broken Or Missing Throughout</i>								
<hr/>								
No Component	5%							
<hr/>								
Terminal Devices								
Air Handler	15%	Now	\$1,104,300	2036	**	1	\$46,700	
<i>Abandoned in Place, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Various</i>								
<i>Other Observation, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement</i>								
<i>Explanation : Air Handlers Severly Damaged With Steam Coils Cut Out</i>								
<hr/>								
Convactor/Radiator	80%	Now	\$6,027,700	2046	**	1	\$130,200	
<i>Abandoned in Place, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Damaged Radiators / Many With Missing Or Broken Valves And Steam Traps Throughout</i>								
<hr/>								
No Component	5%							
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	30%	Now	\$643,900	LIFE	**	2-5	\$93,700	
<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	\$6,500	2036	* *	2	\$4,100	
<i>Abandoned in Place, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement</i>								
No Component	70%							
Plumbing								
H/C Water Piping Galvanized Steel	100%	Now	\$2,297,200	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	\$319,300	2026	\$319,300	2	\$6,500	
<i>Abandoned in Place, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room.</i>								
<i>Explanation : Boiler Room Flooded / No Hot Water Supplied To Any Fixtures.</i>								
Sanitary Piping Cast Iron	100%	Now	\$3,831,700	LIFE	* *	1		
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Connections At Fixtures</i>								
<i>Damaged, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Piping In Poor Condition / Most Has Been Out Of Service For An Extended Period</i>								
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : All Piping Above Slabs Up To Roof Drains</i>								
Sump Pump(s) Submersible	100%	Now	\$17,600	2021	\$17,600	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	\$512,700	2056	**	1-2	\$13,600
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Loading Dock / Basement Storage</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Loading Dock / Basement Storage</i>								
<i>Explanation : System Not In Service / Main Valve Closed</i>								

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Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$672,200	\$643,000
Interior Architecture	\$898,400	\$1,300,800
Electrical	\$218,100	\$437,800
Mechanical		\$596,400
Total	\$1,788,700	\$2,978,000
Importance Code A	\$672,200	\$854,900
Importance Code B	\$902,300	\$1,974,900
Importance Code C	\$214,100	\$148,200
Total	\$1,788,700	\$2,978,000

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Interior Architecture	\$14,400	\$17,600	\$12,800	\$20,200
Electrical	\$4,000	\$7,000	\$4,000	\$8,500
Mechanical	\$54,500	\$92,400	\$67,700	\$84,500
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$80,800	\$124,900	\$92,500	\$121,100
Importance Code A	\$9,600	\$8,400	\$9,600	\$9,300
Importance Code B	\$56,700	\$116,500	\$77,000	\$111,700
Importance Code C	\$14,400		\$5,800	
Total	\$80,800	\$124,900	\$92,500	\$121,100



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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	\$161,700	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+	\$75,000	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	\$141,500	2040	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Roof Penetration (Exhaust Hood)</i>								
Spray-on Foam	30%	Now	\$294,000	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	\$547,100	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	\$137,200	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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	2%			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	\$214,100	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	\$14,400	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		

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			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 : Moderate, Area Affected : 100%</i>						
		<i>Location : Offices</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	40%			2035	**	10	\$156,300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Interior Open Space</i>						
		<i>Explanation : T-5 Lamps</i>						
Fluorescent	10%			2027	\$242,400	10	\$39,100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Entrances</i>						
		<i>Explanation : T-12 Lamps</i>						
HID	10%			2032	**	10	\$1,400	
Egress Lighting								
Emergency, Battery	60%			2032	**	10	\$61,700	
Exit, Service	40%			2032	**	1		
Exterior Lighting								
HID	100%			2032	**	10	\$1,300	
Alarm								
Security System								
No Component	90%							
Generic	10%			2032	**	1	\$15,900	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Public Spaces</i>						
		<i>Explanation : C C T V Surveillance Cameras</i>						
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2032	**	1-3	\$26,300	

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
NEW 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	Priority
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	\$211,900	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	\$17,600	4	\$100	
Gas Fired	95%			2025	\$230,900	2	\$5,900	

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

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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 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 : I- M</i>						
		<i>Explanation : 2 Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2053	**	1-5	\$214,900	
Sprinkler								
Generic	100%			2053	**	1-2	\$119,400	
Fire Pump								
Generic	100%			2040	**	1	\$79,600	

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$1,498,900	\$345,900
Interior Architecture	\$874,000	\$1,819,200
Electrical	\$1,813,800	\$4,547,000
Mechanical	\$507,300	\$52,100
Total	\$4,694,000	\$6,764,200
Importance Code A	\$1,928,000	\$555,600
Importance Code B	\$2,456,600	\$5,857,200
Importance Code C	\$309,500	\$351,500
Total	\$4,694,000	\$6,764,200

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture				
Interior Architecture	\$171,400			\$31,200
Electrical	\$20,600	\$78,600	\$13,700	\$17,900
Mechanical	\$1,800	\$21,100	\$3,600	\$3,300
Total	\$193,800	\$99,700	\$17,200	\$52,400
Importance Code A	\$1,100	\$6,300	\$1,100	\$3,300
Importance Code B	\$157,400	\$93,400	\$16,100	\$49,200
Importance Code C	\$35,300			
Total	\$193,800	\$99,700	\$17,200	\$52,400



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$124,200	LIFE	**	5	\$55,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Loading Dock</i>								
Concrete Masonry Unit	25%	Now	\$453,500	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	\$55,400	2045	**	5	\$144,800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	30%			2030	**	5	\$206,800	
Weathering Steel	5%			LIFE	**	1		
Windows								
Aluminum	100%	Now	\$178,000	2033	**	5	\$42,600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	100%	Now	\$584,400	2030	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Carpet	10%	Now	\$136,100	2024	\$453,700	3	\$53,400	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	55%	0-2	\$101,700	LIFE	**	5	\$428,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$68,900	2034	**	5	\$8,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	30%	Now	\$272,000	2025	\$906,700	3	\$40,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</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
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	\$30,700	2028	\$306,900	5	\$5,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	50%	Now	\$247,000	LIFE	**	5	\$44,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Gypsum Board	10%	0-2	\$4,600	LIFE	**	5	\$13,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	35%	Now	\$62,500	LIFE	**	5	\$23,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	20%			2038	**	5	\$74,500	
Exposed Concrete	10%			LIFE	**	5	\$5,800	
Exposed Struc: Steel	45%			LIFE	**			
Plaster	25%	0-2	\$122,000	LIFE	**	5	\$58,200	
<i>Cracking/Crumbling, Extent : Light, 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								
Molded Case Bkrs	100%			2025	\$209,700	5	\$6,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Closet</i>								
<i>Explanation : 3- 1600 Amperes Main Disconnect Switch For Sections A1, A2 And A3</i>								
Transformers								
Dry Type	100%			2023	\$15,800	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Closet</i>								
<i>Explanation : 3- 75 Kva - One For Each Section A1, A2 And A3</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2025	\$536,700	5	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Closet</i>								
<i>Explanation : All Switchgear Belongs To Tenant</i>								
Raceway								
Conduit	95%			2025	\$597,900	1		
Under Construction	5%							

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
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	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2024	\$47,800	5	\$500	
Molded Case Bkrs	80%			2024	\$382,000	5	\$4,800	
Under Construction	10%							
Wiring								
Braided Cloth	60%	2-4	\$583,600	2050	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	35%			2025	\$340,400	1		
Under Construction	5%							
Motor Controllers								
Locally Mounted	100%			2023	\$29,400	5	\$1,500	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	80%			2030	**	10	\$167,700	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : 70% Of Interior Lighting Belongs To Tenant</i>								
Fluorescent	15%			2030	**	10	\$31,400	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : 70% Of Interior Lighting Belongs To Tenant</i>								
Under Construction	5%							
Egress Lighting								
Emergency, Battery	55%			2020	\$169,300	10	\$30,300	
Exit, Service	40%			2020	\$30,400	1		
Under Construction	5%							
Exterior Lighting								
HID	100%			2020	\$861,800	10	\$700	
Alarm								
Security System								
No Component	90%							
Generic	10%			2025	\$69,000	1	\$8,500	
Fire/Smoke Detection								
Generic, Digital	100%			2025	\$2,363,400	1-3	\$145,100	

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

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

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

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

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								
Electricity	10%			2035	**	1		
Natural Gas	10%			2035	**	1		
No Component	80%							
Conversion Equipment								
Furnace	10%			2020	\$50,300	1	\$11,300	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : 7 Utility Rooms, And 8 Stairways</i>								
<i>Explanation : 7 Gas Fired Furnaces, 8 Modine Heaters</i>								
Radiant Heater	10%			2020	\$378,800	2	\$10,600	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Hallway</i>								
<i>Explanation : 50 Electric Baseboard Radiants</i>								
No Component	80%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Businesses Supply And Maintain Their Own Heating And A C Equipment</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	**	2-5	\$12,700	
No Component	90%							
Exhaust Fans								
Roof	5%			2020	\$17,700	2	\$400	
No Component	95%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	**	1		
Water Heater								
Gas Fired	40%			2023	\$52,100	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%			2019	\$78,200	2	\$2,000	
<i>Other Observation, Extent : Light, Area Affected : 60%</i>								
<i>Location : 4 Utility Rooms</i>								
<i>Explanation : 4 Units</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$1,216,700	\$345,900
Interior Architecture	\$660,600	\$1,737,500
Electrical	\$1,599,200	\$5,958,000
Mechanical	\$457,000	\$102,500
Total	\$3,933,500	\$8,143,900
Importance Code A	\$1,595,500	\$605,900
Importance Code B	\$1,974,200	\$7,182,000
Importance Code C	\$363,800	\$355,900
Total	\$3,933,500	\$8,143,900

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$27,700			
Interior Architecture	\$235,100			\$31,200
Electrical	\$20,900	\$112,800	\$13,700	\$17,900
Mechanical	\$1,800	\$21,100	\$3,600	\$3,300
Total	\$285,500	\$133,900	\$17,200	\$52,400
Importance Code A	\$28,900	\$6,300	\$1,100	\$3,300
Importance Code B	\$227,500	\$127,600	\$16,100	\$49,200
Importance Code C	\$29,200			
Total	\$285,500	\$133,900	\$17,200	\$52,400



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.

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

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

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	\$124,200	LIFE	**	5	\$55,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Loading Dock</i>								
Concrete Masonry Unit	25%	Now	\$226,700	LIFE	**	5	\$34,500	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Facade, West Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade, East Facade</i>								
Metal Panel	35%	Now	\$27,700	2045	**	5	\$144,800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	30%			2030	**	5	\$206,800	
Weathering Steel	5%			LIFE	**	1		
Windows								
Aluminum	100%	Now	\$178,000	2033	**	5	\$42,600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	100%	Now	\$584,400	2030	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Carpet	10%	Now	\$181,500	2024	\$453,700	3	\$53,400	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	55%			LIFE	**	5	\$428,400	
Ceramic Tile	5%	0-2	\$68,900	2034	**	5	\$8,900	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	30%	Now	\$181,300	2025	\$906,700	3	\$40,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

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

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

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

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	\$92,100	2028	\$306,900	5	\$5,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	55%	0-2	\$271,700	LIFE	**	5	\$49,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	15%	0-2	\$6,900	LIFE	**	5	\$20,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	25%	0-2	\$22,300	LIFE	**	5	\$16,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	25%			2030	**	5	\$93,100	
Exposed Concrete	10%			LIFE	**	5	\$5,800	
Exposed Struc: Steel	55%			LIFE	**			
Plaster	10%	Now	\$24,400	LIFE	**	5	\$23,300	
<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								
Molded Case Bkrs	100%			2025	\$209,700	5	\$6,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3- 1600 Amperes Main Disconnect Switch For Sections B1, B2 And B3</i>								
Transformers								
Dry Type	100%			2023	\$15,800	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Closet</i>								
<i>Explanation : 3- 75 Kva 480hv-208y/120lv - One For Each Section</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2025	\$536,700	5	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Closet</i>								
<i>Explanation : All Switch Gear Belongs To Tenant</i>								
Raceway								
Conduit	100%			2025	\$629,400	1		
Panelboards								
Fused Disc Sw	10%			2024	\$47,800	5	\$500	
Molded Case Bkrs	90%			2024	\$429,800	5	\$5,400	

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801
NEW YORK CITY TERMINAL MARKET BUILDING 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	Priority
Under 600 Volts								
Wiring								
Braided Cloth	60%	2-4	\$583,600	2050	**	1		
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Thermoplastic	40%			2025	\$389,000	1		
Motor Controllers								
Locally Mounted	100%			2023	\$29,400	5	\$1,500	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	85%			2025	\$1,104,900	10	\$178,200	
		<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : 70% Of Interior Lighting Belongs To Tenant</i>						
Fluorescent	15%			2030	**	10	\$31,400	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : 70% Of Interior Lighting Belongs To Tenant</i>						
Egress Lighting								
Emergency, Battery	50%			2020	\$153,900	10	\$27,600	
Emergency, Battery	10%			2030	**	10	\$5,500	
Exit, Service	40%			2020	\$30,400	1		
Exterior Lighting								
HID	100%			2020	\$861,800	10	\$700	
Alarm								
Security System								
No Component	90%							
Generic	10%			2025	\$69,000	1	\$8,500	
Fire/Smoke Detection								
Generic, Digital	100%			2025	\$2,363,400	1-3	\$145,100	

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
Heating								
Energy Source								
Electricity	10%			2035	**	1		
Natural Gas	10%			2035	**	1		
No Component	80%							

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

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

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

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

Asset # : 2147

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	10%			2025	\$50,300	1	\$11,300	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : 7 Utility Rooms, And 8 Stairways</i>								
<i>Explanation : 7 Gas Fired Furnaces, 8 Modine Heaters</i>								
Radiant Heater	10%			2020	\$378,800	2	\$10,600	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Hallways</i>								
<i>Explanation : 50 Electric Baseboard Radiants</i>								
No Component	80%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Businesses Supply And Maintain Their Own Heating And A C Equipment</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	**	2-5	\$12,700	
No Component	90%							
Exhaust Fans								
Roof	5%			2020	\$17,700	2	\$400	
No Component	95%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	**	1		
Water Heater								
Gas Fired	40%			2023	\$52,100	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%			2019	\$78,200	2	\$2,000	
<i>Other Observation, Extent : Light, Area Affected : 60%</i>								
<i>Location : 4 Utility Rooms</i>								
<i>Explanation : 4 Units</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

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

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

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

Asset Name : NEW YORK CITY TERMINAL MARKET BUILDING B-4
Address : HALLECK STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DBS0021.040 / 2150 **Yr Built/Renovated** : 1977 / 2001
Area Sq Ft : 14,230 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 12-Jun-2014 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 2770 **Lot** : 1 **BIN** :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$204,000	\$601,300
Interior Architecture	\$36,700	\$47,300
Electrical	\$68,800	\$291,400
Total	\$309,500	\$940,000
Importance Code A	\$204,000	\$601,300
Importance Code B	\$68,800	\$338,700
Importance Code C	\$36,700	
Total	\$309,500	\$940,000

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$10,800	\$9,000		
Interior Architecture				
Electrical	\$1,300	\$12,100	\$900	\$1,100
Mechanical	\$100	\$11,900	\$300	\$100
Total	\$12,200	\$32,900	\$1,100	\$1,200
Importance Code A	\$10,800	\$9,100		\$100
Importance Code B	\$1,300	\$23,800	\$1,100	\$1,100
Importance Code C				
Total	\$12,200	\$32,900	\$1,100	\$1,200



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
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	\$10,800	LIFE	**	5	\$9,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	60%	Now	\$47,300	LIFE	**	5	\$7,200	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
Metal Coiling Doors	30%			2030	**	5	\$18,000	
Windows								
Metal Louvers	75%			2028	\$497,000	10	\$104,300	
Steel	25%	Now	\$116,100	2033	**	5	\$34,800	
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	100%			2030	**	10	\$40,600	
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	**	5	\$47,300	
Interior Walls								
Concrete Masonry Unit	85%	Now	\$36,700	LIFE	**	5	\$6,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Panel	15%			LIFE	**			
Ceilings								
Exposed Struc: Steel	10%			LIFE	**			
Metal Panel	90%			LIFE	**	5	\$24,300	

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								
Fused Disc Sw	100%			2025	\$4,800	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- 600 Amperes Main Disconnect Switch</i>								

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

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

** 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	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2023	\$15,800	5	\$100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 1- 25 Kva 480hv-208y/120lv</i>							
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2025	\$97,600	5	\$100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Closet</i>							
	<i>Explanation : All Switchgear Belongs To Tenant</i>							
<hr/>								
Raceway								
Conduit	100%			2025	\$27,700	1		
<hr/>								
Panelboards								
Fused Disc Sw	10%			2024	\$3,000	5		
Molded Case Bkrs	90%			2024	\$26,900	5	\$300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : 70% Belongs To The Tenant</i>							
<hr/>								
Wiring								
Thermoplastic	100%			2025	\$46,700	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2023	\$29,400	5	\$100	
<hr/>								
Ground								
Grounding Devices								
Not Accessible	100%							
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	85%			2020	\$68,800	10	\$11,100	
	<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : 70% Belongs To The Tenant</i>							
<hr/>								
HID	15%			2020		10	\$100	
<hr/>								
Egress Lighting								
Emergency, Battery	60%			2025	\$11,500	10	\$2,100	
Exit, Service	40%			2025	\$1,900	1		
<hr/>								
Exterior Lighting								
HID	100%			2035	**	10		
<hr/>								
Alarm								
Security System								
No Component	90%							
Generic	10%			2025	\$4,300	1	\$500	
<hr/>								
Fire/Smoke Detection								
Generic, Digital	100%			2025	\$147,100	1-3	\$9,000	

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

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

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

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

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%			2035	**	1		
Natural Gas	5%			2035	**	1		
No Component	90%							
Conversion Equipment								
Furnace	5%			2025	\$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%			2030	**	2	\$300	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Restroom</i>								
<i>Explanation : 1 Electrical Unit</i>								
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$1,600	
No Component	80%							
Exhaust Fans								
Interior	20%			2025	\$9,500	2	\$100	
Roof	5%			2025	\$1,100	2		
No Component	75%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	**	1		
Water Heater								
Electric	100%			2020	\$11,700	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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

Asset Name : NEW YORK CITY TERMINAL MARKET BUILDING C
Address : HALLECK STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DBS0021.020 / 2148 **Yr Built/Renovated** : 1965 / 2001
Area Sq Ft : 228,576 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 11-Jun-2014 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2770 **Lot** : 1 **BIN** : 2109496

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$1,554,300	\$345,900
Interior Architecture	\$710,000	\$1,475,100
Electrical	\$2,037,400	\$4,674,900
Mechanical	\$559,400	
Total	\$4,861,200	\$6,495,800
Importance Code A	\$1,983,400	\$555,600
Importance Code B	\$2,577,200	\$5,895,600
Importance Code C	\$300,500	\$44,600
Total	\$4,861,200	\$6,495,800

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture				
Interior Architecture	\$145,300			\$31,200
Electrical	\$20,900	\$80,000	\$13,700	\$17,900
Mechanical	\$1,100	\$21,700	\$2,900	\$4,000
Total	\$167,400	\$101,700	\$16,600	\$53,100
Importance Code A	\$1,100	\$3,700	\$1,100	\$3,300
Importance Code B	\$157,000	\$98,000	\$15,400	\$49,800
Importance Code C	\$9,200			
Total	\$167,400	\$101,700	\$16,600	\$53,100



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
NEW YORK CITY TERMINAL MARKET BUILDING 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	\$124,200	LIFE	**	5	\$55,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Loading Dock</i>								
Concrete Masonry Unit	25%	Now	\$453,500	LIFE	**	5	\$34,500	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Facade, West Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade, West Facade</i>								
Metal Panel	35%	Now	\$110,900	2045	**	5	\$144,800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	30%			2030	**	5	\$206,800	
Weathering Steel	5%			LIFE	**	1		
Windows								
Aluminum	100%	Now	\$178,000	2033	**	5	\$42,600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	100%	Now	\$584,400	2030	**			1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Carpet	10%	Now	\$136,100	2024	\$453,700	3	\$53,400	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	55%			LIFE	**	5	\$428,400	
Ceramic Tile	5%	0-2	\$68,900	2034	**	5	\$8,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	30%	Now	\$181,300	2025	\$906,700	3	\$40,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	50%	0-2	\$247,000	LIFE	**	5	\$44,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Gypsum Board	20%	0-2	\$9,200	LIFE	**	5	\$26,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	30%	0-2	\$53,500	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%			2030	**	5	\$74,500	
Exposed Concrete	10%			LIFE	**	5	\$5,800	
Exposed Struc: Steel	45%			LIFE	**			
Plaster	25%	0-2	\$122,000	LIFE	**	5	\$58,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</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								
Service Equipment								
Fused Disc Sw	100%			2025	\$209,700	5	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Closet</i>								
<i>Explanation : 3- 600 Amperes Main Disconnect Switch For Sections C1, C2 And C3</i>								
<hr/>								
Transformers								
Dry Type	100%			2023	\$15,800	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- 75 Kva 480hv-208y/120lv</i>								
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2025	\$536,700	5	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Closet</i>								
<i>Explanation : All Switchgear Belongs To Tenant</i>								
<hr/>								
Raceway								
Conduit	100%			2025	\$629,400	1		
<hr/>								
Panelboards								
Fused Disc Sw	10%			2024	\$47,800	5	\$500	
Molded Case Bkrs	90%			2024	\$429,800	5	\$5,400	
<hr/>								
Wiring								
Braided Cloth	60%	2-4	\$583,600	2050	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	40%			2025	\$389,000	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2023	\$29,400	5	\$1,500	
<hr/>								
Ground								
Grounding Devices								
Not Accessible	100%							
<hr/>								
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 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	Priority
Lighting								
Interior Lighting Fluorescent	20%			2020	\$260,000	10	\$41,900	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : 70% Of Interior Lighting Belongs To Tenant</i>								
Fluorescent	65%			2030	**	10	\$136,300	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : 70% Of Interior Lighting Belongs To Tenant</i>								
HID	15%			2020		10	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : 70% Of Interior Lighting Belongs To Tenant</i>								
Egress Lighting								
Emergency, Battery	50%			2020	\$153,900	10	\$27,600	
Emergency, Battery	10%			2030	**	10	\$5,500	
Exit, Service	40%			2020	\$30,400	1		
Exterior Lighting								
HID	100%			2020	\$861,800	10	\$700	
Alarm								
Security System								
No Component	90%							
Generic	10%			2025	\$69,000	1	\$8,500	
Fire/Smoke Detection								
Generic, Digital	100%			2025	\$2,363,400	1-3	\$145,100	

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
Heating								
Energy Source								
Electricity	10%			2035	**	1		
Natural Gas	10%			2035	**	1		
No Component	80%							

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

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

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

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

Asset # : 2148

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	10%			2020	\$50,300	1	\$11,300	
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>							
	<i>Location : 7 Utility Rooms, And 8 Stairways</i>							
	<i>Explanation : 7 Gas Fired Furnaces, 8 Modine Heaters</i>							
Radiant Heater	10%			2020	\$378,800	2	\$10,600	
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Hallway</i>							
	<i>Explanation : 50 Electric Baseboard Radiants</i>							
No Component	80%							
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Businesses Supply And Maintain Their Own Heating And A C Equipment</i>							
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	**	2-5	\$12,700	
No Component	90%							
Exhaust Fans								
Roof	5%			2020	\$17,700	2	\$400	
No Component	95%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	**	1		
Water Heater								
Gas Fired	100%			2020	\$130,400	2	\$3,300	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 7 Utility Rooms</i>							
	<i>Explanation : 7 Units</i>							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

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

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

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

Asset Name : NEW YORK CITY TERMINAL MARKET BUILDING C-4
Address : HALLECK STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DBS0021.050 / 2127 **Yr Built/Renovated** : 1965 / 2001
Area Sq Ft : 14,230 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 12-Jun-2014 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 2770 **Lot** : 1 **BIN** : 2109490

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$227,300	\$641,400
Interior Architecture		\$47,300
Electrical	\$114,300	\$291,400
Total	\$341,600	\$980,100
Importance Code A	\$227,300	\$641,400
Importance Code B	\$114,300	\$338,700
Total	\$341,600	\$980,100

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$10,800	\$7,500		
Interior Architecture				
Electrical	\$10,800	\$16,800	\$900	\$1,100
Mechanical	\$100	\$1,200		\$100
Total	\$21,700	\$25,500	\$900	\$1,200
Importance Code A	\$10,800	\$7,600		\$100
Importance Code B	\$10,800	\$17,800	\$900	\$1,100
Importance Code C				
Total	\$21,700	\$25,500	\$900	\$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
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	\$10,800	LIFE	**	5	\$4,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Loading Dock</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Loading Dock</i>								
Concrete Masonry Unit	70%	Now	\$110,400	LIFE	**	5	\$8,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Southeast Corner</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Corners</i>								
Metal Coiling Doors	25%			2030	**	5	\$15,000	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Facade</i>								
Windows								
Metal Louvers	80%			2028	\$530,100	10	\$111,300	
Steel	20%	Now	\$69,700	2033	**	5	\$27,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	100%	Now	\$47,200	2030	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	**	5	\$47,300	
Interior Walls								
Concrete Masonry Unit	100%			LIFE	**	5	\$7,800	
Ceilings								
Exposed Concrete	20%			LIFE	**	5	\$700	
Exposed Struc: Steel	80%			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	

Under 600 Volts

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

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2025	\$4,800	5	\$100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 1- 600 Amperes Main Disconnect Switch</i>							
Transformers								
Dry Type	100%			2023	\$15,800	5	\$100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 1- 25 Kva 480hv-208y/120lv</i>							
Switchgear / Switchboard								
Fused Disc Sw	100%			2025	\$97,600	5	\$100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Closet</i>							
	<i>Explanation : All Switchgear Belongs To Tenant</i>							
Raceway								
Conduit	100%			2025	\$27,700	1		
Panelboards								
Fused Disc Sw	10%			2024	\$3,000	5		
Molded Case Bkrs	90%			2024	\$26,900	5	\$300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : 70% Belongs To Tenant</i>							
Wiring								
Thermoplastic	100%			2025	\$46,700	1		
Motor Controllers								
Locally Mounted	100%			2023	\$29,400	5	\$100	
Ground								
Grounding Devices								
Generic	100%	0-2	\$9,500	LIFE	**	5	\$200	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : 1st Floor</i>							
	<i>Explanation : Corroded</i>							
Lighting								
Interior Lighting								
Fluorescent	75%			2020	\$60,700	10	\$9,800	
	<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent	10%			2030	**	10	\$1,300	
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
HID	15%			2020		10	\$100	
Egress Lighting								
Emergency, Battery	10%			2030	**	10	\$300	
Exit, Service	50%			2025	\$2,400	1		
Exit, Service	40%			2025	\$1,900	1		

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

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

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

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

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
Lighting								
Exterior Lighting								
HID	100%			2020	\$53,700	10		
Alarm								
Security System								
No Component	90%							
Generic	10%			2020	\$4,300	1	\$500	
Fire/Smoke Detection								
Generic, Digital	100%			2025	\$147,100	1-3	\$9,000	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	5%			2035	**	1		
Natural Gas	5%			2035	**	1		
No Component	90%							
Conversion Equipment								
Furnace	5%			2025	\$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%			2030	**	2	\$300	
			<i>Other Observation, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Restroom</i>					
			<i>Explanation : 1 Electrical Unit</i>					
No Component	90%							
Ventilation								
Exhaust Fans								
Roof	5%			2020	\$1,100	2		
No Component	95%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	**	1		
Water Heater								
Electric	100%			2023	\$11,700	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.

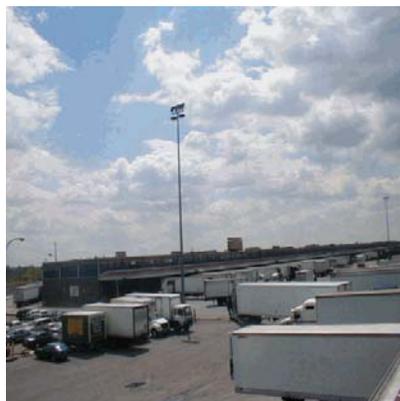
Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

Asset Name : NEW YORK CITY TERMINAL MARKET BUILDING D
Address : HALLECK STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DBS0021.030 / 2149 **Yr Built/Renovated** : 1965 / 2001
Area Sq Ft : 231,054 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 11-Jun-2014 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2770 **Lot** : 1 **BIN** : 2109499

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$1,861,700	\$345,900
Interior Architecture	\$615,300	\$1,842,400
Electrical	\$1,921,800	\$4,701,200
Mechanical	\$433,700	\$131,800
Total	\$4,832,500	\$7,021,300
Importance Code A	\$2,295,400	\$555,600
Importance Code B	\$2,445,000	\$6,114,200
Importance Code C	\$92,100	\$351,500
Total	\$4,832,500	\$7,021,300

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture				
Interior Architecture	\$108,900			\$28,500
Electrical	\$30,600	\$83,400	\$13,800	\$18,100
Mechanical	\$1,800	\$21,300	\$3,600	\$3,400
Total	\$141,300	\$104,700	\$17,400	\$50,000
Importance Code A	\$1,100	\$6,300	\$1,100	\$3,300
Importance Code B	\$140,200	\$98,300	\$16,300	\$46,700
Importance Code C				
Total	\$141,300	\$104,700	\$17,400	\$50,000



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$124,200	LIFE	**	5	\$55,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Loading Dock</i>								
Concrete Masonry Unit	25%	Now	\$226,700	LIFE	**	5	\$34,500	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Facade, West Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade, West Facade</i>								
Metal Panel	35%	0-2	\$110,900	2045	**	5	\$144,800	
<i>Deformed/Dented, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	30%			2030	**	5	\$206,800	
Weathering Steel	5%			LIFE	**	1		
Windows								
Aluminum	100%	Now	\$712,100	2033	**	5	\$42,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	100%	Now	\$584,400	2030	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Carpet	8%	Now	\$108,900	2024	\$363,000	3	\$42,700	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	55%	Now	\$101,700	LIFE	**	5	\$428,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$68,900	2034	**	5	\$8,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	32%	0-2	\$193,400	2025	\$967,200	3	\$42,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%	Now	\$92,100	2028	\$306,900	5	\$5,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	50%			LIFE	**	5	\$44,600	
Gypsum Board	20%			LIFE	**	5	\$26,700	
Plaster	25%			LIFE	**	5	\$16,700	

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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%			2030	**	5	\$74,500	
Exposed Concrete	10%			LIFE	**	5	\$5,800	
Exposed Struc: Steel	45%			LIFE	**			
Plaster	25%	Now	\$122,000	LIFE	**	5	\$58,200	

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

Location : Throughout

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2025	\$209,700	5	\$6,100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 4- 600 Amperes Main Disconnect Switch

Transformers

Dry Type	100%			2023	\$15,800	5	\$800	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 1- 112.5 Kva And 3- 75 Kva

Switchgear / Switchboard

Fused Disc Sw	100%			2025	\$536,700	5	\$1,000	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Closet

Explanation : All Switchgear Belongs To Tenant

Raceway

Conduit	100%			2025	\$629,400	1		
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Panelboards

Fused Disc Sw	10%			2024	\$47,800	5	\$500	
Molded Case Bkrs	90%			2024	\$429,800	5	\$5,500	

Wiring

Braided Cloth	60%	2-4	\$583,600	2050	**	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic	40%			2025	\$389,000	1		
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Motor Controllers

Locally Mounted	100%			2023	\$29,400	5	\$1,600	
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Ground

Grounding Devices

Generic	100%	2-4	\$9,500	LIFE	**	5	\$3,400	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Water Main

Explanation : Corroded

Lighting

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting								
Fluorescent	10%			2020	\$131,400	10	\$21,200	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : 70% Of Interior Lighting Belongs To Tenant</i>								
Fluorescent	75%			2030	**	10	\$158,900	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : 70% Of Interior Lighting Belongs To Tenant</i>								
HID	15%			2020		10	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : 70% Of Interior Lighting Belongs To Tenant</i>								
Egress Lighting								
Emergency, Battery	50%			2020	\$155,600	10	\$27,900	
Emergency, Battery	10%			2030	**	10	\$5,600	
Exit, Service	40%			2020	\$30,700	1		
Exterior Lighting								
HID	100%			2020	\$871,100	10	\$700	
Alarm								
Security System								
No Component	90%							
Generic	10%			2025	\$69,800	1	\$8,600	
Fire/Smoke Detection								
Generic, Digital	100%			2025	\$2,389,000	1-3	\$146,700	

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	10%			2035	**	1		
Natural Gas	10%			2035	**	1		
No Component	80%							

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
NEW YORK CITY TERMINAL MARKET BUILDING 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	Priority
Heating								
Conversion Equipment								
Furnace	10%			2020	\$50,900	1	\$11,400	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 7 Utility Rooms, And 8 Stairways</i>							
	<i>Explanation : 7 Gas Fired Furnaces, 8 Modine Heaters</i>							
Radiant Heater	10%			2020	\$382,900	2	\$10,700	
	<i>Other Observation, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Hallway</i>							
	<i>Explanation : 50 Electric Baseboard Radiants</i>							
No Component	80%							
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location :</i>							
	<i>Explanation : Businesses Supply And Maintain Their Own Heating And A C Equipment</i>							
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	**	2-5	\$12,900	
No Component	90%							
Exhaust Fans								
Roof	5%			2020	\$17,900	2	\$400	
No Component	95%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	**	1		
Water Heater								
Gas Fired	100%			2023	\$131,800	2	\$3,400	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 7 Utility Rooms</i>							
	<i>Explanation : 7 Units</i>							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

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

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

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

Asset Name : NEW YORK CITY TERMINAL MARKET BUILDING S.B. - SERVICE BRIDGE
Address : HALLECK STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DBS0021.090 / 2128 **Yr Built/Renovated** : 1965 / 2001
Area Sq Ft : 70,800 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 12-Jun-2014 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 2770 **Lot** : 1 **BIN** : 2109502

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$361,700	\$39,500
Interior Architecture	\$172,900	\$265,300
Electrical	\$552,500	\$1,225,800
Mechanical	\$218,700	\$714,100
Total	\$1,305,800	\$2,244,700
Importance Code A	\$361,700	\$589,100
Importance Code B	\$944,100	\$1,655,700
Total	\$1,305,800	\$2,244,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$55,200	\$14,800		
Interior Architecture	\$62,100	\$15,800		\$6,000
Electrical	\$6,500	\$24,400	\$4,200	\$5,600
Mechanical	\$41,300	\$26,900	\$7,700	\$5,600
Total	\$165,100	\$82,000	\$11,900	\$17,100
Importance Code A	\$80,700	\$18,500	\$3,500	\$3,500
Importance Code B	\$49,600	\$63,500	\$8,400	\$13,600
Importance Code C	\$34,700			
Total	\$165,100	\$82,000	\$11,900	\$17,100



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
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%	Now	\$14,800	LIFE	**	5	\$6,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Loading Dock</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Loading Dock</i>								
Concrete Masonry Unit	25%	Now	\$27,100	LIFE	**	5	\$4,100	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Facade, South Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade, South Facade</i>								
Metal Panel	35%	Now	\$13,200	2045	**	5	\$17,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Metal Panel	30%			2045	**	5-10	\$54,400	
Weathering Steel	5%			LIFE	**	1		
Windows								
Aluminum	100%	Now	\$270,500	2033	**	5	\$16,200	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	100%			2030	**	10	\$91,200	
Interior								
Floors								
Carpet	10%	0-2	\$6,800	2024	\$67,800	3	\$8,000	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	25%			LIFE	**	5	\$29,100	
Ceramic Tile	5%	Now	\$20,600	2034	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	50%	Now	\$90,400	2025	\$226,000	3	\$10,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	10%			2035	**	3	\$2,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	20%	Now	\$23,200	LIFE	**	5	\$2,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Gypsum Board	25%			LIFE	**	5	\$3,900	
Plaster	55%	Now	\$11,500	LIFE	**	5	\$4,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

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

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

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

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

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

Interior

Ceilings

AcousTileConcealSpLn	25%			2030	**	5	\$30,300	
Exposed Concrete	10%			LIFE	**	5	\$1,500	
Plaster	65%	Now	\$82,600	LIFE	**	5	\$39,400	

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

Location : Throughout

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2025	\$39,200	5	\$300	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 3- 600 Amperes Main Disconnect Switch

Transformers

Dry Type	100%			2023	\$15,800	5	\$300	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement And Second Floor Electrical Closet

Explanation : 1- 225 Kva 480hv-208y/120lv And One 75 Kva 480hv-208y/120lv

Switchgear / Switchboard

Fused Disc Sw	100%			2025	\$170,800	5	\$300	
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Raceway

Conduit	100%			2025	\$114,700	1		
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Panelboards

Fused Disc Sw	10%			2024	\$11,900	5	\$200	
Molded Case Bkrs	90%			2024	\$107,400	5	\$1,700	

Wiring

Braided Cloth	60%	2-4	\$92,400	2050	**	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic	40%			2025	\$61,600	1		
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Motor Controllers

Locally Mounted	100%			2023	\$29,400	5	\$500	
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Ground

Grounding Devices

Not Accessible	100%							
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Lighting

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
NEW YORK CITY TERMINAL MARKET BUILDING 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	Priority
Lighting								
Interior Lighting Fluorescent	80%			2030	**	10	\$51,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	20%			2020	\$80,500	10	\$13,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2020	\$47,700	10	\$8,500	
Emergency, Battery	10%			2030	**	10	\$1,700	
Exit, Service	40%			2020	\$9,400	1		
Exterior Lighting								
HID	100%			2020	\$266,900	10	\$200	
Alarm								
Security System								
No Component	90%							
Generic	10%			2025	\$21,400	1	\$2,600	
Fire/Smoke Detection								
Generic, Digital	100%			2025	\$732,100	1-3	\$44,900	
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%	Now	\$400	2035	**	1		
<i>Unit Inoperable, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Gas Booster Pump, Basement Boiler Room</i>								
Conversion Equipment								
Hot Water Boiler	100%	Now	\$25,500	2023	\$510,300	1	\$31,500	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Controler Needs To Be Replaced</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$10,300	2024	\$103,200	4	\$3,500	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Boiler Room</i>								
Terminal Devices								
Convactor/Radiator	80%			2030	**	1	\$18,300	
Unit Heater - Steam	20%			2020	\$47,300	4	\$1,900	

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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.

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

Asset Name : NEW YORK CITY TERMINAL MARKET TRANSFORMER VAULT A
Address : HALLECK STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DBS0021.110 / 2129 **Yr Built/Renovated** : 1965 / 2014
Area Sq Ft : 1,444 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 12-Jun-2014 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 2770 **Lot** : 1 **BIN** :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$52,400	
Total	\$52,400	
Importance Code A	\$52,400	
Total	\$52,400	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture				
Interior Architecture				
Electrical		\$21,400		
Mechanical				
Total		\$21,400		
Importance Code A				
Importance Code B		\$21,400		
Total		\$21,400		



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

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	100%	Now	\$52,400	LIFE	**	5	\$4,000	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corners</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Metal Louvers	100%			2028		10		
Roof								
Single Ply Membrane	100%			2035	**	10	\$4,100	
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	**	5	\$4,700	
Interior Walls								
Concrete Masonry Unit	100%			LIFE	**	5		
Ceilings								
Exposed Concrete	100%			LIFE	**	5	\$300	
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2025	\$4,800	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 3000 Amperes Main Disconnect Switch Fed To Buildings A And B</i>								
Switchgear / Switchboard								
Air Circuit Breaker	65%			2025	\$31,700	5		
Molded Case Bkrs	35%			2025	\$17,100	5		
Raceway								
Busway	50%			2023	\$2,700	1		
Conduit	50%			2025	\$2,700	1		
Panelboards								
Molded Case Bkrs	100%			2024	\$7,500	5		
Wiring								
Thermoplastic	100%			2025	\$6,600	1		
Lighting								
Interior Lighting								
Fluorescent	100%			2020	\$14,600	10	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Exterior Lighting								
HID	100%			2020	\$5,400	10		

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Exhaust Fans									
	Roof	50%			2030	* *	2		
	Wall Unit	50%			2025	\$200	2		

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

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

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

Asset Name : NEW YORK CITY TERMINAL MARKET TRANSFORMER VAULT B
Address : HALLECK STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DBS0021.120 / 2289 **Yr Built/Renovated** : 1965 / 2014
Area Sq Ft : 1,444 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 12-Jun-2014 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 2770 **Lot** : 1 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$26,200			
Interior Architecture				
Electrical		\$21,400		
Mechanical		\$200		
Total	\$26,200	\$21,600		
Importance Code A	\$26,200			
Importance Code B		\$21,600		
Total	\$26,200	\$21,600		



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

DEPT. OF SMALL BUSINESS SERV. - 801
NEW YORK CITY TERMINAL MARKET TRANSFORMER VAULT 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	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	100%	Now	\$26,200	LIFE	**	5	\$4,000	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Corners</i>								
Windows								
Metal Louvers	100%			2028		10		
Roof								
Single Ply Membrane	100%			2035	**	10	\$4,100	
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	**	5	\$4,700	
Interior Walls								
Concrete Masonry Unit	100%			LIFE	**	5		
Ceilings								
Exposed Concrete	100%			LIFE	**	5	\$300	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Vault Area</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								
Air Circuit Breaker	100%			2025	\$4,800	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 5000 Amperes Main Disconnect Switch Fed To Buildings C And D</i>								
Switchgear / Switchboard								
Air Circuit Breaker	65%			2025	\$31,700	5		
Molded Case Bkrs	35%			2025	\$17,100	5		
Raceway								
Busway	50%			2023	\$2,700	1		
Conduit	50%			2025	\$2,700	1		
Panelboards								
Molded Case Bkrs	100%			2024	\$7,500	5		
Wiring								
Thermoplastic	100%			2025	\$6,600	1		
Lighting								
Interior Lighting								
Fluorescent	100%			2020	\$14,600	10	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Exterior Lighting								
HID	100%			2020	\$5,400	10		

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

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

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

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

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%

2030

* *

2

Wall Unit

50%

2020

\$200

2

*Other Observation, Extent : Light, Area Affected : 50%**Location : Side Wall Of The Vault**Explanation : One Unit*

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

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

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

Asset Name : NEW YORK CITY TERMINAL MARKET TRANSFORMER VAULT C
Address : HALLECK STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DBS0021.130 / 2290 **Yr Built/Renovated** : 1965 / 2014
Area Sq Ft : 1,444 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 12-Jun-2014 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 2770 **Lot** : 1 **BIN** :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Electrical		\$39,000
Total		\$39,000
Importance Code B		\$39,000
Total		\$39,000

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$26,200			
Interior Architecture				
Electrical		\$21,400		
Mechanical		\$200		
Total	\$26,200	\$21,600		
Importance Code A	\$26,200			
Importance Code B		\$21,600		
Total	\$26,200	\$21,600		



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

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

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

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

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

Exterior

Exterior Walls

Concrete Masonry Unit	100%	Now	\$26,200	LIFE	**	5	\$4,000	
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*Diagonal Cracks, Extent : Moderate, Area Affected : 15%**Location : Corners**Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%**Location : Throughout*

Windows

Metal Louvers	100%			2028		10		
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Roof

Single Ply Membrane	100%			2035	**	10	\$4,100	
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Interior

Floors

Cast in Place Concrete	100%			LIFE	**	5	\$4,700	
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Interior Walls

Concrete Masonry Unit	100%			LIFE	**	5		
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Ceilings

Exposed Concrete	100%			LIFE	**	5	\$300	
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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

Air Circuit Breaker	100%			2025	\$4,800	5		
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 5000 Amperes Main Disconnect Switch Fed To Buildings A, B And**Cafeteria*

Switchgear / Switchboard

Air Circuit Breaker	80%			2025	\$39,000	5		
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Molded Case Bkrs	20%			2025	\$9,800	5		
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Raceway

Busway	50%			2023	\$2,700	1		
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Conduit	50%			2025	\$2,700	1		
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Panelboards

Molded Case Bkrs	100%			2024	\$7,500	5		
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Wiring

Thermoplastic	100%			2025	\$6,600	1		
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Lighting

Interior Lighting

Fluorescent	100%			2020	\$14,600	10	\$1,300	
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*T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Exterior Lighting

HID	100%			2020	\$5,400	10		
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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 TRANSFORMER VAULT C
Asset # : 2290

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation	Exhaust Fans								
	Roof	50%			2030	* *	2		
	Wall Unit	50%			2020	\$200	2		
		<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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

Asset Name : NEW YORK CITY TERMINAL MARKET TRANSFORMER VAULT D
Address : HALLECK STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DBS0021.140 / 2291 **Yr Built/Renovated** : 1965 / 2014
Area Sq Ft : 1,444 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 12-Jun-2014 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 2770 **Lot** : 1 **BIN** :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Electrical		\$48,800
Total		\$48,800
Importance Code B		\$48,800
Total		\$48,800

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$26,200			
Interior Architecture				
Electrical		\$21,400		
Mechanical				
Total	\$26,200	\$21,400		
Importance Code A	\$26,200			
Importance Code B		\$21,400		
Total	\$26,200	\$21,400		



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

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

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

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

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

Exterior

Exterior Walls

Concrete Masonry Unit	100%	Now	\$26,200	LIFE	**	5	\$4,000	
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Diagonal Cracks, Extent : Moderate, Area Affected : 15%

Location : Corners

Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%

Location : Throughout

Windows

Metal Louvers	100%			2028		10		
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Roof

Single Ply Membrane	100%			2035	**	10	\$4,100	
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Interior

Floors

Cast in Place Concrete	100%			LIFE	**	5	\$4,700	
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Interior Walls

Concrete Masonry Unit	100%			LIFE	**	5		
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Ceilings

Exposed Concrete	100%			LIFE	**	5	\$300	
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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

Air Circuit Breaker	100%			2025	\$4,800	5		
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 5000 Amperes And One 3000 Amperes Main Disconnect Switch Fed To Building D And Service Bridge

Switchgear / Switchboard

Air Circuit Breaker	100%			2025	\$48,800	5		
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Raceway

Busway	50%			2023	\$2,700	1		
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Conduit	50%			2025	\$2,700	1		
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Panelboards

Molded Case Bkrs	100%			2024	\$7,500	5		
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Wiring

Thermoplastic	100%			2025	\$6,600	1		
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Lighting

Interior Lighting

Fluorescent	100%			2020	\$14,600	10	\$1,300	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout

Explanation : T-12 Lamps

Exterior Lighting

HID	100%			2020	\$5,400	10		
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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 TRANSFORMER VAULT D
Asset # : 2291

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation	Exhaust Fans								
	Roof	50%			2030	* *	2		
	Wall Unit	50%			2025	\$200	2		
		<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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$4,281,400	\$304,400
Interior Architecture	\$1,323,400	\$314,400
Electrical	\$1,261,700	\$478,100
Mechanical		\$459,200
Site Enclosure	\$42,300	
Site Pavements	\$253,600	
Total	\$7,162,500	\$1,556,000
Importance Code A	\$4,347,300	\$361,400
Importance Code B	\$2,342,400	\$1,194,600
Importance Code C	\$472,800	
Total	\$7,162,500	\$1,556,000

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$37,800			
Interior Architecture	\$40,900		\$500	\$900
Electrical	\$61,500	\$5,700	\$7,800	\$6,500
Mechanical	\$4,600	\$1,000	\$1,100	\$1,000
Total	\$144,900	\$6,700	\$9,300	\$8,400
Importance Code A	\$42,300	\$1,000	\$1,000	\$1,000
Importance Code B	\$91,400	\$5,700	\$7,800	\$7,400
Importance Code C	\$11,100		\$500	
Total	\$144,900	\$6,700	\$9,300	\$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
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	\$96,500	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	\$64,300	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	\$79,000	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	\$342,900	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	\$623,200	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	\$42,300	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.

** 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								
Windows								
Aluminum	100%	Now	\$12,000	2027	\$40,100	5	\$500	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : North Facade</i>								
<hr/>								
Roof								
Fiberglass Panel	10%	Now	\$25,800	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	\$2,796,000	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>								
<hr/>								
Soffits								
Exposed Struc: Steel	100%	2-4	\$237,300	LIFE	**	5	\$39,700	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<hr/>								
Interior								
Floors								
Cast in Place Concrete	95%	Now	\$447,600	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	\$64,200	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>								
<hr/>								
Interior Walls								
Ceramic Tile	1%			2031	**	5	\$900	
Concrete Masonry Unit	88%	2-4	\$176,900	LIFE	**	5	\$31,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Gypsum Board	10%	2-4	\$7,500	LIFE	**	5	\$5,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Wood	1%			LIFE	**	5	\$7,300	

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

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

Architecture	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	\$61,200	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	\$573,500	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Plaster	5%	Now	\$29,800	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>								
<hr/>								
Site Enclosure								
Fence/Gates								
Chain link	100%	Now	\$42,300	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>								
<hr/>								
Site Pavements								
Parking/Driveway								
Cast in Place Concrete	80%	Now	\$202,900	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	\$50,700	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>								

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

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

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	\$65,900	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	\$12,600	5	\$400	
Transformers								
Dry Type	100%			2026	\$15,800	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	\$163,400	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	\$80,500	5	\$900	
Raceway								
Conduit	100%			2028	\$152,400	1		
Panelboards								
Molded Case Bkrs	39%	0-2	\$75,700	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	\$118,300	5	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Not In Service</i>								

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

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

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	\$300,500	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2028	\$33,400	1		
Motor Controllers								
Locally Mounted	100%	0-2	\$29,400	2048	**	5	\$300	
<i>Aged Component, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Machinery Room</i>								
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,500	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	\$373,600	2038	**			
Fluorescent	28%	Now	\$160,900	2038	**			
<i>Damaged Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Ground Floor</i>								
Incandescent	7%	Now	\$53,600	2033	**	2	\$100	
<i>Damaged Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Egress Lighting								
Emergency, Battery	50%	Now	\$68,000	2038	**			
<i>Not Functioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Ground Floor</i>								
Exit, Service	50%	Now	\$16,800	2038	**	1		
<i>Not Functioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Ground Floor</i>								
Exterior Lighting								
HID	30%			2023	\$114,300	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

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
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	\$2,200	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>							
<hr/>								
Conversion Equipment								
Furnace	20%	0-2	\$4,500	2028	\$44,500	1	\$9,000	
	<i>Not in Service, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : 1st Floor</i>							
<hr/>								
No Component	80%							
<hr/>								
Ventilation								
Exhaust Fans								
Wall Unit	5%			2023	\$1,700	2	\$200	
No Component	95%							
<hr/>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2026	\$414,700	1		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Next To Office</i>							
	<i>Explanation : Incoming Water Service Is Shut Off At Main</i>							
<hr/>								
Water Heater								
Gas Fired	10%	Now	\$100	2023	\$5,800	2	\$100	
	<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Office Area</i>							
<hr/>								
No Component	90%							
<hr/>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<hr/>								
Fixtures								
Generic	100%							
	<i>Not in Service, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Bathrooms In Office Area</i>							
<hr/>								
Fire Suppression								
Sprinkler								
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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$453,000	\$679,900
Interior Architecture	\$113,200	\$238,500
Electrical	\$66,800	\$300,700
Mechanical		\$116,600
Total	\$633,000	\$1,335,700
Importance Code A	\$453,000	\$679,900
Importance Code B	\$180,000	\$655,800
Total	\$633,000	\$1,335,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$23,300		\$25,700	
Electrical	\$700	\$1,900	\$700	\$1,300
Mechanical	\$7,700	\$9,800	\$5,300	\$16,400
Total	\$31,700	\$11,800	\$31,700	\$17,700
Importance Code A	\$24,000	\$6,000	\$26,400	\$6,200
Importance Code B	\$7,700	\$5,800	\$5,300	\$11,500
Total	\$31,700	\$11,800	\$31,700	\$17,700



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	15%			LIFE	**	5	\$41,100	
Concrete Masonry Unit	20%	0-2	\$90,100	LIFE	**	5	\$6,900	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 25%</i>								
<i>Location : North And South Facades</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 25%</i>								
<i>Location : North And South Facades</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : North And South Facades</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Fiberglass Panel	25%			2036	**	5	\$51,400	
Metal, Corrugated	20%			2037	**	1		
Metal/Glass Curt Wall	5%			LIFE	**	5	\$5,100	
Metal Coiling Doors	15%	Now	\$23,300	2032	**	5	\$12,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade, South Facade</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade, South Facade</i>								
Windows								
Steel	100%	Now	\$218,600	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	\$36,300	
Spray-on Foam	75%	0-2	\$108,000	2027	\$539,900	5	\$98,900	
<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	\$113,200	LIFE	**	5	\$238,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Within Control Joints</i>								
Ceilings								
Exposed Struc: Steel	100%			LIFE	**			

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

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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 : One75 Kva</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	\$66,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-8 Lamps</i>								
Egress Lighting Exit, Service No Component	50%			2027		1	\$12,100	
	50%							
Exterior Lighting HID	100%			2027	\$300,700	10	\$200	
Alarm								
Security System No Component Generic	90%			2027	\$24,100	1	\$3,000	
	10%							
Fire/Smoke Detection No Component Generic, Digital	90%			2032	**	1-3	\$4,900	
	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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*** 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	
Heating								
Energy Source								
Electricity	2%			2047	**	1		
Natural Gas	98%			2047	**	1		
Conversion Equipment								
Furnace	20%			2032	**	1	\$7,200	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 1 Gas Fired Packaged Roof Top Unit</i>							
Radiant Heater	78%			2032	**	2	\$26,400	
	<i>Other Observation, Extent : Light, Area Affected : 80%</i>							
	<i>Location : Throughout Warehouse</i>							
	<i>Explanation : 20 Gas Fired Infrared Heaters</i>							
No Component	2%							
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	\$56,500	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	\$60,000	4	\$400	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
Fixtures								
	Generic	100%						
Fire Suppression								
	Standpipe							
	No Component	20%						
	Generic	80%			2047	**	1-5	\$29,400
	Sprinkler							
	Generic	100%			2047	**	1-2	\$20,400

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

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

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture		\$500		\$400
Interior Architecture				
Electrical				\$100
Mechanical				
Total		\$500		\$400
Importance Code A		\$500		\$400
Importance Code B				\$100
Importance Code C				
Total		\$500		\$400



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
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	\$400	
Metal Panel	50%			2047	**	5-10	\$1,300	
Windows								
Aluminum	100%			2043	**	5		
Roof								
Metal Panel	100%			2040	**	10	\$500	
Interior								
Floors								
Steel Plate	100%			LIFE	**	1		
Interior Walls								
Glass: Single Pane	50%			LIFE	**	5	\$100	
Metal Panel	50%			LIFE	**			
Ceilings								
Metal Panel	100%			LIFE	**	5	\$200	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2027	\$3,700	1		
Panelboards								
Molded Case Bkrs	100%			2026	\$7,500	5		
Wiring								
Thermoplastic	100%			2027	\$8,200	1		
Lighting								
Interior Lighting								
Fluorescent	100%			2032	**	10	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								

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

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

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

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

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$1,947,000	\$36,300
Interior Architecture	\$822,100	
Electrical	\$99,400	
Mechanical	\$394,400	\$98,600
Total	\$3,262,800	\$134,800
Importance Code A	\$2,050,900	\$36,300
Importance Code B	\$1,077,000	\$98,600
Importance Code C	\$134,900	
Total	\$3,262,800	\$134,800

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$30,800			
Interior Architecture	\$95,100			\$2,700
Mechanical	\$12,000	\$15,600	\$3,900	\$1,900
Total	\$137,900	\$15,600	\$3,900	\$4,600
Importance Code A	\$41,400	\$1,000	\$1,000	\$1,000
Importance Code B	\$56,800	\$14,700	\$2,900	\$3,700
Importance Code C	\$39,700			
Total	\$137,900	\$15,600	\$3,900	\$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
SOUTH BROOKLYN MARINE TERMINAL OFFICE BUILDING WITH TOWER
Asset # : 2504

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$136,100	LIFE	**	5	\$30,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 15%</i>								
<i>Location : West Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Entire</i>								
<i>Explanation : No Access - Report To Follow Is A Carryover From 2012 - No Sign Of Recent Work Done</i>								
Concrete Masonry Unit	10%	0-2	\$124,200	LIFE	**	5	\$3,800	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	60%	Now	\$546,000	LIFE	**	5	\$36,300	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : West Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : East Facade, West Facade</i>								
Metal Panel	10%	0-2	\$17,400	2037	**	5	\$11,300	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	10%	Now	\$171,100	2032	**	5	\$9,400	
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
Windows								
Aluminum	20%	0-2	\$47,000	2052	**	5	\$600	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Steel	80%	Now	\$234,300	2052	**	5	\$28,100	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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	\$80,300	LIFE	**	5	\$4,900	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
Masonry: Brick	85%	Now	\$186,100	LIFE	**	5	\$10,800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : West Parapet</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Facade</i>								
Metal Rail	10%	0-2	\$13,500	2032	**	5	\$9,000	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	100%	Now	\$422,000	2037	**			
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Second Floor</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Second Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Tower</i>								
Interior								
Floors								
Carpet	15%	0-2	\$20,600	2023	\$68,700	3	\$8,100	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	30%	Now	\$112,000	LIFE	**	5	\$23,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Boiler Room</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	5%	0-2	\$34,800	2042	**	5	\$900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terrazzo	50%	Now	\$250,400	LIFE	**	5	\$14,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Second Floor And Stairs</i>								

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

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

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

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

Architecture		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	\$16,800	2042	**	5	\$300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	50%	0-2	\$134,900	LIFE	**	5	\$2,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Gypsum Board	15%	2-4	\$7,600	LIFE	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Plywood/Hardboard	30%	0-2	\$15,400	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileConcealSpLn	20%	2-4	\$58,100	2047	**	5	\$4,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	60%	Now	\$174,300	2047	**	5	\$10,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Tower, Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Tower, Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Tower</i>								
Exposed Concrete	20%	2-4	\$92,400	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	Priority
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	\$99,400	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	Priority
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	\$10,600	2037			* *	1
			<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
Hot Water Boiler	60%	Now	\$103,900	2047			* *	1
			<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
			<i>Not in Service, Extent : Moderate, Area Affected : 40%</i>					
			<i>Location : Various Locations</i>					
Terminal Devices								
Convactor/Radiator	60%			2040			* *	1
Fan Coil Unit/Heat	40%			2032			* *	1
Air Conditioning								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	Electricity	100%			2035	* *	1	
Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	90%	Now	\$253,200	2037	* *	2	\$1,100
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
	Window/Wall Unit	10%			2025	\$4,700	1	
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$13,400
Exhaust Fans								
	Roof	100%			2022	\$37,300	2	\$700
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%			2025	\$98,600	1	
Water Heater								
	Gas Fired	100%			2020	\$13,700	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.

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Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$6,022,200	\$1,732,600
Interior Architecture	\$2,881,300	\$924,300
Electrical	\$1,812,600	\$1,710,300
Mechanical	\$349,900	\$496,700
Total	\$11,066,000	\$4,863,800
Importance Code A	\$6,022,200	\$2,005,900
Importance Code B	\$4,972,200	\$2,857,900
Importance Code C	\$71,600	
Total	\$11,066,000	\$4,863,800

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$25,100			
Interior Architecture	\$1,600			
Electrical		\$1,800	\$3,200	\$5,700
Mechanical	\$37,500	\$37,500	\$37,500	\$41,600
Total	\$64,200	\$39,400	\$40,700	\$47,300
Importance Code A	\$26,800	\$800	\$1,700	\$5,400
Importance Code B	\$37,500	\$38,600	\$39,000	\$41,900
Importance Code C				
Total	\$64,200	\$39,400	\$40,700	\$47,300



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DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL PIER BLDG.

Asset # : 2416

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	25%	Now	\$1,647,500	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	\$58,500	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	\$349,900	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	\$1,362,100	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	\$793,500	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	\$654,500	2035	**	5	\$26,100	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Steel	30%	Now	\$466,300	2035	**	5	\$139,700	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : North Facade</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								

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DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL PIER BLDG.

Asset # : 2416

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Concrete Masonry Unit	3%	Now	\$13,100	LIFE	**	5	\$5,700	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	2%	Now	\$12,000	LIFE	**	5	\$21,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East Facade</i>								
No Component	95%							
Roof								
Fiberglass Panel	10%			2036	**	1		
Metal Panel	10%			2040	**	10	\$176,500	
Spray-on Foam	80%			2032	**	5	\$1,026,800	
Interior								
Floors								
Asphalt Poured	5%	0-2	\$1,600	2032	**	5	\$6,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Entrance</i>								
Cast in Place Concrete	85%	Now	\$210,500	LIFE	**	5	\$887,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Control Joints</i>								
Terrazzo	10%	Now	\$2,214,000	LIFE	**	5	\$37,300	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1st And 2nd Floors</i>								
<i>Explanation : Offices Are Abandoned And Area In Severe Disrepair</i>								
Interior Walls								
Concrete Masonry Unit	10%	Now	\$71,600	LIFE	**	5	\$6,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Perimeter Office Walls</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1st And 2nd Floors</i>								
<i>Explanation : Offices Are Abandoned And Area In Severe Disrepair</i>								
No Component	90%							
Ceilings								
AcousTileConcealSpLn	10%	Now	\$385,200	2047	**	5	\$29,800	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1st And 2nd Floor Offices</i>								
<i>Explanation : Offices Are Abandoned And Area In Severe Disrepair</i>								
Exposed Struc: Steel	90%			LIFE	**			

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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	Priority
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	\$597,900	1		
Conduit	5%			2047	**	1		
Panelboards								
Molded Case Bkrs	70%			2026	\$334,300	5	\$6,400	
Molded Case Bkrs	30%			2043	**	5	\$2,800	
Wiring								
Thermoplastic	80%			2027	\$778,100	1		
Thermoplastic	20%			2047	**	1		
Motor Controllers								
Locally Mounted	100%			2025	\$29,400	5	\$2,400	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	100%	Now	\$1,812,600	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	Priority
Heating								
Energy Source								
Electricity	5%			2047	**	1		
No Component	95%							

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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	Priority
Heating								
Conversion Equipment Hot Water Boiler	5%			2025	\$114,900	1	\$7,900	
			<i>Obsolete Equipment, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Office Section Of Building</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Office Section Of Building</i>					
			<i>Explanation : Building Expected To Be Renovated By Tenant</i>					
Radiant Heater	3%			2027	\$158,400	2	\$4,400	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Water Meter Rooms</i>					
			<i>Explanation : Electric Unit Heaters</i>					
No Component	92%							
Terminal Devices								
Convect/Radiator	100%			2025	\$127,600	1	\$102,900	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout Office Section Of Building</i>					
			<i>Explanation : Equipment To Be Upgraded By Propective Tenant</i>					
Air Conditioning								
Energy Source Electricity	100%			2026	\$54,100	1		
Conversion Equipment								
Reciprocating Compr/Chiller	5%			2022	\$126,500	1	\$7,400	
			<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Office Section Of Building</i>					
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Office Section Of Building</i>					
			<i>Explanation : Equipment To Be Upgraded By Propective Tenant</i>					
Window/Wall Unit	1%			2027	\$6,200	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	\$10,000	1	\$9,900	
			<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Office Section Of Building</i>					
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Office Section Of Building</i>					
			<i>Explanation : Equipment To Be Upgraded By Propective Tenant</i>					
No Component	95%							
Plumbing								
H/C Water Piping Galvanized Steel	5%			2032	**	1		
No Component	95%							

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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	
Plumbing									
	Water Heater								
	Gas Fired	100%			2020	\$181,700	2	\$4,600	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
			<i>Location : Office Section Of Building</i>						
			<i>Explanation : Equipment To Be Upgraded By Propective Tenant</i>						
<hr/>									
	Sanitary Piping								
	Cast Iron	5%			LIFE	* *	1		
	No Component	95%							
<hr/>									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
<hr/>									
Fire Suppression									
	Standpipe								
	Generic	100%			2047	* *	1-5	\$160,700	
<hr/>									
	Sprinkler								
	Generic	100%			2047	* *	1-2	\$89,300	
<hr/>									
	Fire Pump								
	Generic	100%			2036	* *	1	\$59,500	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
			<i>Location : Water Meter Rooms</i>						
			<i>Explanation : Building Has Been Divided Into Two Sections</i>						

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$2,029,000	\$257,300
Interior Architecture	\$576,000	\$338,700
Total	\$2,604,900	\$596,000
Importance Code A	\$2,029,000	\$257,300
Importance Code B	\$497,700	\$338,700
Importance Code C	\$78,300	
Total	\$2,604,900	\$596,000

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$33,500	\$14,600		
Interior Architecture				
Electrical				\$300
Mechanical	\$5,300	\$3,900	\$6,000	\$3,900
Total	\$38,800	\$18,500	\$6,000	\$4,200
Importance Code A	\$33,700	\$14,600	\$200	
Importance Code B	\$5,100	\$3,900	\$5,800	\$4,200
Importance Code C				
Total	\$38,800	\$18,500	\$6,000	\$4,200



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 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	\$384,000	LIFE	**	5	\$19,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Facade, South Facade</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : North Facade, South Facade</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building entire</i>								
<i>Explanation : No Access - Report To Follow Is A Carryover From 2012 - No Sign Of Recent Work Done</i>								
Fiberglass Panel	10%			2040	**	5	\$29,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Panel	20%	Now	\$33,500	2047	**	5	\$29,200	1
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deformed/Dented, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	30%	Now	\$661,400	2032	**	5	\$36,500	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : North Facade, South Facade</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : South Facade, North Facade</i>								
Windows								
Steel	100%	Now	\$983,500	2052	**	5	\$117,900	1
<i>Bent/Warped Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roof								
Metal Panel	20%			2047	**	10	\$102,900	
Not Accessible	80%							
Interior								
Floors								
Cast in Place Concrete	100%	0-2	\$80,400	LIFE	**	5	\$338,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

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

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

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

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

Interior

Interior Walls

Concrete Masonry Unit	75%	0-2	\$78,300	LIFE	**	5	\$28,300	
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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	\$417,300	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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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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	\$34,300	2	\$1,000	
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	\$29,000	
Fire Pump Generic	100%	0-2	\$1,200	2030	**	1	\$17,400	
<i>Damaged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sprinkler Room, Damaged Drive Coupling</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sprinkler Room</i>								
<i>Explanation : Engine Driven Fire Pump</i>								

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

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

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$19,800			
Interior Architecture				
Electrical				
Mechanical				
Total	\$19,800			
Importance Code A	\$19,800			
Importance Code B				
Importance Code C				
Total	\$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
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	\$17,100	LIFE	**	5	\$900	1
<i>Diagonal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : North East Corner</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Southeast Corner</i>								
<i>Other Observation, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Building Entire</i>								
<i>Explanation : Building Scheduled To Be Demolished - New Transformer Scheduled To Come Online In 2017</i>								
Metal Coiling Doors	10%	Now	\$2,600	2040	**	5	\$200	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
Windows								
Metal Louvers	100%			2030	**	10		
Roof								
Not Accessible	100%							
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	**	5	\$1,100	
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		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Service Equipment								
Not Accessible	100%							
Transformers								
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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Piers		\$116,400
Total		\$116,400
Importance Code A		\$116,400
Total		\$116,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Piers	\$45,200			
Total	\$45,200			
Importance Code A	\$45,200			
Total	\$45,200			



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
23RD ST. MARINA 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+	\$23,200	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		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+	\$22,000	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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019	FY 2020	FY 2021	FY 2022
Piers	\$62,900			\$1,000
Total	\$62,900			\$1,000
Importance Code A	\$62,900			
Importance Code C				\$1,000
Total	\$62,900			\$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	\$48,600	
		<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	\$1,900	
		<i>Spalling, Extent : Light, Area Affected : 2%</i>						
		<i>Location : Typical Throughout</i>						
Concrete	5%	4+	\$6,000	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+	\$31,700	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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Piers	\$65,200	\$65,200
Total	\$65,200	\$65,200
Importance Code A	\$65,200	\$65,200
Total	\$65,200	\$65,200

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Piers	\$19,300			
Total	\$19,300			
Importance Code A	\$100			
Importance Code B	\$19,200			
Total	\$19,300			



*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 8, 8A, AND 8B
Asset # : 14872

System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural							
Deck							
Concrete	100%		LIFE	**	5	\$130,400	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Entire Pier Completed 2015</i>					
Pile Caps							
Concrete	5%		LIFE	**	5	\$200	
		<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	\$51,700	
Piles							
Timber	25%		2043	**	4	\$6,000	
Not Accessible	75%						
Pile Cluster							
Timber	25%		2033	**	4-10		
Not Accessible	75%						
Deck Elements							
Coping/Curb							
Timber	100%		LIFE	**			
Mech./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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Piers	\$65,000	\$65,000
Total	\$65,000	\$65,000
Importance Code A	\$65,000	\$65,000
Total	\$65,000	\$65,000

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Piers	\$30,000		\$2,700	
Total	\$30,000		\$2,700	
Importance Code A	\$30,000			
Importance Code B			\$2,700	
Total	\$30,000		\$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	\$130,000	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Pile Caps								
Concrete	100%			LIFE	**	5	\$4,700	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Piles and Bracing								
Concrete	25%			LIFE	**	5	\$55,200	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Not Accessible	75%							
Fender								
Wales and Chocks								
Timber	8%			2041	**	4	\$4,100	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : At North And South End Of Platform</i>						
No Component	92%							
Piles								
Timber	6%			2041	**	4	\$1,400	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : At North And South End Of Platform</i>						
No Component	92%							
Not Accessible	2%							
Deck Elements								
Railing								
Steel	100%			2027				
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						

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

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

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Piers	\$215,500	\$142,800
Total	\$215,500	\$142,800
Importance Code A	\$215,500	\$105,900
Importance Code C		\$36,900
Total	\$215,500	\$142,800

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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 II</i>								
<i>Explanation : Loose Deck Grating</i>								
Not Accessible	70%							
Deck Surface								
Asphalt Pavers	70%			2040	**			
Topsoil	10%			2026	\$36,900	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	\$178,300	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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Piers		\$44,200
Total		\$44,200
Importance Code A		\$44,200
Total		\$44,200

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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

System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% 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.

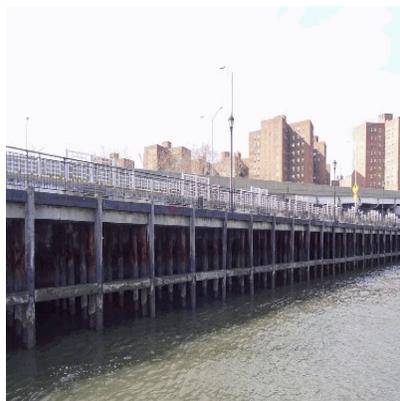
Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Piers	\$584,500	\$806,700
Total	\$584,500	\$806,700
Importance Code A	\$542,900	\$67,300
Importance Code B		\$697,700
Importance Code C	\$41,700	\$41,700
Total	\$584,500	\$806,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Piers	\$7,000	\$25,300		
Total	\$7,000	\$25,300		
Importance Code A				
Importance Code B	\$7,000	\$25,300		
Total	\$7,000	\$25,300		



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
EAST RIVER ESPLANADE PILE SUPPORTED PLATFORM

Asset # : 14656

Piers		Current 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+	\$542,900	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			\$662,800	
Steel	5%	4+	\$7,000	2027			\$34,900	
		<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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019	FY 2020	FY 2021	FY 2022
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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019	FY 2020	FY 2021	FY 2022
Piers	\$75,100		\$2,800	
Total	\$75,100		\$2,800	
Importance Code A	\$72,900			
Importance Code B	\$2,200		\$2,800	
Total	\$75,100		\$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	\$55,900
				<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>				
	Pile Caps							
	Concrete	100%			LIFE	**	5	\$2,000
				<i>Cracking, Extent : Light, Area Affected : 5%</i>				
				<i>Location : Throughout</i>				
	Piles and Bracing							
	Concrete	65%			LIFE	**	5	\$61,700
	Concrete	5%	4+	\$13,100	LIFE	**	5	\$2,400
				<i>Spalling, Extent : Moderate, Area Affected : 75%</i>				
				<i>Location : Northeast Pile</i>				
	Not Accessible	30%						
	Coping/Curb							
	Concrete	100%			LIFE	**		
				<i>Cracking, Extent : Light, Area Affected : 5%</i>				
				<i>Location : Throughout</i>				
Fender	Wales and Chocks							
	Timber	20%			2037	**	4	\$3,400
	No Component	80%						
	Piles							
	Timber	30%			2037	**	4	\$2,300
	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>				
	No Component	30%						
	Not Accessible	35%						
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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

Asset Name : HIGH LEVEL DECK (WHARF)
Address : FOOT OF E 96TH ST TO NO. SIDE E 94TH ST. SUB 2 A/T, SUB 1 BL
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR099.000 / 13847 **Yr Built/Renovated** :
Area Sq Ft : 6,295 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 06-Feb-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 1573 **Lot** : 52 **BIN** :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Piers	\$781,200	
Total	\$781,200	
Importance Code A	\$327,300	
Importance Code B	\$454,000	
Total	\$781,200	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Piers				
Total				
Importance Code A				
Total				



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

DEPT. OF SMALL BUSINESS SERV. - 801
HIGH LEVEL DECK (WHARF)
Asset # : 13847

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Deck								
Concrete	20%	4+	\$73,800	LIFE	**	5	\$2,300	
<i>Spalling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Offshore Surface Entire Length</i>								
Concrete	80%			LIFE	**	5	\$9,400	
<i>Cracking, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout With Efflorescence</i>								
Pile Caps								
Timber	25%	4+	\$79,900	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	\$47,900	LIFE	**	4	\$7,400	
<i>Rotting/Splitting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Line Cap</i>								
Not Accessible	60%							
Piles and Bracing								
Timber	25%			LIFE	**	4-5	\$7,100	
<i>Rotting/Splitting, Extent : Light, Area Affected : 50%</i>								
<i>Location : Isolated Throughout At Abandoned Hardware Holes In Piles And In Tidal Zone</i>								
Timber	25%	2-4	\$125,700	LIFE	**	4-5	\$7,100	
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Braces Throughout</i>								
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Isolated At Abandoned Hardware Holes And In Tidal Zone</i>								
Not Accessible	50%							
Deck Elements								
Deck Surface								
Asphalt Pavers	100%			2034	**	5		
Railing								
Steel	100%			2020	\$454,000			
<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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Piers	\$291,900	
Total	\$291,900	
Importance Code A	\$162,900	
Importance Code B	\$129,000	
Total	\$291,900	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Piers	\$70,600			
Total	\$70,600			
Importance Code A	\$59,100			
Importance Code B	\$11,500			
Total	\$70,600			



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
HIGH-LEVEL DECK (WHARF) INFRONT OF ASSET 13854
Asset # : 13803

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Deck								
Timber	90%	4+	\$146,600	LIFE	**	5	\$6,800	
Aging, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Rotting/Splitting, Extent : Moderate, Area Affected : 20%								
Location : Isolated Throughout And At Ends Of Stringers								
Timber	10%	Now	\$16,300	LIFE	**	5	\$800	
Broken, Extent : Moderate, Area Affected : 100%								
Location : At North End Of Dock								
Other Observation, Extent : Severe, Area Affected : 50%								
Location : At Center Of Deck								
Explanation : Fire Damage								
Pile Caps								
Timber	80%			LIFE	**	4	\$16,900	
Rotting/Splitting, Extent : Moderate, Area Affected : 10%								
Location : At Ends Of Pile Caps								
Timber	15%	2-4	\$13,600	LIFE	**	4	\$2,100	
Rotting/Splitting, Extent : Severe, Area Affected : 100%								
Location : At Southern Pile Cap Of Wharf								
Timber	5%	Now	\$4,500	LIFE	**	4	\$700	
Rotting/Splitting, Extent : Severe, Area Affected : 100%								
Location : Severe Rot At Offshore Ends Of Timber Pile Caps								
Piles and Bracing								
Timber	35%			LIFE	**	4-5	\$5,200	
Rotting/Splitting, Extent : Light, Area Affected : 20%								
Location : Throughout Tidal Zone And Above Mhw Elevation								
Timber	15%	2-4	\$21,400	LIFE	**	4-5	\$1,200	
Rotting/Splitting, Extent : Severe, Area Affected : 100%								
Location : Partial Bearing And Rot In Tidal Zone On Timber Piles								
Timber	20%	Now	\$11,400	LIFE	**	4-5	\$1,600	
Other Observation, Extent : Severe, Area Affected : 10%								
Location : At Tops Of Timber Piles, Throughout Asset								
Explanation : Non-bearing								
Not Accessible	30%							
Fender								
Wales and Chocks								
Timber	100%	Now	\$71,900	2043	**	4	\$8,800	
Missing Part, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Piles								
Timber	100%	Now	\$57,000	2043	**	4	\$4,100	
Broken, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Rotting/Splitting, Extent : Severe, Area Affected : 80%								
Location : Throughout								

Deck Elements

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
HIGH-LEVEL DECK (WHARF) INFRONT OF ASSET 13854
Asset # : 13803

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								
	Timber	40%	4+	\$4,600	LIFE		**		
		<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>							
		<i>Location : Throughout</i>							
	Timber	60%	Now	\$6,900	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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Piers	\$796,500	\$1,206,100
Total	\$796,500	\$1,206,100
Importance Code A	\$76,600	\$128,000
Importance Code B	\$70,500	\$1,078,100
Importance Code C	\$649,400	
Total	\$796,500	\$1,206,100

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Piers	\$79,700		\$23,900	\$16,600
Total	\$79,700		\$23,900	\$16,600
Importance Code A	\$61,200			
Importance Code B	\$18,500		\$1,000	\$1,200
Importance Code C			\$22,900	\$15,300
Total	\$79,700		\$23,900	\$16,600



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
HIGH-LEVEL DECK 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+	\$19,500	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	\$39,300	
<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	\$2,800	
<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+	\$76,600	LIFE	**	5	\$500	
<i>Cracking, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Horizontal Cracking With Delamination And Rust Staining, Along Bottom Of Pile Caps At Isolated Caps</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout At Offshore Ends</i>								
Piles and Bracing								
Steel	30%	4+	\$20,600	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	\$3,300	
<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	\$70,500	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	**	4-10	\$351,100	
<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+	\$344,000	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+	\$6,500	2026			\$32,300	
<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			\$1,045,800	
<i>Missing Coating, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Coping/Curb								
Concrete	5%	4+	\$11,600	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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Piers	\$96,800	\$110,300
Total	\$96,800	\$110,300
Importance Code A		\$110,300
Importance Code B	\$96,800	
Total	\$96,800	\$110,300

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Piers	\$12,300		\$4,900	
Total	\$12,300		\$4,900	
Importance Code B	\$12,300		\$4,900	
Total	\$12,300		\$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	\$96,800	2041	**	4-5	\$27,000	
		<i>Missing Part, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Nine Missing Fenders</i>						
Rubber	45%			2029	**	4-5	\$34,300	
Facing Concrete	90%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 25%</i>						
		<i>Location : In Tidal Zone Of Vertical Concrete Aprons Around Pier</i>						
		<i>Explanation : Light Spalling And Cracking</i>						
Not Accessible	10%							
Deck Elements Coping/Curb Concrete	100%			LIFE	**			
		<i>Spalling, Extent : Light, Area Affected : 2%</i>						
		<i>Location : Isolated Locations Throughout</i>						

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

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

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Piers	\$685,600	\$927,900
Total	\$685,600	\$927,900
Importance Code A	\$152,500	\$41,700
Importance Code B	\$312,200	\$824,600
Importance Code C	\$220,800	\$61,500
Total	\$685,600	\$927,900

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Piers	\$171,000		\$24,600	\$23,700
Total	\$171,000		\$24,600	\$23,700
Importance Code A	\$163,000			
Importance Code B	\$8,000		\$24,600	\$500
Importance Code C				\$23,200
Total	\$171,000		\$24,600	\$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
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	\$80,400	
Concrete	2%	Now	\$14,300	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	\$108,700	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	**	5-10	\$700	
Concrete	2%	Now	\$4,300	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+	\$112,300	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	\$431,900	
<i>Rotting/Splitting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Isolated Throughout</i>								
Piles and Bracing								
Not Accessible	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : 80 Percent Encased; 20 Percent Wrapped</i>								
Fender								

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

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

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

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

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fender								
Buffer								
Rubber	5%	Now	\$5,300	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	\$1,400	
No Component	90%							
Wales and Chocks								
Timber	85%			2037	**	4	\$48,800	
<i>Rotting/Splitting, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Timber	15%	Now	\$35,300	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	\$149,100	2043	**	4	\$5,300	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Timber	10%	2-4	\$74,500	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	\$8,000	
<i>Worn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : In Tidal Zone</i>								
Not Accessible	50%							
Pile Cluster								
Timber	100%	Now	\$50,600	2029	**	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+	\$38,800	2028	\$388,000		
<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	\$388,000		
<i>Missing Coating, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
	Steel	5%	Now	\$14,600	2026	\$48,500		
<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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Piers	\$85,100	\$85,100
Total	\$85,100	\$85,100
Importance Code A	\$85,100	\$85,100
Total	\$85,100	\$85,100

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Piers	\$59,300		\$6,500	
Total	\$59,300		\$6,500	
Importance Code A	\$27,300			
Importance Code B	\$32,000		\$6,500	
Total	\$59,300		\$6,500	



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801

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	\$51,600
				<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	\$3,000
				<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	\$170,200
				<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	\$13,100
	Timber	40%	Now	\$28,500	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	\$10,600
				<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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Piers	\$1,865,700	\$3,326,000
Total	\$1,865,700	\$3,326,000
Importance Code A	\$1,729,500	\$2,194,100
Importance Code B		\$1,041,400
Importance Code C	\$136,200	\$90,500
Total	\$1,865,700	\$3,326,000

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Piers	\$6,500	\$38,400	\$10,200	
Total	\$6,500	\$38,400	\$10,200	
Importance Code A				
Importance Code B	\$6,500	\$38,400	\$10,200	
Importance Code C				
Total	\$6,500	\$38,400	\$10,200	



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801

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	Priority
Structural Deck								
Concrete	50%			LIFE	**	5	\$319,100	
Concrete	5%	4+	\$100,300	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+	\$45,700	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+	\$992,300	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+	\$636,800	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	\$3,800	2036	**	4	\$700	
<i>Broken, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Chain Connections At North End Of Pier</i>								
No Component	20%							
Not Accessible	50%							
Deck Elements								
Railing								
Steel	78%			2025			\$1,015,400	
Steel	2%	4+	\$2,600	2025			\$26,000	
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Top Rail Near Northeast Corner Of Pier</i>								
Fencing	10%			2028		3	\$7,400	\$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.

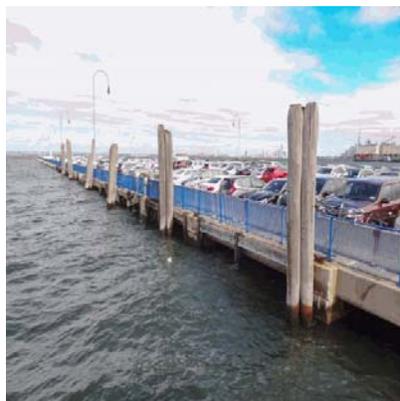
Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Piers	\$1,036,900	\$3,133,300
Total	\$1,036,900	\$3,133,300
Importance Code A	\$536,300	\$428,700
Importance Code B	\$433,900	\$2,637,900
Importance Code C	\$66,700	\$66,700
Total	\$1,036,900	\$3,133,300

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Piers	\$14,600		\$1,500	\$400
Total	\$14,600		\$1,500	\$400
Importance Code A	\$12,800			
Importance Code B	\$1,700		\$1,500	\$400
Total	\$14,600		\$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	\$363,400	
			<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	\$25,700	
			<i>Erosion, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Along Pier Fascias</i>					
Concrete	2%	4+	\$107,600	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	\$494,000	
			<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	\$3,000	
Timber	2%	Now	\$24,500	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	\$220,600	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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fender								
Piles								
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+	\$136,000	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+	\$52,800	2026	\$2,637,900			
<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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Piers	\$653,000	\$92,400
Total	\$653,000	\$92,400
Importance Code A	\$653,000	\$92,400
Total	\$653,000	\$92,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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+	\$105,700	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	\$39,800	LIFE	**	5	\$200	
			<i>Spalling, Extent : Severe, Area Affected : 15%</i>					
			<i>Location : At Bottoms Of Longitudinal Pile Caps</i>					
Concrete	18%	4+	\$358,400	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+	\$149,100	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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Piers		\$36,900
Total		\$36,900
Importance Code A		\$36,900
Total		\$36,900

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
Deck								
	Concrete	10%			LIFE	**	5	\$9,000
	Not Accessible	90%						
Deck Surface								
	Concrete	40%			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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

Asset Name : PIER 88 PASSENGER SHIP TERM.
Address : W 48TH ST AND HUDSON RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR040.000 / 13486 **Yr Built/Renovated** :
Area Sq Ft : 248,040 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 26-Feb-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 1107 **Lot** : 12 **BIN** :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Piers	\$2,882,400	\$2,001,500
Total	\$2,882,400	\$2,001,500
Importance Code A	\$2,495,800	\$1,183,900
Importance Code B		\$817,600
Importance Code C	\$386,600	
Total	\$2,882,400	\$2,001,500

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Piers		\$2,600		\$1,500
Total		\$2,600		\$1,500
Importance Code A				
Importance Code B		\$2,600		\$1,500
Total		\$2,600		\$1,500



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
PIER 88 PASSENGER SHIP TERM.
Asset # : 13486

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Deck								
Concrete	60%			LIFE	**	5	\$277,300	
<i>Cracking, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hairline Thermal Map Cracking And Scaling Top Of Exposed Deck</i>								
Concrete	5%	Now	\$726,700	LIFE	**	5	\$23,100	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Outboard End</i>								
<i>Explanation : Failed/ Collapsed</i>								
Not Accessible	35%							
Deck Surface								
Asphalt Pavers	35%	4+	\$386,600	2034	**			
<i>Worn, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
No Component	45%							
Not Accessible	20%							
Pile Caps								
Concrete	40%			LIFE	**	5	\$6,700	
Timber	45%	4+	\$283,200	LIFE	**	4	\$877,000	
<i>Rotting/Splitting, Extent : Light, Area Affected : 2%</i>								
<i>Location : Isolated Areas Throughout Interior Portion Of Pier</i>								
No Component	15%							
Piles and Bracing								
Steel	20%			LIFE	**	5	\$762,700	
Timber	15%	4+	\$1,485,900	LIFE	**	4-5	\$166,700	
<i>Rotting/Splitting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Sporadic, Above Waterline</i>								
No Component	15%							
Not Accessible	50%							
Fender								
Buffer								
Pneumatic Fenders	100%			2024			\$676,400	
Wales and Chocks								
Rubber	5%			2038	**	10		
No Component	95%							
Piles								
Steel	15%			2038	**	3-5	\$149,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Adjacent To Floating Fenders</i>								
<i>Explanation : Like new</i>								
Timber	5%			2038	**	4	\$3,000	
No Component	80%							
Deck Elements								
Coping/Curb								
Concrete	5%			LIFE	**			
Timber	85%			LIFE	**			
No Component	10%							

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
PIER 88 PASSENGER SHIP TERM.
Asset # : 13486

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 : 26-Feb-2014 Landmark Status : NONE
Areas Surveyed :
Block : 1109 Lot : 21 BIN :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Piers	\$2,249,000	\$358,600
Total	\$2,249,000	\$358,600
Importance Code A	\$1,497,500	\$311,500
Importance Code B	\$751,600	
Importance Code C		\$47,100
Total	\$2,249,000	\$358,600

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Piers	\$15,300			\$33,500
Total	\$15,300			\$33,500
Importance Code A				
Importance Code B				\$33,500
Importance Code C	\$15,300			
Total	\$15,300			\$33,500



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801

PIER 90 PASSENGER SHIP TERM.

Asset #: 13487

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Deck								
Concrete	60%	2-4	\$461,400	LIFE	**	5	\$146,700	
			<i>Cracking, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Periodic Throughout Along Pier Perimeter</i>					
			<i>Spalling, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Isolated Locations In Outboard Corner Along Pier Perimeter</i>					
			<i>Surface Wearing/Scaling, Extent : Moderate, Area Affected : 80%</i>					
			<i>Location : Periodic Throughout Along Pier Perimeter</i>					
Not Accessible	40%							
Deck Surface Asphalt	65%	2-4	\$15,300	2034	**	5	\$47,100	
			<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Periodic Throughout</i>					
			<i>Explanation : Isolated Gouges</i>					
Not Accessible	35%							
Pile Caps Timber	75%	4+	\$249,800	LIFE	**	4	\$773,500	
			<i>Rotting/Splitting, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Periodic Throughout</i>					
No Component	25%							
Piles and Bracing Steel	5%			LIFE	**	5	\$100,900	
Timber	15%	2-4	\$786,200	LIFE	**	4-5	\$88,200	
			<i>Rotting/Splitting, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Above Waterline And At Fasteners</i>					
Not Accessible	80%							
Fender Facing Timber	25%	0-2	\$32,800	2034	**	3	\$21,900	
			<i>Other Observation, Extent : Severe, Area Affected : 60%</i>					
			<i>Location : Along Concrete Bulkhead</i>					
			<i>Explanation : Impact Damage, Missing Components, Deteriorated</i>					
Timber	75%	0-2	\$98,300	2034	**	3	\$65,800	
			<i>Broken, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Along Concrete Bulkhead</i>					
Wales and Chocks Timber	75%	0-2	\$148,800	2034	**	4	\$90,900	
			<i>Displaced Elements, Extent : Severe, Area Affected : 5%</i>					
			<i>Location : Isolated Along Pier Perimeter</i>					
			<i>Rotting/Splitting, Extent : Moderate, Area Affected : 40%</i>					
			<i>Location : Typical Along Pier Perimeter</i>					
No Component	25%							

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801
PIER 90 PASSENGER SHIP TERM.
Asset # : 13487**

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fender								
Piles								
Timber	10%	0-2	\$94,300	2040	**	4	\$5,600	
<i>Loose Connections, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Periodic Throughout</i>								
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Top / Piles; Periodic Throughout</i>								
<i>Worn, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Periodic Throughout</i>								
Timber	20%	4+	\$188,700	2040	**	4	\$11,200	
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Top Of Pile; Periodic Throughout</i>								
<i>Worn, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Typical Positioned In Tidal Zone</i>								
Timber	15%			2038	**	4	\$8,400	
Timber	20%	Now	\$188,700	2040	**	4	\$11,200	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Periodic Throughout</i>								
<i>Explanation : Broken, Missing</i>								
Not Accessible	35%							
Deck Elements								
Railing								
Steel	100%			2024				

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

Asset Name : PIER 92 PASSENGER SHIP TERM.
Address : W 52ND ST. AND HUDSON RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR042.000 / 13488 **Yr Built/Renovated** :
Area Sq Ft : 93,000 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 26-Feb-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 1109 **Lot** : 30 **BIN** :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Piers	\$2,750,700	\$147,000
Total	\$2,750,700	\$147,000
Importance Code A	\$1,546,200	\$147,000
Importance Code B	\$1,204,400	
Total	\$2,750,700	\$147,000

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Piers	\$2,200			\$5,500
Total	\$2,200			\$5,500
Importance Code A				
Importance Code B	\$2,200			\$5,500
Total	\$2,200			\$5,500



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
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	10%	4+	\$163,500	LIFE	**	5	\$17,300
				<i>Cracking, Extent : Moderate, Area Affected : 60%</i>				
				<i>Location : Around Perimeter Apron</i>				
				<i>Spalling, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : Around Perimeter Apron</i>				
	Concrete	40%	4+	\$653,900	LIFE	**	5	\$69,300
				<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 80%</i>				
				<i>Location : Typical Throughout Interior Top Of Deck</i>				
	Not Accessible	50%						
Pile Caps	Timber	10%	4+	\$283,200	LIFE	**	4	\$73,100
				<i>Rotting/Splitting, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : Typical Throughout</i>				
	Timber	40%			LIFE	**	4	\$292,300
	Not Accessible	50%						
				<i>Other Observation, Extent : Light, Area Affected : 0%</i>				
				<i>Location :</i>				
				<i>Explanation : Cap Not Accessible At Pile Cluster Column Supports</i>				
Piles and Bracing	Timber	20%	2-4	\$445,700	LIFE	**	4-5	\$83,300
				<i>Rotting/Splitting, Extent : Light, Area Affected : 10%</i>				
				<i>Location : Above Waterline And At Fasteners</i>				
	Not Accessible	80%						
Fender	Facing							
	Timber	15%	0-2	\$295,600	2040	**	3	\$9,900
				<i>Broken, Extent : Severe, Area Affected : 60%</i>				
				<i>Location : Along Inshore Perimeter At Bulkhead</i>				
	Timber	10%			2034	**	3	\$8,800
	No Component	75%						
Wales and Chocks	Timber	60%	Now	\$447,600	2040	**	4	\$54,700
				<i>Broken, Extent : Severe, Area Affected : 25%</i>				
				<i>Location : Typical Throughout</i>				
				<i>Worn, Extent : Severe, Area Affected : 60%</i>				
				<i>Location : Typical Throughout</i>				
	No Component	40%						

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
PIER 92 PASSENGER SHIP TERM.
Asset # : 13488

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fender Piles								
Timber	15%	2-4	\$106,400	2040	**	4	\$6,300	
			<i>Rotting/Splitting, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Typical Throughout</i>					
Timber	40%	Now	\$283,800	2040	**	4	\$16,800	
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : North Side</i>					
			<i>Explanation : Broken, Missing</i>					
Timber	10%	0-2	\$70,900	2040	**	4	\$4,200	
			<i>Broken, Extent : Severe, Area Affected : 15%</i>					
			<i>Location : Isolated Throughout</i>					
			<i>Rotting/Splitting, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Periodic Throughout</i>					
			<i>Worn, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Abrasion Within Tidal Zone</i>					
Not Accessible	35%							

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

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

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Piers	\$1,883,400	\$267,400
Total	\$1,883,400	\$267,400
Importance Code A	\$267,400	\$267,400
Importance Code B	\$1,616,000	
Total	\$1,883,400	\$267,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Piers	\$385,600			\$2,200
Total	\$385,600			\$2,200
Importance Code A	\$385,600			
Importance Code B				\$2,200
Total	\$385,600			\$2,200



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
PIER 94 PIERS 92/94 LLC
Asset # : 13489

System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Deck								
Concrete	75%			LIFE	**	5	\$341,400	
Not Accessible	25%							
Pile Caps								
Concrete	20%			LIFE	**	5	\$3,300	
Timber	80%			LIFE	**	4	\$1,151,700	
Piles and Bracing								
Concrete	25%			LIFE	**	5	\$193,400	
		<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	\$199,400	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	\$339,700	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	\$1,076,900	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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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** :

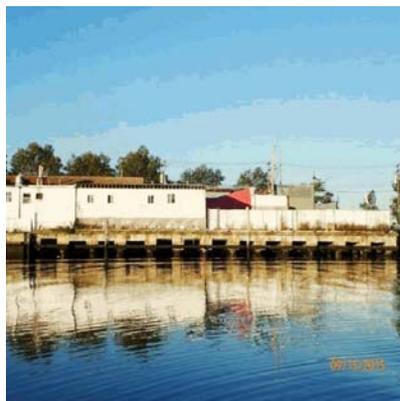
CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Piers	\$45,800	\$4,800		
Total	\$45,800	\$4,800		
Importance Code A	\$45,100			
Importance Code B		\$3,700		
Importance Code C	\$700	\$1,100		
Total	\$45,800	\$4,800		



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
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	\$27,600	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	\$17,500	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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Piers	\$322,800	
Total	\$322,800	
Importance Code A	\$322,800	
Total	\$322,800	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Piers	\$68,200			\$17,600
Total	\$68,200			\$17,600
Importance Code A	\$52,300			
Importance Code B	\$16,000			\$17,600
Total	\$68,200			\$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+	\$21,700	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+	\$30,600	LIFE	**	5	\$100	
	<i>Spalling, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Isolated Throughout</i>							
Piles and Bracing								
Concrete	20%	0-2	\$322,800	LIFE	**	5	\$11,700	
	<i>Spalling, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : In Tidal Zone, Isolated Throughout</i>							
Not Accessible	80%							
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location :</i>							
	<i>Explanation : Encased With Fiberglass Forms Remaining</i>							
Fender								
Wales and Chocks								
Timber	90%			2030	**	4	\$35,200	
Timber	10%	4+	\$16,000	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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Piers	\$98,100	\$273,400
Total	\$98,100	\$273,400
Importance Code B	\$49,300	\$224,600
Importance Code C	\$48,800	\$48,800
Total	\$98,100	\$273,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Piers	\$44,700		\$8,600	
Total	\$44,700		\$8,600	
Importance Code A	\$41,600			
Importance Code B	\$3,100		\$8,600	
Total	\$44,700		\$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
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	\$15,900	
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	\$100,800	
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	\$3,100	2043	**	4	\$800	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Near Middle Of Wharf</i>								
Timber	95%			2041	**	4	\$14,400	
<i>Worn, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Typical Throughout</i>								
Piles								
Timber	25%	Now	\$49,300	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	\$2,800	
<i>Worn, Extent : Light, Area Affected : 10%</i>								
<i>Location : Tidal Zone</i>								
Not Accessible	35%							
Deck Elements								
Railing								
Steel	100%			2027			\$224,600	

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

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

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Piers		\$350,900
Total		\$350,900
Importance Code A		\$178,800
Importance Code B		\$172,100
Total		\$350,900

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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			\$172,100	
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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019	FY 2020	FY 2021	FY 2022
Piers	\$29,800			
Total	\$29,800			
Importance Code A	\$9,600			
Importance Code C	\$20,200			
Total	\$29,800			



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
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>								
Pile Caps								
Timber	100%			LIFE	**	4	\$31,400	
Piles and Bracing								
Timber	30%			LIFE	**	4-5	\$5,400	
Timber	30%	0-2	\$9,600	LIFE	**	4-5	\$5,400	
<i>Worn, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : On Bracing Throughout</i>								
No Component	40%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : On Box Culvert At North End</i>								
<i>Explanation : Concrete Slab</i>								
Fender								
Pile Cluster								
Timber	10%	0-2	\$20,200	2032	**	4	\$900	
<i>Rotting/Splitting, Extent : Severe, Area Affected : 15%</i>								
<i>Location : In Tidal Zone</i>								
No Component	85%							
Not Accessible	5%							
Deck Elements								
Railing								
Steel	100%			2025				
<i>Corrosion, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

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

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

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
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 2019	FY 2020	FY 2021	FY 2022
Piers	\$33,400	\$45,600		
Total	\$33,400	\$45,600		
Importance Code A				
Importance Code B	\$33,400	\$45,600		
Total	\$33,400	\$45,600		



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
U.N. SCHOOL PILE SUPPORTED PLATFORM
Asset # : 4145

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	50%			LIFE	**	5	\$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	\$12,900	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	\$20,500	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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Piers		\$71,200
Total		\$71,200
Importance Code A		\$71,200
Total		\$71,200

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Piers	\$35,600			
Total	\$35,600			
Importance Code A				
Importance Code C	\$35,600			
Total	\$35,600			



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
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	\$4,800	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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$53,800	
Total	\$53,800	
Importance Code B	\$53,800	
Total	\$53,800	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$56,100	\$1,500	\$1,700	
Total	\$56,100	\$1,500	\$1,700	
Importance Code A	\$6,700			
Importance Code B	\$22,800	\$1,500	\$1,700	
Importance Code C	\$26,500			
Total	\$56,100	\$1,500	\$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
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	\$5,200	LIFE	**	5		
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Timber	45%	Now	\$15,300	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+	\$6,000	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+	\$6,700	LIFE	**			
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : At Ends Of Transverse Pile Caps</i>								
Timber	5%			LIFE	**			
Not Accessible	90%							
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	\$8,500	2042	**	4	\$1,100	
<i>Rotting/Splitting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Timber	25%	4+	\$14,200	2042	**	4	\$1,800	
<i>Broken, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Timber	40%			2036	**	4	\$4,400	
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.

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+	\$13,500	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	\$40,400	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	\$16,400	3	\$200	
<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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$25,200		\$600	
Total	\$25,200		\$600	
Importance Code A	\$24,500			
Importance Code B	\$600		\$600	
Total	\$25,200		\$600	



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
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+	\$22,200	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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019	FY 2020	FY 2021	FY 2022
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	\$7,900	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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$34,800			\$2,300
Total	\$34,800			\$2,300
Importance Code A	\$13,900			
Importance Code B	\$4,100			\$2,300
Importance Code C	\$16,800			
Total	\$34,800			\$2,300



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
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+	\$16,700	LIFE	**	5	\$100	
	<i>Excess Deflection, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout Due To Impact</i>							
Timber	45%			LIFE	**	5	\$200	
Sheet Piles								
Steel	5%	4+	\$6,700	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	**	10		
	<i>Corrosion, Extent : Light, Area Affected : 2%</i>							
	<i>Location : Isolated In Tidal Zone</i>							
Not Accessible	45%							
Pile Caps								
Concrete	95%			LIFE	**	5	\$2,600	
	<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+	\$5,900	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	**	3	\$100	
No Component	60%							

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

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

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$79,700	
Total	\$79,700	
Importance Code B	\$79,700	
Total	\$79,700	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$18,900		\$8,700	\$1,200
Total	\$18,900		\$8,700	\$1,200
Importance Code A			\$8,700	
Importance Code B	\$18,900			\$1,200
Total	\$18,900		\$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+	\$18,900	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	\$41,000	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	\$38,700	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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$100		\$800	
Total	\$100		\$800	
Importance Code B			\$800	
Importance Code C	\$100			
Total	\$100		\$800	



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
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	Priority
Structural								
Coping/Curb								
Timber	90%			LIFE	**	5	\$100	
No Component	10%							
<hr/>								
Sheet Piles								
Steel	100%			LIFE	**	10		
		<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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads		\$37,700
Total		\$37,700
Importance Code B		\$37,700
Total		\$37,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$34,700		\$1,600	\$16,700
Total	\$34,700		\$1,600	\$16,700
Importance Code A				\$15,700
Importance Code B	\$19,900		\$1,600	\$1,000
Importance Code C	\$14,800			
Total	\$34,700		\$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	\$14,800	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	\$8,200	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	\$11,700	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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$824,500	
Total	\$824,500	
Importance Code A	\$440,000	
Importance Code B	\$255,000	
Importance Code C	\$129,500	
Total	\$824,500	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$16,200	\$100	\$34,600	\$9,000
Total	\$16,200	\$100	\$34,600	\$9,000
Importance Code A			\$33,600	
Importance Code B	\$15,500	\$100	\$1,000	\$9,000
Importance Code C	\$700			
Total	\$16,200	\$100	\$34,600	\$9,000



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
BERTH 20C BARGE BASIN BULKHEAD
Asset # : 13522

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Coping/Curb Concrete	30%	Now	\$111,000	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	**	5-10	\$1,400	
Concrete	5%	4+	\$18,500	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+	\$440,000	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	\$1,900	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	\$2,000	
Not Accessible	6%							
Fender								
Piles								
Timber	25%	Now	\$101,600	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	\$153,500	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	\$200	
Fencing	10%	Now	\$11,700	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.

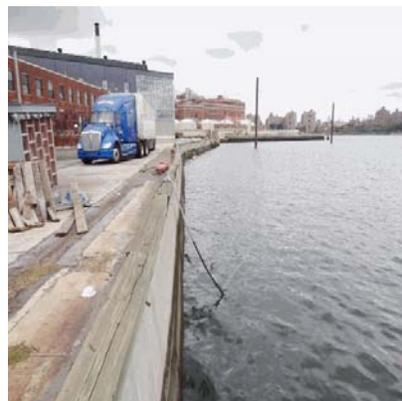
Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$88,300	
Total	\$88,300	
Importance Code B	\$88,300	
Total	\$88,300	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$12,700			
Total	\$12,700			
Importance Code A	\$700			
Importance Code B	\$9,500			
Importance Code C	\$2,500			
Total	\$12,700			



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

DEPT. OF SMALL BUSINESS SERV. - 801
BERTH 3A BULKHEAD
Asset # : 13536

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Coping/Curb								
Timber	10%	0-2	\$2,400	LIFE	**	5		
<i>Broken, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Several Lengths Broken Throughout</i>								
Timber	80%			LIFE	**	5	\$300	
No Component	10%							
Gravity Wall								
Concrete	50%			LIFE	**	5-10	\$1,400	
Not Accessible	50%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	30%	4+	\$9,500	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+	\$88,300	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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$212,500	
Total	\$212,500	
Importance Code A	\$112,800	
Importance Code B	\$99,700	
Total	\$212,500	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$39,500		\$200	\$900
Total	\$39,500		\$200	\$900
Importance Code A				
Importance Code B	\$37,900		\$200	\$900
Importance Code C	\$1,600			
Total	\$39,500		\$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	**	10	\$1,600	
No Component	30%							
Pile Supported Wall								
Conc w/Stone Face	10%	4+	\$112,800	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	**	10		
<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	\$99,700	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	\$11,100	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	\$3,100	
<i>Corrosion, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout Steel Fender Rack</i>								
Timber	15%	Now	\$26,300	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.

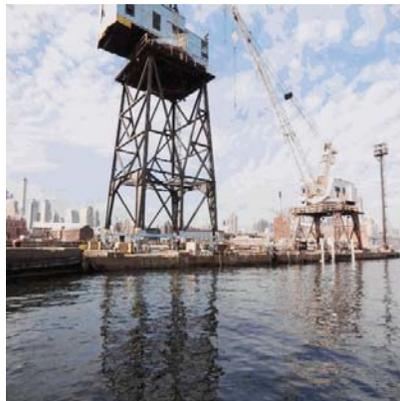
Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$400,300	
Total	\$400,300	
Importance Code B	\$364,800	
Importance Code C	\$35,500	
Total	\$400,300	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$58,800			\$9,900
Total	\$58,800			\$9,900
Importance Code A	\$26,400			\$9,300
Importance Code B	\$4,500			\$600
Importance Code C	\$28,000			
Total	\$58,800			\$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	Priority
Structural								
Coping/Curb Concrete	20%	0-2	\$35,500	LIFE	**	5	\$100	
<i>Broken, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Utility Trench At Berth 10a</i>								
Timber	80%	Now	\$28,000	LIFE	**	5	\$200	
<i>Missing Part, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
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+	\$26,400	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>								
<hr/>								
Piles and Bracing Not Accessible	100%							
<hr/>								
Pile Caps Not Accessible	100%							
<hr/>								
Backfill								
Fill								
Gravel	10%	Now	\$4,500	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%							
<hr/>								
Surface								
Asphalt	70%	4+	\$32,700	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	\$4,700	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	
<hr/>								
Fender								
Piles								
Timber	100%	Now	\$97,400	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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Fender

Wales and Chocks

Timber

100%	Now	\$230,000	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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$494,600	
Total	\$494,600	
Importance Code A	\$494,600	
Total	\$494,600	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$22,800		\$23,000	\$19,800
Total	\$22,800		\$23,000	\$19,800
Importance Code A				\$13,800
Importance Code B	\$21,500		\$23,000	\$6,000
Importance Code C	\$1,300			
Total	\$22,800		\$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	**	5-10	\$600	
	<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+	\$212,000	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+	\$282,600	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	\$8,600	2043	**	5	\$100	
	<i>Sinkhole, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Mutliple 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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fender								
Buffer								
Rubber	10%			2037	**	4-5	\$2,600	
	<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Floating Composite Fender 373 Feet From East And Floating Tire Fender 433 Feet And 845 Feet From East</i>							
No Component	90%							
Piles								
Timber	55%			2037	**	4	\$13,000	
Timber	5%	Now	\$9,300	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	\$32,200	
No Component	40%							

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

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

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$9,100		\$100	\$1,300
Total	\$9,100		\$100	\$1,300
Importance Code A	\$9,100			\$1,300
Importance Code B			\$100	
Importance Code C				
Total	\$9,100		\$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

System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Structural							
Coping/Curb							
Timber	15%			LIFE	**	5	\$100
No Component	85%						
Sheet Piles							
Steel	13%			LIFE	**	10	
				<i>Corrosion, Extent : Light, Area Affected : 5%</i>			
				<i>Location : Isolated Locations In Tidal Zone</i>			
Steel	2%	4+	\$9,100	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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$389,300	
Total	\$389,300	
Importance Code A	\$48,400	
Importance Code B	\$300,300	
Importance Code C	\$40,700	
Total	\$389,300	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$34,200		\$9,300	
Total	\$34,200		\$9,300	
Importance Code A			\$8,500	
Importance Code B	\$34,100		\$800	
Importance Code C	\$100			
Total	\$34,200		\$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	**	5-10	\$200	
Concrete	25%	Now	\$40,700	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+	\$48,400	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	\$4,100	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	\$30,000	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	\$89,300	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	\$210,900	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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$48,000	\$36,800
Total	\$48,000	\$36,800
Importance Code B		\$36,800
Importance Code C	\$48,000	
Total	\$48,000	\$36,800

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$45,100		\$7,500	\$100
Total	\$45,100		\$7,500	\$100
Importance Code B	\$12,800		\$7,500	\$100
Importance Code C	\$32,200			
Total	\$45,100		\$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.

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$116,200	\$731,700
Total	\$116,200	\$731,700
Importance Code B	\$81,000	\$731,700
Importance Code C	\$35,200	
Total	\$116,200	\$731,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$31,300		\$5,300	
Total	\$31,300		\$5,300	
Importance Code A				
Importance Code B	\$31,300		\$5,300	
Importance Code C				
Total	\$31,300		\$5,300	



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

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+	\$35,200	LIFE	**	5	\$300	
<i>Missing Part, Extent : Light, Area Affected : 20%</i>								
<i>Location : Missing Stone At 200 Ft From South End</i>								
No Component	40%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	2%			2036	**	5	\$200	
Asphalt Pavers	95%			2036	**	5	\$10,400	
Asphalt Pavers	1%	Now	\$2,900	2036	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At 200 Ft, 231 Ft, And 300 Ft From South End</i>								
<i>Explanation : Missing Pavers Around Planters</i>								
Topsoil	2%			2025		5	\$100	
Fender								
Piles								
Timber	75%	0-2	\$81,000	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			\$265,300	
<i>Missing Coating, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : On Handrail</i>								
Steel	50%	2-4	\$22,900	2025			\$457,300	
<i>Corrosion, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : From south end to 400 ft from south end</i>								
Steel	1%	Now	\$5,500	2027			\$9,100	
<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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$1,314,200	\$1,383,500
Total	\$1,314,200	\$1,383,500
Importance Code A	\$1,227,400	\$35,900
Importance Code B	\$86,800	\$1,347,600
Total	\$1,314,200	\$1,383,500

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$31,800		\$5,600	
Total	\$31,800		\$5,600	
Importance Code A				
Importance Code B	\$27,000		\$5,600	
Importance Code C	\$4,800			
Total	\$31,800		\$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	\$4,800	LIFE	**	5		
	<i>Spalling, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : At 95 Ft From South End</i>							
Gravity Wall								
Concrete	35%	4+	\$198,800	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+	\$35,300	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+	\$71,800	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	\$861,700	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	\$59,800	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+	\$86,800	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			\$1,078,100	
Steel	20%	2-4	\$27,000	2025			\$269,500	
<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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$77,400	\$39,300
Total	\$77,400	\$39,300
Importance Code A	\$77,400	\$39,300
Total	\$77,400	\$39,300

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$35,000	\$300	\$6,400	
Total	\$35,000	\$300	\$6,400	
Importance Code A	\$34,900			
Importance Code B		\$300	\$6,400	
Importance Code C				
Total	\$35,000	\$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	\$77,400	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	\$34,900	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	\$6,700	5	\$600	
Deck Elements								
Railing								
Fencing	30%			2028	\$20,300	3	\$200	
No Component	70%							

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

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

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

Asset Name : BULKHEAD
Address : SS WALL ST TO SS HELIPIRT PIER EAST RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBS0025.041 / 1765 **Yr Built/Renovated** :
Linear Ft : 1,275 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 26-Sep-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 36 **Lot** : 12 **BIN** :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Bulkheads	\$287,300	\$591,600
Total	\$287,300	\$591,600
Importance Code A	\$287,300	\$43,200
Importance Code B		\$548,400
Total	\$287,300	\$591,600

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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	\$63,900	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+	\$223,500	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			\$548,400	
	<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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019	FY 2020	FY 2021	FY 2022
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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$243,800	
Total	\$243,800	
Importance Code A	\$243,800	
Total	\$243,800	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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 System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Pile Supported Wall								
Conc w/Stone Face	40%	Now	\$169,600	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+	\$74,200	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	**			
	<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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019	FY 2020	FY 2021	FY 2022
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	\$3,100	3	
			<i>Corrosion, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : North Of Pier 17</i>					
	No Component	95%						

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

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

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads		\$113,700
Total		\$113,700
Importance Code B		\$113,700
Total		\$113,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$34,000		\$500	
Total	\$34,000		\$500	
Importance Code A	\$34,000			
Importance Code B			\$500	
Importance Code C				
Total	\$34,000		\$500	



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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$324,200	\$2,177,000
Total	\$324,200	\$2,177,000
Importance Code A	\$278,400	\$122,100
Importance Code B	\$45,800	\$2,054,900
Total	\$324,200	\$2,177,000

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$44,700		\$8,600	
Total	\$44,700		\$8,600	
Importance Code A	\$40,600			
Importance Code B	\$4,100		\$8,600	
Total	\$44,700		\$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	\$133,600	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+	\$144,700	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+	\$21,500	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	\$19,100	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	\$45,800	2036	**	5	\$600	
<i>Missing Part, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 4 Sections For 95 Ft</i>								
<hr/>								
Under Construction								
25%								
<hr/>								
Deck Elements								
Railing								
Steel	99%			2025			\$2,034,300	
<i>Missing Coating, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Steel	1%	Now	\$4,100	2025			\$20,500	
<i>Buckling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Three Isolated Broken Posts</i>								
<hr/>								

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

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

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$164,400	\$285,300
Total	\$164,400	\$285,300
Importance Code A	\$164,400	
Importance Code B		\$285,300
Total	\$164,400	\$285,300

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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	\$95,700	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+	\$68,700	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	\$285,300			
<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.

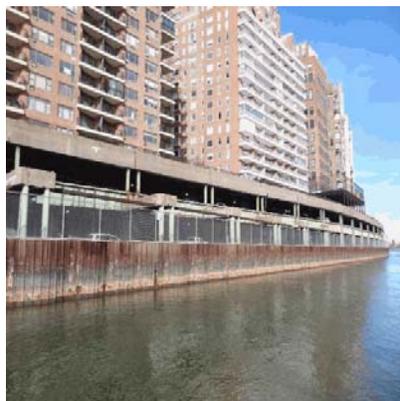
Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$141,500	\$43,000
Total	\$141,500	\$43,000
Importance Code A	\$141,500	
Importance Code B		\$43,000
Total	\$141,500	\$43,000

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$100		\$4,500	\$100
Total	\$100		\$4,500	\$100
Importance Code B	\$100		\$4,500	\$100
Total	\$100		\$4,500	\$100



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

DEPT. OF SMALL BUSINESS SERV. - 801
BULKHEAD E. 81ST TO E. 84TH ST.
Asset # : 2878

Bulkheads		Current Repair		Future Replacement		Maintenance		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+	\$141,500	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	\$43,000		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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads		\$1,475,900
Total		\$1,475,900
Importance Code A		\$56,600
Importance Code B		\$1,419,300
Total		\$1,475,900

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$3,000		\$8,400	
Total	\$3,000		\$8,400	
Importance Code A				
Importance Code B	\$3,000		\$8,400	
Importance Code C				
Total	\$3,000		\$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%							
<hr/>								
Coping/Curb								
Concrete	100%			LIFE	**	5	\$1,400	
			<i>Cracking, Extent : Light, Area Affected : 2%</i>					
			<i>Location : Throughout</i>					
<hr/>								
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%							
<hr/>								
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%							
<hr/>								
Backfill								
Fill								
Not Accessible	100%							
<hr/>								
Surface								
Asphalt	99%			2036	**	5	\$16,800	
			<i>Settlement, Extent : Light, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
Asphalt Pavers	1%	4+	\$3,000	2036	**	5	\$100	
			<i>Settlement, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : From South End To 67 Ft From South End</i>					
<hr/>								
Deck Elements								
Railing								
Steel	100%			2025			\$1,419,300	
			<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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$286,200	\$54,200
Total	\$286,200	\$54,200
Importance Code A	\$228,600	\$54,200
Importance Code B	\$57,600	
Total	\$286,200	\$54,200

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$400		\$600	\$900
Total	\$400		\$600	\$900
Importance Code A	\$400			
Importance Code B			\$600	\$900
Total	\$400		\$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)	Estimated Cost	
Structural								
Gravity Wall								
Concrete	5%	0-2	\$85,800	LIFE	**	5	\$200	
	<i>Spalling, Extent : Severe, Area Affected : 75%</i>							
	<i>Location : North End, South Of Coned Structure</i>							
Concrete	10%			LIFE	**	5-10	\$900	
Stone	20%	4+	\$106,700	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	\$72,200	
Not Accessible	25%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	60%	2-4	\$57,600	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		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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$595,300	\$1,798,200
Total	\$595,300	\$1,798,200
Importance Code A	\$332,700	
Importance Code B		\$1,798,200
Importance Code C	\$262,600	
Total	\$595,300	\$1,798,200

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$85,300	\$16,900		\$100
Total	\$85,300	\$16,900		\$100
Importance Code A				
Importance Code B	\$85,300	\$16,900		\$100
Importance Code C				
Total	\$85,300	\$16,900		\$100



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

DEPT. OF SMALL BUSINESS SERV. - 801
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+	\$197,300	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	\$164,200	LIFE	**	5	\$1,300	
	<i>Missing Part, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Isolated Throughout</i>							
Stone	3%	Now	\$98,500	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+	\$135,400	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	\$7,200	2026	\$12,000	5	\$500	
	<i>Erosion, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Isolated Throughout</i>							
Topsoil	40%			2025	\$96,200	5	\$8,400	
Topsoil	5%	Now	\$7,200	2027	\$12,000	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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fender								
Piles								
Timber	35%			2023	\$294,200	4	\$56,200	
	<i>Broken, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Fender System Obsolete</i>							
No Component	65%							
Wales and Chocks								
Timber	35%			2023	\$694,600	4	\$127,300	
	<i>Broken, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Fender System Obsolete</i>							
No Component	65%							
Deck Elements								
Railing								
Fencing	20%	Now	\$9,700	2028	\$48,500	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	\$640,700			
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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$629,400	\$37,700
Total	\$629,400	\$37,700
Importance Code A	\$629,400	
Importance Code B		\$37,700
Total	\$629,400	\$37,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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	\$340,700	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	\$165,900	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+	\$122,800	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	\$37,700	5	\$3,300	

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

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

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

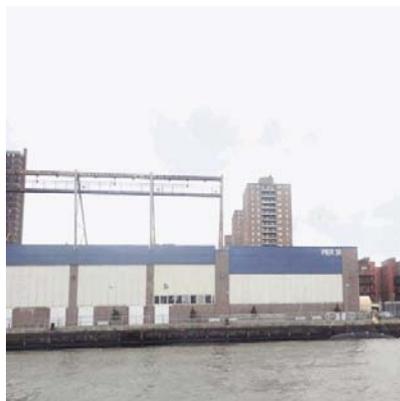
Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$50,000	\$46,100
Total	\$50,000	\$46,100
Importance Code A		\$46,100
Importance Code C	\$50,000	
Total	\$50,000	\$46,100

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$57,000		\$7,000	\$5,100
Total	\$57,000		\$7,000	\$5,100
Importance Code A	\$27,600			\$5,100
Importance Code B	\$29,400		\$7,000	
Importance Code C				
Total	\$57,000		\$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+	\$27,600	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+	\$50,000	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+	\$29,400	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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019	FY 2020	FY 2021	FY 2022
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

System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural							
Relieving Platform Top							
Concrete	15%		LIFE	**	5	\$200	
No Component	35%						
Not Accessible	50%						
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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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** :

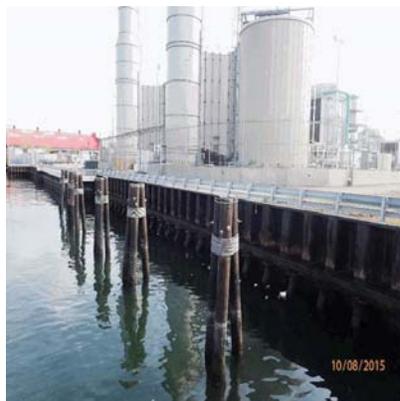
CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$600		\$1,400	
Total	\$600		\$1,400	
Importance Code A				
Importance Code B	\$600		\$1,400	
Total	\$600		\$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
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	\$2,600	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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads		\$64,200
Total		\$64,200
Importance Code B		\$64,200
Total		\$64,200

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$4,500		\$600	
Total	\$4,500		\$600	
Importance Code A	\$4,500			
Importance Code B			\$600	
Total	\$4,500		\$600	



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
BULKHEAD AT PIER 35
Asset # : 1747

System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Structural							
Relieving Platform Top Concrete	40%			LIFE	**	5-10	\$300
	<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	\$8,600
	<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			\$64,200
No Component	40%						

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

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

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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** :

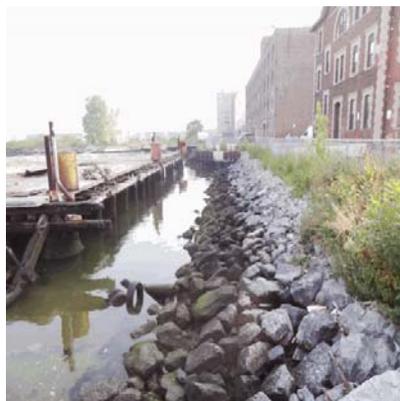
CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$4,400		\$1,000	\$800
Total	\$4,400		\$1,000	\$800
Importance Code B	\$4,400		\$1,000	\$800
Importance Code C				
Total	\$4,400		\$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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$6,000		\$1,300	
Total	\$6,000		\$1,300	
Importance Code A				
Importance Code B	\$6,000		\$1,300	
Total	\$6,000		\$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	\$6,000	3	\$100	
Fencing	50%	Now	\$6,000	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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads		\$336,400
Total		\$336,400
Importance Code B		\$336,400
Total		\$336,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$25,900			\$2,000
Total	\$25,900			\$2,000
Importance Code A				
Importance Code B				\$2,000
Importance Code C	\$25,900			
Total	\$25,900			\$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 System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
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>				
Revetment							
Stone	90%			LIFE	**	5	\$1,900
Stone	10%	4+	\$25,900	LIFE	**	5	\$200
			<i>Missing Part, Extent : Moderate, Area Affected : 100%</i>				
			<i>Location : 120 Feet From North Adjacent To Recent Repair</i>				
Backfill							
Fill							
Not Accessible	100%						
Surface							
Asphalt	100%			2042	**	5	\$4,000
			<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>				
			<i>Location : Throughout Bush Terminal Park</i>				
Deck Elements							
Railing							
Steel	100%			2026			\$336,400
			<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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads		\$433,100
Total		\$433,100
Importance Code B		\$433,100
Total		\$433,100

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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	\$100,600	5	\$8,700	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Natural Shoreline</i>						
Deck Elements								
Railing								
Steel	8%			2026	\$332,500			
		<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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$65,700	
Total	\$65,700	
Importance Code A	\$65,700	
Total	\$65,700	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$23,000	\$600		
Total	\$23,000	\$600		
Importance Code A	\$12,100			
Importance Code B	\$10,900	\$600		
Total	\$23,000	\$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
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+	\$65,700	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+	\$12,100	LIFE	**			
	<i>Corrosion, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Exposed Sheets Between Facing And Block Wall</i>							
No Component	40%							
Not Accessible	55%							
Backfill Fill								
Not Accessible	100%							
Surface Concrete	100%			2035	**	5	\$1,200	
	<i>Cracking, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Offshore Face Of Slab</i>							
Fender Wales and Chocks Timber	60%	0-2	\$10,900	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.

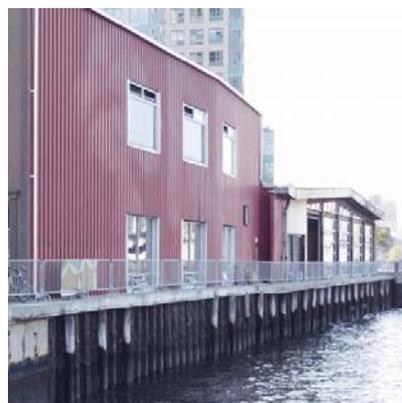
Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$687,400	
Total	\$687,400	
Importance Code A	\$599,700	
Importance Code B	\$87,800	
Total	\$687,400	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$700			
Total	\$700			
Importance Code B	\$700			
Total	\$700			



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
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	\$599,700	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	\$22,600	2041		**	4	\$2,900
		<i>Other Observation, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Rot</i>						
Timber	50%	0-2	\$22,600	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	\$42,600	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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads		\$196,800
Total		\$196,800
Importance Code B		\$196,800
Total		\$196,800

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$40,800			\$1,100
Total	\$40,800			\$1,100
Importance Code A	\$35,200			
Importance Code B	\$5,200			\$1,100
Importance Code C	\$500			
Total	\$40,800			\$1,100



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
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	\$1,000
		<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	**	5-10	\$2,200
		<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+	\$34,100	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			\$196,800
		<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+	\$5,200	2029	**		
		<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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$404,500	
Total	\$404,500	
Importance Code A	\$361,600	
Importance Code B	\$43,000	
Total	\$404,500	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$46,300			
Total	\$46,300			
Importance Code A				
Importance Code B	\$21,100			
Importance Code C	\$25,200			
Total	\$46,300			



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
CONCRETE RETAINING WALL W/TIMBER CRIBBING FOUNDATION. BULKHEAD
Asset # : 13817

Bulkheads System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Coping/Curb Stone	10%	4+	\$23,400	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	\$3,600	
Gravity Wall Conc w/Stone Face	10%	4+	\$65,600	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+	\$126,300	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	\$169,600	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+	\$21,100	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+	\$43,000	2029	**			
	<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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

Asset Name : CRIBBING BULKHEAD
Address : EASTERN SHORE OF SHERMAN CREEK SO SIDE OF CON ED SITE SUB 1 OF A/T
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR065.000 / 13807 **Yr Built/Renovated** :
Linear Ft : 315 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 31-Oct-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2150 **Lot** : 997 **BIN** :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Bulkheads	\$920,100	
Total	\$920,100	
Importance Code A	\$920,100	
Total	\$920,100	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$28,400			
Total	\$28,400			
Importance Code A				
Importance Code B	\$28,400			
Total	\$28,400			



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
CRIBBING BULKHEAD
Asset # : 13807

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Timber Crib w/Stone	100%	Now	\$920,100	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>					
Backfill								
Fill								
Stone	20%	Now	\$17,100	LIFE	**	5	\$100	
			<i>Erosion, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Isolated Throughout At Top Of Wall</i>					
Not Accessible	80%							
Surface								
Concrete	10%	Now	\$11,400	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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads		\$170,700
Total		\$170,700
Importance Code B		\$170,700
Total		\$170,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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 System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
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		5	\$1,500
Deck Elements							
Railing							
Steel	20%			2026			\$170,700
No Component	80%						

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

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

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019	FY 2020	FY 2021	FY 2022
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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$353,400	
Total	\$353,400	
Importance Code A	\$353,400	
Total	\$353,400	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$19,800	\$100		
Total	\$19,800	\$100		
Importance Code B	\$19,800	\$100		
Total	\$19,800	\$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
FORMER PIER 7 - MILLERS LAUNCH STEEL SHEET PILE BULKHEAD
Asset # : 4261

System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Sheet Piles								
Steel	60%	4+	\$353,400	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	**	5	\$4,000	
	<i>Cracking, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Concrete	10%	4+	\$17,800	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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$386,000	
Total	\$386,000	
Importance Code A	\$296,000	
Importance Code C	\$90,000	
Total	\$386,000	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads		\$100	\$9,000	
Total		\$100	\$9,000	
Importance Code A				
Importance Code B		\$100	\$9,000	
Importance Code C				
Total		\$100	\$9,000	



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
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+	\$296,000	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	\$90,000	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	\$7,500			
	<i>Worn, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : North End</i>							
No Component	80%							

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

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

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$259,600	\$477,700
Total	\$259,600	\$477,700
Importance Code A	\$181,300	\$40,700
Importance Code B		\$437,000
Importance Code C	\$78,300	
Total	\$259,600	\$477,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$83,600	\$200	\$800	\$400
Total	\$83,600	\$200	\$800	\$400
Importance Code A	\$41,200			
Importance Code B	\$39,500	\$200	\$800	\$400
Importance Code C	\$2,900			
Total	\$83,600	\$200	\$800	\$400



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
GLICK PARK RELIEVING PLATFORM
Asset # : 4087

Bulkheads		Current Repair		Future Replacement		Maintenance		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	\$4,600	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			\$12,500	
<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			\$262,200	
Steel	36%	4+	\$35,000	2025			\$174,800	
<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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

Asset Name : GRAVITY RETAINING WALL / BULKHEAD
Address : E 110TH ST TO E 109TH ST HARLEM RIVER,SUB 1 OF ASSET TYPE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR086.000 / 13832 **Yr Built/Renovated** :
Linear Ft : 260 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 04-Feb-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 1703 **Lot** : 128 **BIN** :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Bulkheads		\$248,500
Total		\$248,500
Importance Code B		\$248,500
Total		\$248,500

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$23,300			
Total	\$23,300			
Importance Code A	\$21,900			
Importance Code B	\$1,500			
Total	\$23,300			



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

DEPT. OF SMALL BUSINESS SERV. - 801
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	85%			LIFE	**	5	\$19,900
				<i>Cracking, Extent : Light, Area Affected : 20%</i>				
				<i>Location : Outboard Face Above Mhw</i>				
				<i>Erosion, Extent : Moderate, Area Affected : 5%</i>				
				<i>Location : Adjacent To Culvert</i>				
				<i>Missing Block Seal, Extent : Moderate, Area Affected : 30%</i>				
				<i>Location : Between Stone Facing In Tidal Zone</i>				
	Conc w/Stone Face	15%	2-4	\$21,900	LIFE	**	5	\$3,500
				<i>Erosion, Extent : Moderate, Area Affected : 30%</i>				
				<i>Location : Top Outboard Face Of Concrete</i>				
				<i>Spalling, Extent : Moderate, Area Affected : 30%</i>				
				<i>Location : Top Edge Of Concrete, In Some Locations Undermining Railing</i>				
Backfill								
	Fill							
	Not Accessible	100%						
	Surface							
	Asphalt Pavers	98%			2034	**	5	\$2,900
	Topsoil	2%			2023	\$300	5	
Deck Elements								
	Railing							
	Steel	100%			2023	\$248,500		
				<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.

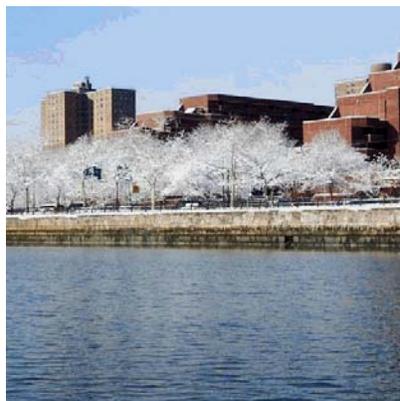
Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

Asset Name : GRAVITY RETAINING WALL / BULKHEAD
Address : E 109TH ST TO E 108TH ST HARLEM RIVER,SUB 2 OF ASSET TYPE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR087.000 / 13833 **Yr Built/Renovated** :
Linear Ft : 270 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 04-Feb-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 1702 **Lot** : 22 **BIN** :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Bulkheads	\$37,900	\$258,100
Total	\$37,900	\$258,100
Importance Code A	\$37,900	
Importance Code B		\$258,100
Total	\$37,900	\$258,100

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$2,600			
Total	\$2,600			
Importance Code A				
Importance Code B	\$2,600			
Total	\$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
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	\$18,200	
<i>Cracking, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout - At Top Of Wall</i>								
<i>Missing Block Seal, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout - Within Tidal Zone</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout - At Top Of Wall</i>								
<i>Explanation : Efflorescence</i>								
Conc w/Stone Face	25%	2-4	\$37,900	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>								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	94%			2034	**	5	\$2,900	
Asphalt Pavers	4%	4+	\$1,100	2038	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Near North End Of Asset Adjacent To Planter</i>								
<i>Explanation : Uplift Of Pavers</i>								
Topsoil	2%			2023		5	\$300	
Deck Elements								
Railing								
Steel	100%			2023			\$258,100	
<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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

Asset Name : GRAVITY RETAINING WALL / BULKHEAD
Address : E 104TH ST TO E 102ND ST SUB 2 OF BL, SUB 1 OF ASSET TYPE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR090.000 / 13838 **Yr Built/Renovated** :
Linear Ft : 561 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 06-Feb-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 1696 **Lot** : 51 **BIN** :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Bulkheads	\$125,900	\$586,700
Total	\$125,900	\$586,700
Importance Code A	\$125,900	\$50,600
Importance Code B		\$536,200
Total	\$125,900	\$586,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$8,700			
Total	\$8,700			
Importance Code B	\$8,700			
Total	\$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
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	80%			LIFE	**	5	\$40,400	
<i>Cracking, Extent : Light, Area Affected : 50%</i>								
<i>Location : Map Crack With Efflorescence In Upper Outboard Concrete Face</i>								
<i>Missing Block Seal, Extent : Light, Area Affected : 30%</i>								
<i>Location : Typical Outboard Face In Tidal Zone</i>								
Conc w/Stone Face	20%	2-4	\$125,900	LIFE	**	5	\$10,100	
<i>Spalling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Concrete Above Stone Face And At Top Surface Of Wall Below Railing</i>								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	90%			2034	**	5	\$5,800	
Asphalt Pavers	5%	4+	\$5,800	2034	**	5	\$200	
<i>Settlement, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Feet Wide Offset 2 Feet From Outboard Edge Wall</i>								
<i>Explanation : Missing</i>								
Topsoil	5%			2024	\$1,500	5	\$100	
Deck Elements								
Railing								
Steel	100%			2024	\$536,200			
<i>Missing Coating, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

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

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

Asset Name : GRAVITY RETAINING WALL / BULKHEAD
Address : E 102ND ST TO E 101ST ST HARLEM RIVER,SUB 2 OF ASSET TYPE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR091.000 / 13839 **Yr Built/Renovated** :
Linear Ft : 246 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 06-Feb-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 1695 **Lot** : 51 **BIN** :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Bulkheads	\$82,800	\$235,100
Total	\$82,800	\$235,100
Importance Code A	\$82,800	
Importance Code B		\$235,100
Total	\$82,800	\$235,100

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$6,400			
Total	\$6,400			
Importance Code A				
Importance Code B	\$6,400			
Total	\$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
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	15%	2-4	\$82,800	LIFE	**	5	\$3,300	
<i>Missing Part, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Missing Stones Around Outfall At 102nd Street</i>								
<i>Spalling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Concrete Above Stone Face And At Top Surface Of Wall Below Railing</i>								
Conc w/Stone Face	85%			LIFE	**	5	\$18,800	
<i>Cracking, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout In Concrete Above Stone Face With Efflorescence</i>								
<i>Missing Block Seal, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout Stone Face</i>								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	95%			2034	**	5	\$2,700	
Asphalt Pavers	2%	4+	\$5,000	2040	**	5		
<i>Settlement, Extent : Light, Area Affected : 100%</i>								
<i>Location : At Former Planter And Throughout 2Ft Offset From Wall</i>								
Topsoil	3%			2024		5	\$400	
Deck Elements								
Railing								
Steel	100%			2023			\$235,100	
<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.

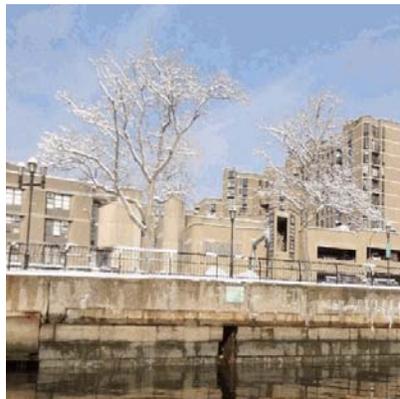
Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

Asset Name : GRAVITY RETAINING WALL / BULKHEAD
Address : E 101ST SOUTH FOR 50 FT SUB 3 OF ASSET TYPE, SUB 1 OF BL
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR092.000 / 13840 **Yr Built/Renovated** :
Linear Ft : 50 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 06-Feb-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 1694 **Lot** : 51 **BIN** :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Bulkheads		\$47,800
Total		\$47,800
Importance Code B		\$47,800
Total		\$47,800

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$16,900			
Total	\$16,900			
Importance Code A	\$14,000			
Importance Code B	\$2,800			
Total	\$16,900			



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 # : 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	\$4,300	
<i>Cracking, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout Concrete Above Stone Facing With Efflorescence</i>								
Conc w/Stone Face	5%	2-4	\$14,000	LIFE	**	5	\$200	
<i>Cracking, Extent : Severe, Area Affected : 100%</i>								
<i>Location : At South End Of Asset</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Isolated At Top Of Concrete Beneath Railing</i>								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	95%			2034	**	5	\$500	
Asphalt Pavers	5%	4+	\$2,600	2040	**	5		
<i>Settlement, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : At Former Planter And At South End Of Asset</i>								
Deck Elements								
Railing								
Steel	100%			2023			\$47,800	
<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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

Asset Name : GRAVITY RETAINING WALL / BULKHEAD
Address : NO SIDE OF E 100TH ST TO E 99TH HARLEM RIVER,SUB 1 OF ASSET TYPE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR094.000 / 13842 **Yr Built/Renovated** :
Linear Ft : 305 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 04-Feb-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 1693 **Lot** : 30 **BIN** :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Bulkheads	\$102,700	\$291,500
Total	\$102,700	\$291,500
Importance Code A	\$102,700	
Importance Code B		\$291,500
Total	\$102,700	\$291,500

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$6,300			
Total	\$6,300			
Importance Code A				
Importance Code B	\$6,300			
Total	\$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
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	90%			LIFE	**	5	\$24,700	
<i>Cracking, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Map Cracking With Efflorescence In Outboard Concrete Face</i>								
<i>Missing Block Seal, Extent : Light, Area Affected : 30%</i>								
<i>Location : Tidal Zone</i>								
Conc w/Stone Face	10%	4+	\$102,700	LIFE	**	5	\$2,700	
<i>Spalling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Isolated Areas In Concrete Face And Along Top Of Concrete Wall</i>								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	5%	4+	\$4,700	2034	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North End Of Asset</i>								
<i>Explanation : Upheaval</i>								
Asphalt Pavers	95%			2034	**	5	\$3,300	
Deck Elements								
Railing								
Steel	100%			2023			\$291,500	
<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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

Asset Name : GRAVITY RETAINING WALL / BULKHEAD
Address : SO SIDE E 99TH ST SO 52 FT SUB 2 OF ASSET TYPE, SUB 1 OF BL
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR095.000 / 13843 **Yr Built/Renovated** :
Linear Ft : 52 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 04-Feb-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 1693 **Lot** : 30 **BIN** :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Bulkheads		\$49,700
Total		\$49,700
Importance Code B		\$49,700
Total		\$49,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$17,800			
Total	\$17,800			
Importance Code A	\$17,500			
Importance Code B	\$300			
Total	\$17,800			



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 # : 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	90%			LIFE	**	5	\$4,200	
	<i>Cracking, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Concrete Outboard Face With Efflorescence</i>							
	<i>Missing Block Seal, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Between Stones In Tidal Zone</i>							
Conc w/Stone Face	10%	4+	\$17,500	LIFE	**	5	\$500	
	<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%			2034	**	5	\$600	
	<i>Settlement, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Offset 3ft From Outboard Bulkhead Face</i>							
Deck Elements								
Railing								
Steel	100%			2023			\$49,700	
	<i>Missing Coating, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							

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

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

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 : 05-Feb-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 1690 **Lot** : 10 **BIN** :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Bulkheads	\$232,600	
Total	\$232,600	
Importance Code A	\$60,600	
Importance Code B	\$172,000	
Total	\$232,600	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$1,000			
Total	\$1,000			
Importance Code A				
Importance Code B	\$1,000			
Total	\$1,000			



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY RETAINING WALL / BULKHEAD
Asset # : 13846

Bulkheads		Current Repair		Future Replacement		Maintenance		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+	\$60,600	LIFE	**	5	\$4,900
<i>Spalling, Extent : Moderate, Area Affected : 33%</i>								
<i>Location : 2 Locations Totaling 30 Feet Along Top Of Wall</i>								
	Conc w/Stone Face	70%			LIFE	**	5	\$11,400
<i>Cracking, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Concrete Face With Efflorescence</i>								
Backfill								
Fill								
	Not Accessible	100%						
Surface								
	Asphalt Pavers	100%			2034	**	5	\$2,100
<i>Settlement, Extent : Light, Area Affected : 10%</i>								
<i>Location : Offset 3ft From Outboard Face</i>								
Deck Elements								
Railing								
	Steel	100%			2020			\$172,000
<i>Missing Coating, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

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

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

Asset Name : GRAVITY RETAINING WALL / BULKHEAD
Address : E 94TH ST MIDWAY TO E 93RD ST HARLEM RIVER, SUB 2 OF BL
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR100.000 / 13848 **Yr Built/Renovated** :
Linear Ft : 200 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 06-Feb-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 1573 **Lot** : 52 **BIN** :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Bulkheads	\$168,300	\$191,200
Total	\$168,300	\$191,200
Importance Code A	\$168,300	
Importance Code B		\$191,200
Total	\$168,300	\$191,200

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$5,000			
Total	\$5,000			
Importance Code A				
Importance Code B	\$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
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	\$13,500	
<i>Cracking, Extent : Light, Area Affected : 15%</i>								
<i>Location : Outboard Face With Efflorescence</i>								
<i>Missing Block Seal, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Between Stone Facing In Tidal Zone</i>								
Conc w/Stone Face	25%	0-2	\$168,300	LIFE	**	5	\$4,500	
<i>Displaced Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Stones Around Dep Outfall</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Along Top Of Wall In Concrete Surface</i>								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	100%			2034	**	5	\$2,300	
<i>Settlement, Extent : Light, Area Affected : 5%</i>								
<i>Location : Offset 3ft From Outboard Face</i>								
Deck Elements								
Railing								
Steel	100%	4+	\$3,800	2023	\$191,200			
<i>Missing Coating, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

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

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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

Total

Importance Code

Total

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$600			\$600
Total	\$600			\$600
Importance Code A	\$600			
Importance Code B				\$600
Total	\$600			\$600



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY RETAINING WALL BULKHEAD
Asset # : 13810

Bulkheads System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Structural							
Gravity Wall							
Concrete	100%			LIFE	**	5-10	\$1,100
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		5	\$300
Deck Elements							
Parapet							
Concrete	85%			2029	**		
			<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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$105,200	\$154,200
Total	\$105,200	\$154,200
Importance Code A	\$105,200	
Importance Code B		\$154,200
Total	\$105,200	\$154,200

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$6,900		\$800	
Total	\$6,900		\$800	
Importance Code A				
Importance Code B	\$6,600		\$800	
Importance Code C	\$400			
Total	\$6,900		\$800	



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY RETAINING WALL BULKHEAD
Asset # : 13813

Bulkheads System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Coping/Curb Stone	100%			LIFE	**	5	\$700	
<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+	\$105,200	LIFE	**	5	\$17,800	
<i>Missing Part, Extent : Severe, Area Affected : 4%</i>								
<i>Location : Located At 8 Fee, 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 Fom The South</i>								
<i>Explanation : Small Sinkholes</i>								
Not Accessible	98%							
Surface Asphalt	5%	Now	\$900	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+	\$4,700	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			\$154,200	
<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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$407,100	\$825,300
Total	\$407,100	\$825,300
Importance Code A	\$318,100	\$51,100
Importance Code B	\$89,000	\$774,200
Total	\$407,100	\$825,300

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$8,300		\$300	\$3,500
Total	\$8,300		\$300	\$3,500
Importance Code B	\$8,300		\$300	\$3,500
Total	\$8,300		\$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 System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Gravity Wall								
Conc w/Stone Face	50%	4+	\$227,200	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	\$90,900	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	\$8,300	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		5	\$600	
Deck Elements								
Railing								
Steel	85%	4+	\$65,800	2026			\$658,000	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Coating Loss</i>								
Steel	15%	Now	\$23,200	2026			\$116,100	
<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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

Asset Name : GRAVITY RETAINING WALL BULKHEAD
Address : E 119TH TO E 120TH ST SUB 2 OF ASSET TYPE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR078.000 / 13824 **Yr Built/Renovated** :
Linear Ft : 285 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 28-Jan-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 1816 **Lot** : 23 **BIN** :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Bulkheads	\$40,000	\$272,400
Total	\$40,000	\$272,400
Importance Code A	\$40,000	
Importance Code B		\$272,400
Total	\$40,000	\$272,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$7,100			
Total	\$7,100			
Importance Code A				
Importance Code B	\$7,100			
Total	\$7,100			



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

DEPT. OF SMALL BUSINESS SERV. - 801
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%	2-4	\$40,000	LIFE	**	5	\$6,400	
<i>Cracking, Extent : Light, Area Affected : 10%</i>								
<i>Location : Outboard Face Above Mhw</i>								
<i>Erosion, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Outfall At 230 Feet From South</i>								
<i>Spalling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Outboard Face Above Mhw</i>								
<i>Explanation : Surface Scaling / Spalling</i>								
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Outboard Face Above Mhw</i>								
<i>Explanation : Surface Scaling / Spalling</i>								
Conc w/Stone Face	50%			LIFE	**	5	\$12,800	
<i>Missing Block Seal, Extent : Light, Area Affected : 5%</i>								
<i>Location : Isolated Areas In Tidal Zone</i>								
Not Accessible	25%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	100%			2034	**	5	\$3,300	
<i>Settlement, Extent : Light, Area Affected : 2%</i>								
<i>Location : Two 5 Feet By 5 Feet Areas Of Settlement At 134 And 180 Feet From North End</i>								
Deck Elements								
Railing								
Steel	100%	4+	\$5,400	2023	\$272,400			
<i>Corrosion, Extent : Light, Area Affected : 2%</i>								
<i>Location : Primarily At Baseplates</i>								
<i>Missing Coating, Extent : Light, Area Affected : 2%</i>								
<i>Location : Primarily At Baseplates</i>								

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

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

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 : 29-Jan-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 1713 **Lot** : 38 **BIN** :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Bulkheads		\$105,100
Total		\$105,100
Importance Code B		\$105,100
Total		\$105,100

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$17,100			
Total	\$17,100			
Importance Code A	\$13,300			
Importance Code B	\$3,800			
Total	\$17,100			



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

DEPT. OF SMALL BUSINESS SERV. - 801
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%	2-4	\$13,300	LIFE	**	5	\$100	
	<i>Cracking, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout Concrete</i>							
	<i>Spalling, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout Concrete</i>							
	<i>Other Observation, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Throughout Concrete</i>							
	<i>Explanation : Efflorescence</i>							
Stone	60%			LIFE	**	5	\$5,600	
	<i>Missing Block Seal, Extent : Moderate, Area Affected : 75%</i>							
	<i>Location : In Tidal Zone</i>							
Not Accessible	10%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	90%			2034	**	5	\$1,100	
	<i>Settlement, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Isolated Throughout</i>							
Asphalt Pavers	5%	4+	\$1,100	2034	**	5		
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : 25 Feet From South End</i>							
	<i>Explanation : Missing And Loose Pavers</i>							
Topsoil	5%			2023	\$300	5		
Deck Elements								
Railing								
Steel	100%	4+	\$2,100	2023	\$105,100			
	<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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$170,600	\$140,800
Total	\$170,600	\$140,800
Importance Code A	\$170,600	\$60,600
Importance Code B		\$80,300
Total	\$170,600	\$140,800

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$81,600		\$400	\$1,900
Total	\$81,600		\$400	\$1,900
Importance Code A	\$9,200			
Importance Code B	\$70,300		\$400	\$1,900
Importance Code C	\$2,200			
Total	\$81,600		\$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	**	5-10	\$1,700	
	<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	\$2,600	
	<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	\$115,100	
	<i>Erosion, Extent : Light, Area Affected : 2%</i>							
	<i>Location : Isolated Joints In Tidal Zone</i>							
Conc w/Stone Face	2%	4+	\$113,100	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	**	5-10	\$4,100	
	<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	\$14,200	
	<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+	\$20,400	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+	\$9,100	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	\$9,000	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	\$16,100	2028	\$80,300			
<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	**			
<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	\$24,700	2029	**			
<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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$861,300	\$58,700
Total	\$861,300	\$58,700
Importance Code A	\$694,100	\$58,700
Importance Code B	\$167,200	
Total	\$861,300	\$58,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$30,900			\$5,100
Total	\$30,900			\$5,100
Importance Code B	\$4,500			\$5,100
Importance Code C	\$26,400			
Total	\$30,900			\$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	\$3,200	
	<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	\$24,800	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+	\$694,100	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	\$4,500	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+	\$130,900	2029	**			
	<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Loose Or Missing Mortar</i>							
Concrete	10%	2-4	\$36,400	2029	**			
	<i>Displaced Elements, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Broken/ Cracks/ Displaced Due To Tree Upheaval Between 920 Feet And 953 Feet From North</i>							
	<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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$95,300	
Total	\$95,300	
Importance Code C	\$95,300	
Total	\$95,300	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$400		\$900	\$4,100
Total	\$400		\$900	\$4,100
Importance Code A	\$400			
Importance Code B			\$900	\$4,100
Total	\$400		\$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+	\$95,300	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	**	10		
Not Accessible	15%							
Gravity Wall								
Concrete	10%			LIFE	**	5-10	\$900	
			<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	**	10		
			<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		5	\$1,800	

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

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

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$135,200	\$38,100
Total	\$135,200	\$38,100
Importance Code A	\$135,200	\$38,100
Total	\$135,200	\$38,100

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$12,800		\$21,500	
Total	\$12,800		\$21,500	
Importance Code B	\$12,800		\$21,500	
Total	\$12,800		\$21,500	



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY WALL (STACKED STONE)
Asset # : 13926

Bulkheads		Current Repair		Future Replacement		Maintenance		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	\$135,200	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	\$9,100	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	\$3,600	2026	\$3,600	5	\$200	
	<i>Erosion, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Throughout Behind Gravity Wall</i>							
Topsoil	85%			2021	\$20,600	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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$67,700	\$66,900
Total	\$67,700	\$66,900
Importance Code A	\$67,700	
Importance Code B		\$66,900
Total	\$67,700	\$66,900

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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+	\$67,700	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	\$66,900		

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

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

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$287,500	
Total	\$287,500	
Importance Code A	\$287,500	
Total	\$287,500	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$500			\$1,100
Total	\$500			\$1,100
Importance Code A				
Importance Code B				\$1,100
Importance Code C	\$500			
Total	\$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 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	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout At Top Of Wall</i>								
<i>Explanation : Partial Loss Of Mortar Bedding And Joint Seal</i>								
<hr/>								
Gravity Wall Stone	100%	4+	\$287,500	LIFE	**	5	\$24,300	
<i>Erosion, Extent : Light, Area Affected : 5%</i>								
<i>Location : Mid Asset At Concrete Patch</i>								
<i>Missing Part, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mid Asset At Outfall Location</i>								
<i>Missing Block Seal, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout In Tidal Zone</i>								
<hr/>								
Backfill								
Fill								
Not Accessible	100%							
<hr/>								
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>								
<hr/>								
No Component	30%							
<hr/>								
Deck Elements								
Parapet								
Concrete	100%			2029	**			
<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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$936,900	
Total	\$936,900	
Importance Code A	\$936,900	
Total	\$936,900	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$35,900			\$300
Total	\$35,900			\$300
Importance Code A				
Importance Code B	\$35,200			\$300
Importance Code C	\$600			
Total	\$35,900			\$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
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	\$406,000	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	\$1,300	
No Component	80%							
Sheet Piles								
Steel	17%	4+	\$530,900	LIFE	**			
<i>Corrosion, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Splash And Tidal Zones</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 110 Feet Long Section West Of Wharf</i>								
<i>Explanation : Installed Out Of Plumb</i>								
Steel	26%			LIFE	**	10		
<i>Corrosion, Extent : Light, Area Affected : 2%</i>								
<i>Location : Isolated Throughout</i>								
No Component	52%							
Not Accessible	5%							
Backfill								
Fill								
Sand	25%	Now	\$29,600	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	\$5,700	2028	\$5,700	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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$591,900	
Total	\$591,900	
Importance Code A	\$591,900	
Total	\$591,900	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$63,300			
Total	\$63,300			
Importance Code A				
Importance Code B	\$63,300			
Total	\$63,300			



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

**DEPT. OF SMALL BUSINESS SERV. - 801
HIGH-LEVEL DECK (WHARF) BULKHEAD
Asset # : 13805**

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Gravity Wall Concrete	70%	4+	\$426,300	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	\$165,600	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	\$12,200	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+	\$17,000	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+	\$13,600	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	\$20,400	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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$783,200	\$69,700
Total	\$783,200	\$69,700
Importance Code B	\$69,700	\$69,700
Importance Code C	\$713,500	
Total	\$783,200	\$69,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$1,900			
Total	\$1,900			
Importance Code B				
Importance Code C	\$1,900			
Total	\$1,900			



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
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+	\$665,900	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	\$47,600	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	\$3,900	
Backfill								
Fill								
Not Accessible	100%							
Surface								
Topsoil	75%	0-2	\$52,300	2028	\$52,300	5	\$2,300	
	<i>Erosion, Extent : Moderate, Area Affected : 60%</i>							
	<i>Location :</i>							
Topsoil	25%	4+	\$17,400	2028	\$17,400	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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads		\$899,200
Total		\$899,200
Importance Code B		\$899,200
Total		\$899,200

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$10,600		\$4,600	\$800
Total	\$10,600		\$4,600	\$800
Importance Code A	\$3,600			
Importance Code B			\$4,600	\$800
Importance Code C	\$7,000			
Total	\$10,600		\$4,600	\$800



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
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	Priority
Structural								
Gravity Wall								
Concrete	75%			LIFE	**	5-10	\$7,100	
No Component	25%							
Revetment								
Stone	100%			LIFE	**	5	\$14,100	
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			\$899,200	
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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$345,600	
Total	\$345,600	
Importance Code A	\$220,900	
Importance Code B	\$74,300	
Importance Code C	\$50,400	
Total	\$345,600	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$25,100		\$800	\$2,400
Total	\$25,100		\$800	\$2,400
Importance Code A	\$3,900			
Importance Code B	\$13,400		\$800	\$2,400
Importance Code C	\$7,800			
Total	\$25,100		\$800	\$2,400



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

DEPT. OF SMALL BUSINESS SERV. - 801
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	**	5-10	\$7,800	
Concrete	10%	Now	\$220,900	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	\$50,400	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	\$15,600	
Backfill								
Fill								
Topsoil	2%	Now	\$5,900	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	\$6,200	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		5	\$1,300	
<i>Settlement, Extent : Light, Area Affected : 10%</i>								
<i>Location : Isolated Areas Throughout</i>								
Deck Elements								
Railing								
Fencing	100%	4+	\$74,300	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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$268,500	
Total	\$268,500	
Importance Code A	\$96,100	
Importance Code B	\$172,500	
Total	\$268,500	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$2,100	\$100		\$4,500
Total	\$2,100	\$100		\$4,500
Importance Code A				
Importance Code B		\$100		\$4,500
Importance Code C	\$2,100			
Total	\$2,100	\$100		\$4,500



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

DEPT. OF SMALL BUSINESS SERV. - 801
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	\$400	
No Component	50%							
Pile Supported Wall								
Concrete	60%	4+	\$96,100	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	\$3,800	
No Component	60%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	100%			2037	**	5	\$9,000	
Fender								
Piles								
Timber	60%	Now	\$88,700	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	\$83,800	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	\$300	

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

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

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$1,387,000	\$140,700
Total	\$1,387,000	\$140,700
Importance Code B	\$42,200	\$140,700
Importance Code C	\$1,344,800	
Total	\$1,387,000	\$140,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$28,100		\$4,300	
Total	\$28,100		\$4,300	
Importance Code B	\$28,100		\$4,300	
Importance Code C				
Total	\$28,100		\$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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Revetment								
Stone	70%	4+	\$1,344,800	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	**	10		
No Component	70%							
Not Accessible	5%							
Backfill								
Fill								
Topsoil	5%	Now	\$28,100	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	\$42,200	2028	\$42,200	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	\$98,500	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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 : 06-Feb-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 1573 **Lot** : 52 **BIN** :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Bulkheads	\$188,100	\$238,900
Total	\$188,100	\$238,900
Importance Code A	\$188,100	
Importance Code B		\$238,900
Total	\$188,100	\$238,900

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$6,200			
Total	\$6,200			
Importance Code A				
Importance Code B	\$6,200			
Total	\$6,200			



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

DEPT. OF SMALL BUSINESS SERV. - 801
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		**		
		<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	\$51,800	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								
Timber	15%	Now	\$136,300	LIFE		**	4	\$300
		<i>Rotting/Splitting, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : At Outboard Ends</i>						
Not Accessible	85%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	100%			2034		**	5	\$2,900
		<i>Settlement, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Offset 3 Feet From Outboard Face Throughout</i>						
Deck Elements								
Railing								
Steel	100%	4+	\$4,800	2024	\$238,900			
		<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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$631,900	
Total	\$631,900	
Importance Code A	\$578,800	
Importance Code B	\$53,000	
Total	\$631,900	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$71,100			
Total	\$71,100			
Importance Code A				
Importance Code B	\$52,100			
Importance Code C	\$19,000			
Total	\$71,100			



*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 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	Priority
Structural								
Coping/Curb Timber	100%	Now	\$19,000	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>								
Gravity Wall								
Conc w/Stone Face	25%	4+	\$79,100	LIFE	**	5	\$6,400	
<i>Missing Block Seal, Extent : Severe, Area Affected : 100%</i> <i>Location : Throughout</i>								
Concrete	55%	Now	\$499,700	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%							
Backfill								
Fill								
Sand	30%	Now	\$19,100	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%							
Surface								
Asphalt	50%	Now	\$12,700	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+	\$20,300	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>								
Fender								
Piles								
Timber	100%	Now	\$53,000	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.

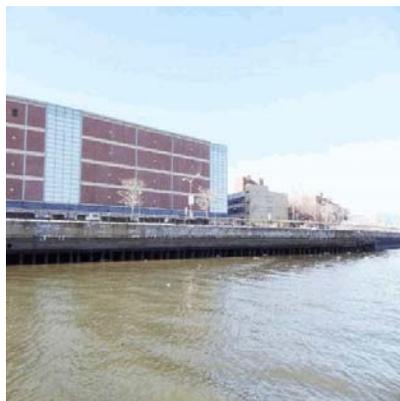
Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

Asset Name : LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Address : E 118TH TO E 119TH ST SUB 1 OF ASSET TYPE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR079.000 / 13825 **Yr Built/Renovated** :
Linear Ft : 305 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 28-Jan-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 1815 **Lot** : 25 **BIN** :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Bulkheads	\$126,400	\$336,400
Total	\$126,400	\$336,400
Importance Code A	\$126,400	\$44,900
Importance Code B		\$291,500
Total	\$126,400	\$336,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$24,300	\$1,100		
Total	\$24,300	\$1,100		
Importance Code A	\$18,500	\$1,100		
Importance Code B	\$5,800			
Total	\$24,300	\$1,100		



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
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%	2-4	\$126,400	LIFE			**	
			<i>Broken, Extent : Severe, Area Affected : 1%</i>					
			<i>Location : Stone Face At Outfall 25 Feet From South</i>					
			<i>Cracking, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Outboard Face Above Mhw</i>					
			<i>Spalling, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : 7 Locations Totalling 60 Feet Along Top Of Wall</i>					
			<i>Other Observation, Extent : Moderate, Area Affected : 75%</i>					
			<i>Location : Outboard Face Above Mhw</i>					
			<i>Explanation : Surface Scaling/ Spalls</i>					
Concrete/Stone	50%			LIFE			**	
			<i>Missing Block Seal, Extent : Light, Area Affected : 25%</i>					
			<i>Location : Between Stone Facing In Tidal Zone</i>					
Piles and Bracing								
Timber	5%			2028	\$44,900	4	\$3,400	
Not Accessible	95%							
Pile Caps								
Timber	10%	4+	\$18,500	LIFE			**	4
			<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
Deck Elements								
Railing								
Steel	100%	4+	\$5,800	2024	\$291,500			
			<i>Corrosion, Extent : Light, Area Affected : 2%</i>					
			<i>Location : Primarily At Baseplates</i>					
			<i>Missing Coating, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Primarily At Baseplates</i>					

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

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

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

Asset Name : LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Address : E 117TH TO E 118TH ST SUB 2 OF ASSET TYPE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR080.000 / 13826 **Yr Built/Renovated** :
Linear Ft : 260 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 28-Jan-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 1716 **Lot** : 28 **BIN** :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Bulkheads	\$53,900	\$162,500
Total	\$53,900	\$162,500
Importance Code A	\$53,900	\$38,300
Importance Code B		\$124,200
Total	\$53,900	\$162,500

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$33,200	\$1,000		
Total	\$33,200	\$1,000		
Importance Code A	\$23,600	\$1,000		
Importance Code B	\$9,500			
Total	\$33,200	\$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
LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Asset # : 13826

Bulkheads System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Relieving Platform Top Concrete/Stone	25%			LIFE		**		
	<i>Cracking, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Outboard Face Above Mhw</i>							
	<i>Missing Block Seal, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Between Stone Facing In Tidal Zone</i>							
Concrete/Stone	25%	2-4	\$53,900	LIFE		**		
	<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Outboard Face Above Mhw Elevation</i>							
	<i>Explanation : Surface Scaling / Spalls</i>							
Not Accessible	50%							
Piles and Bracing								
Timber	5%			2028	\$38,300	4	\$2,900	
Not Accessible	95%							
Pile Caps								
Timber	5%	4+	\$23,600	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	100%			2038		**	5	\$3,000
	<i>Settlement, Extent : Light, Area Affected : 5%</i>							
	<i>Location : At North Side Of Pier</i>							
Deck Elements								
Railing								
Fencing	50%	Now	\$7,000	2030		**	3	\$100
	<i>Displaced Elements, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Foot Of Pier On South End Of Asset</i>							
Steel	50%	4+	\$2,500	2024	\$124,200			
	<i>Corrosion, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Primarily In Baseplates</i>							
	<i>Missing Coating, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Primarily In Baseplates</i>							

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

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

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

Asset Name : LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Address : E 117TH TO E 116TH ST SUB 3 OF ASSET TYPE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR081.000 / 13827 **Yr Built/Renovated** :
Linear Ft : 270 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 29-Jan-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 1715 **Lot** : 53 **BIN** :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Bulkheads	\$134,300	\$297,800
Total	\$134,300	\$297,800
Importance Code A	\$134,300	\$39,700
Importance Code B		\$258,100
Total	\$134,300	\$297,800

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$39,300	\$1,000		
Total	\$39,300	\$1,000		
Importance Code A	\$32,700	\$1,000		
Importance Code B	\$6,500			
Total	\$39,300	\$1,000		



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
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	\$134,300	LIFE			**	
	<i>Cracking, Extent : Light, Area Affected : 25%</i>							
	<i>Location : Outboard Face Above Mhw</i>							
	<i>Spalling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Isolated Locations Along Top Of Wall</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Outboard Face Above Mhw</i>							
	<i>Explanation : Surface Scaling/spalling</i>							
Concrete/Stone	40%			LIFE			**	
	<i>Missing Block Seal, Extent : Moderate, Area Affected : 75%</i>							
	<i>Location : Throughout Tidal Zone</i>							
Piles and Bracing								
Timber	5%			2028	\$39,700	4		\$3,000
Not Accessible	95%							
Pile Caps								
Timber	10%	4+	\$32,700	LIFE			**	\$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%			2034			**	\$2,800
	<i>Settlement, Extent : Light, Area Affected : 5%</i>							
	<i>Location : 4 Asphalt Patch Areas</i>							
Topsoil	10%			2023	\$1,500	5		\$100
Deck Elements								
Railing								
Steel	100%	4+	\$5,200	2024	\$258,100			
	<i>Corrosion, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Primarily In Baseplates</i>							
	<i>Missing Coating, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Primarily In Baseplates</i>							

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

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

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

Asset Name : LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Address : E 114TH ST TO NO SIDE E 111TH ST HARLEM RIVER,SUB 2 OF ASSET TYPE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR084.000 / 13830 **Yr Built/Renovated** :
Linear Ft : 850 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 30-Jan-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 1705 **Lot** : 21 **BIN** :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Bulkheads	\$215,900	\$812,400
Total	\$215,900	\$812,400
Importance Code A	\$215,900	
Importance Code B		\$812,400
Total	\$215,900	\$812,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$44,500			
Total	\$44,500			
Importance Code A	\$25,800			
Importance Code B	\$18,800			
Total	\$44,500			



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 # : 13830

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete/Stone	60%			LIFE		**		
Concrete/Stone	40%	2-4	\$140,900	LIFE		**		
Piles and Bracing								
Timber	5%	4+	\$75,000	2034		**	4	\$6,400
Not Accessible	95%							
Pile Caps								
Timber	5%	4+	\$25,800	LIFE		**	4	\$300
Not Accessible	95%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	98%	4+	\$17,100	2038		**	5	\$4,800
Topsoil	2%			2024	\$900		5	\$100
Deck Elements								
Railing								
Steel	90%			2023	\$731,200			
Steel	10%	0-2	\$1,600	2023	\$81,200			

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

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

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

Asset Name : LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Address : E 111TH ST TO E 110TH ST HARLEM RIVER,SUB 3 OF ASSET TYPE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR085.000 / 13831 **Yr Built/Renovated** :
Linear Ft : 272 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 30-Jan-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 1704 **Lot** : 2 **BIN** :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Bulkheads		\$260,000
Total		\$260,000
Importance Code B		\$260,000
Total		\$260,000

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$69,300			
Total	\$69,300			
Importance Code A	\$51,000			
Importance Code B	\$18,300			
Total	\$69,300			



*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 # : 13831

Print Date : 22-Sep-2017 **DEPT. OF SMALL BUSINESS SERV. - FY 2018**

Asset Name : LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
 Address : E 106TH ST TO E 105TH ST HARLEM RIVER,SUB 2 OF ASSET TYPE
 Borough : MANHATTAN Agency's Number : N/A
 Program / Asset # : DBSR088.000 / 13836 Yr Built/Renovated :
 Linear Ft : 270 Project Type : ECONOMIC DEVELOPMENT
 Date of Survey : 05-Feb-2014 Landmark Status : NONE
 Areas Surveyed :
 Block : 1699 Lot : 64 BIN :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Bulkheads	\$81,800	\$258,100
Total	\$81,800	\$258,100
Importance Code A	\$81,800	
Importance Code B		\$258,100
Total	\$81,800	\$258,100

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$35,100			
Total	\$35,100			
Importance Code A	\$33,600			
Importance Code B	\$1,500			
Total	\$35,100			



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

DEPT. OF SMALL BUSINESS SERV. - 801
LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Asset # : 13836

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Relieving Platform Top								
Concrete/Stone	80%			LIFE		**		
		<i>Cracking, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Offshore Concrete Face With Efflorescence</i>						
Concrete/Stone	20%	0-2	\$33,600	LIFE		**		
		<i>Spalling, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : Locations Throughout Top Of Concrete Wall, Totaling 60 Feet; Undermining Railing</i>						
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Timber	5%	4+	\$40,900	LIFE		**	4	\$100
		<i>Rotting/Splitting, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Offshore Ends Throughout</i>						
Timber	5%	Now	\$40,900	LIFE		**	4	\$100
		<i>Rotting/Splitting, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Offshore Ends Throughout</i>						
Not Accessible	90%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	100%			2034		**	5	\$3,100
Deck Elements								
Railing								
Steel	100%			2024	\$258,100			
		<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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

Asset Name : LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Address : E 105TH ST TO E 104TH ST SUB 3 OF ASSET TYPE, SUB 1 OF BL
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR089.000 / 13837 **Yr Built/Renovated** :
Linear Ft : 258 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 05-Feb-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 1696 **Lot** : 51 **BIN** :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Bulkheads	\$118,300	\$246,600
Total	\$118,300	\$246,600
Importance Code A	\$118,300	
Importance Code B		\$246,600
Total	\$118,300	\$246,600

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads				
Total				
Importance Code A				
Importance Code B				
Total				



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
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	75%			LIFE	**			
	<i>Cracking, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Offshore Concrete Face With Efflorescence</i>							
Concrete/Stone	25%	0-2	\$40,100	LIFE	**			
	<i>Spalling, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Throughout Top Of Wall In Multiple Locations; Undermining Railing</i>							
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Timber	10%	4+	\$78,200	LIFE	**	4	\$200	
	<i>Rotting/Splitting, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Offshore End Of Pile Caps</i>							
Not Accessible	90%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	100%			2038	**	5	\$2,900	
Deck Elements								
Railing								
Steel	100%			2024	\$246,600			
	<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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

Asset Name : LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Address : 50 FT SO OF E 101 ST TO E 100TH HARLEM RIVER, SUB 2 OF BL
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR093.000 / 13841 **Yr Built/Renovated** :
Linear Ft : 232 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 04-Feb-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 1694 **Lot** : 51 **BIN** :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Bulkheads	\$70,300	\$221,700
Total	\$70,300	\$221,700
Importance Code A	\$70,300	
Importance Code B		\$221,700
Total	\$70,300	\$221,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$28,100			
Total	\$28,100			
Importance Code A	\$24,000			
Importance Code B	\$4,100			
Total	\$28,100			



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Asset # : 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		**		
	<i>Cracking, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout In Top 3Ft 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+	\$24,000	LIFE		**		
	<i>Spalling, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Isolated Throughout Concrete Face And Along Top</i>							
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Timber	10%	Now	\$70,300	LIFE		**	4	\$200
	<i>Rotting/Splitting, Extent : Severe, Area Affected : 90%</i>							
	<i>Location : Eastern End Of Pile Caps</i>							
Not Accessible	90%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	95%			2034		**	5	\$2,500
Asphalt Pavers	4%	4+	\$2,900	2034		**	5	\$100
	<i>Settlement, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Around Planters</i>							
Topsoil	1%			2023	\$100		5	
Deck Elements								
Railing								
Steel	100%			2023	\$221,700			
	<i>Missing Coating, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							

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

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

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

Asset Name : LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Address : E 99TH ST TO E 97TH ST SUB 2 OF BL, SUB 1 OF ASSET TYPE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR096.000 / 13844 **Yr Built/Renovated** :
Linear Ft : 535 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 05-Feb-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 1691 **Lot** : 6 **BIN** :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Bulkheads	\$197,900	\$511,300
Total	\$197,900	\$511,300
Importance Code A	\$197,900	
Importance Code B		\$511,300
Total	\$197,900	\$511,300

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$3,100			
Total	\$3,100			
Importance Code A				
Importance Code B	\$3,100			
Total	\$3,100			



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
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%	4+	\$133,000	LIFE		**		
	<i>Spalling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout Top Of Wall In Multiple Locations</i>							
Concrete/Stone	80%			LIFE		**		
	<i>Cracking, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout Concrete Surface With Efflorescence</i>							
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Timber	10%	0-2	\$64,800	LIFE		**	4	\$400
	<i>Rotting/Splitting, Extent : Severe, Area Affected : 75%</i>							
	<i>Location : Outboard End Of Pile Caps</i>							
Not Accessible	90%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	100%			2034		**	5	\$6,100
	<i>Settlement, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Along Offshore Edge</i>							
Deck Elements								
Railing								
Steel	100%			2023	\$511,300			
	<i>Missing Coating, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							

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

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

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 : 05-Feb-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 1690 **Lot** : 10 **BIN** :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Bulkheads	\$81,200	
Total	\$81,200	
Importance Code B	\$81,200	
Total	\$81,200	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$42,200			
Total	\$42,200			
Importance Code A	\$41,700			
Importance Code B	\$500			
Total	\$42,200			



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

DEPT. OF SMALL BUSINESS SERV. - 801
LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Asset # : 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	20%	4+	\$21,100	LIFE		**		
	<i>Spalling, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : At Top Of Concrete Wall</i>							
Concrete/Stone	80%			LIFE		**		
	<i>Cracking, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout Concrete Surface With Efflorescence</i>							
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Timber	10%	4+	\$20,600	LIFE		**	4	\$100
	<i>Rotting/Splitting, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Outboard Ends Of Pile Caps</i>							
Not Accessible	90%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	100%			2034		**	5	\$1,000
	<i>Settlement, Extent : Light, Area Affected : 30%</i>							
	<i>Location : Offset 3 Feet From Outboard Face</i>							
Deck Elements								
Railing								
Steel	100%			2020	\$81,200			
	<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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

Asset Name : LOW-LEVEL RELIEVING PLATFROM TIMBER PILE SUPPORTED BULKHEAD
Address : E 116TH ST TO E 114TH ST / SUB 2 OF BL, SUB 1 OF ASSET TYPE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR083.000 / 13829 **Yr Built/Renovated** :
Linear Ft : 518 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 30-Jan-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 1713 **Lot** : 38 **BIN** :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Bulkheads	\$456,300	\$495,100
Total	\$456,300	\$495,100
Importance Code A	\$456,300	
Importance Code B		\$495,100
Total	\$456,300	\$495,100

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$49,100			
Total	\$49,100			
Importance Code A				
Importance Code B	\$49,100			
Total	\$49,100			



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 # : 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	20%	Now	\$175,100	LIFE	**	5	\$400	
<i>Broken, Extent : Severe, Area Affected : 80%</i>								
<i>Location : From E 114th Street North For 111 Feet</i>								
Concrete	35%	2-4	\$61,300	LIFE	**	5	\$700	
<i>Cracking, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Outboard Face Above Mhw</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At 111 Feet North Of East 114th Street And North For 175 Feet Intermittently</i>								
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Outboard Face Above Mhw</i>								
<i>Explanation : Efflorescence</i>								
Concrete/Stone	45%	4+	\$96,600	LIFE	**			
<i>Cracking, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Outboard Face Above Mhw</i>								
<i>Missing Block Seal, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Between Stone Facing In Tidal Zone</i>								
<i>Spalling, Extent : Light, Area Affected : 5%</i>								
<i>Location : From North End South For 225 Feet</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Outboard Face Above Mhw</i>								
<i>Explanation : Efflorescence</i>								
Piles and Bracing								
Timber	10%	4+	\$76,200	2034	**	4	\$7,800	
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Outboard End</i>								
Not Accessible	90%							
Pile Caps								
Timber	15%	4+	\$47,100	LIFE	**	4	\$600	
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Outboard End Of Pile Caps</i>								
Not Accessible	85%							
Backfill								
Fill								
Topsoil	20%	Now	\$22,300	2065	**			
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : From 114th Street North For 111 Feet</i>								
<i>Explanation : Fill Loss</i>								
Not Accessible	80%							
Surface								
Asphalt Pavers	93%			2034	**	5	\$5,500	
Asphalt Pavers	5%	4+	\$5,300	2034	**	5	\$100	
<i>Settlement, Extent : Light, Area Affected : 25%</i>								
<i>Location : 108 Feet North Of East 114th Street</i>								
Topsoil	2%			2023		5	\$100	
Deck Elements								

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Asset # : 13829

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Railing								
Steel	90%	4+	\$8,900	2023	\$445,600			
	<i>Corrosion, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Primarily At Baseplates</i>							
	<i>Missing Coating, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Primarily At Baseplates</i>							
Steel	10%	0-2	\$9,900	2023	\$49,500			
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Undermining Of Baseplates Due To Spalling</i>							

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

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

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$312,600	
Total	\$312,600	
Importance Code A	\$199,600	
Importance Code B	\$113,100	
Total	\$312,600	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$21,800			
Total	\$21,800			
Importance Code A				
Importance Code B	\$6,700			
Importance Code C	\$15,200			
Total	\$21,800			



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

DEPT. OF SMALL BUSINESS SERV. - 801
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+	\$87,300	LIFE	**	5	\$1,900	
<i>Cracking, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Isolated Throughout</i>								
Concrete	30%	2-4	\$112,300	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+	\$15,200	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+	\$6,700	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	\$29,500	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+	\$83,600	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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$1,705,900	\$40,600
Total	\$1,705,900	\$40,600
Importance Code A	\$1,027,200	
Importance Code B	\$128,800	\$40,600
Importance Code C	\$549,900	
Total	\$1,705,900	\$40,600

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$43,200		\$2,900	
Total	\$43,200		\$2,900	
Importance Code A				
Importance Code B	\$43,200		\$2,900	
Importance Code C				
Total	\$43,200		\$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	\$759,000	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	\$132,200	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	\$549,900	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	\$136,100	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	\$64,400	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	\$27,000	2041	**	5	\$1,700	
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout Along Pavement</i>								
Topsoil	80%			2021	\$64,400	5	\$5,600	
Deck Elements								
Railing								
Fencing	50%			2024	\$40,600	3	\$300	
Fencing	20%	Now	\$16,200	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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$107,200	
Total	\$107,200	
Importance Code A	\$71,900	
Importance Code B	\$35,200	
Total	\$107,200	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$34,000			
Total	\$34,000			
Importance Code A				
Importance Code B	\$34,000			
Total	\$34,000			



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
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		**	\$4,400	
Concrete	5%	4+	\$36,000	LIFE		**	\$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	\$36,000	LIFE		**	\$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	\$35,200	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		**	\$7,500	
Asphalt	10%	Now	\$14,800	2041		**	\$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	\$15,400	2041		**	\$2,000	
<i>Worn, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Southern 200 Feet Of Asset</i>								
No Component	90%							
Not Accessible	5%							
Deck Elements								
Railing								
Fencing	20%			2024	\$17,800	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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$1,801,800	
Total	\$1,801,800	
Importance Code A	\$370,300	
Importance Code B	\$272,800	
Importance Code C	\$1,158,800	
Total	\$1,801,800	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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	\$319,800	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	\$838,900	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+	\$370,300	LIFE	**			
<i>Corrosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
No Component	75%							
Backfill								
Fill								
Topsoil	100%	Now	\$160,600	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	\$112,200	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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

Asset Name : PASSENGER SHIP TERMINAL BULKHEAD, PIERS 88, 90, 92
Address : HUDSON RIVER WEST 48TH TO 52ND STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBS0025.025 / 1763 **Yr Built/Renovated** :
Linear Ft : 1,333 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 28-Feb-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 1107 **Lot** : 12 **BIN** :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Bulkheads		\$102,900
Total		\$102,900
Importance Code A		\$102,900
Total		\$102,900

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$3,000			\$12,400
Total	\$3,000			\$12,400
Importance Code A				
Importance Code B	\$3,000			\$12,400
Total	\$3,000			\$12,400



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

DEPT. OF SMALL BUSINESS SERV. - 801
PASSENGER SHIP TERMINAL BULKHEAD, PIERS 88, 90, 92
Asset # : 1763

System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Structural							
Relieving Platform Top Concrete	100%			LIFE	**	5	\$5,000
Gravity Wall Concrete	20%			LIFE	**	5	\$1,100
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Throughout</i>					
		<i>Explanation : Minor Spalling And Cracking</i>					
Not Accessible	80%						
Piles and Bracing Steel	50%			LIFE	**	5	\$102,900
Not Accessible	50%						
Pile Caps Concrete	100%			LIFE	**	5	\$4,000
Backfill							
Fill Not Accessible	100%						
Surface Concrete	40%			2034	**	5	\$6,100
Not Accessible	60%						
Fender							
Piles Timber	10%			2034	**	4	\$3,200
No Component	70%						
Not Accessible	20%						
Wales and Chocks Timber	30%			2034	**	4	\$21,700
No Component	70%						

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

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

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

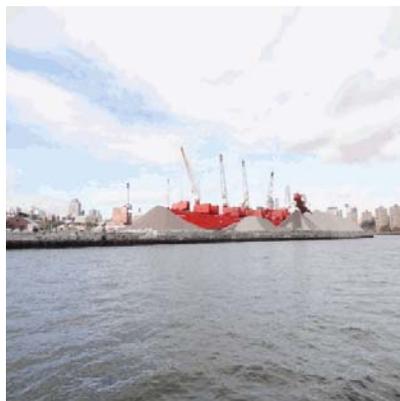
Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$1,701,400	\$35,800
Total	\$1,701,400	\$35,800
Importance Code A	\$197,000	\$35,800
Importance Code B	\$1,504,400	
Total	\$1,701,400	\$35,800

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$200		\$500	
Total	\$200		\$500	
Importance Code A				
Importance Code B	\$100		\$500	
Importance Code C	\$100			
Total	\$200		\$500	



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

DEPT. OF SMALL BUSINESS SERV. - 801
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	Priority
Structural								
Coping/Curb								
Timber	10%			LIFE	**	5	\$200	
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+	\$161,200	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	\$216,500	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	\$35,100	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	\$315,800	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	\$937,000	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.

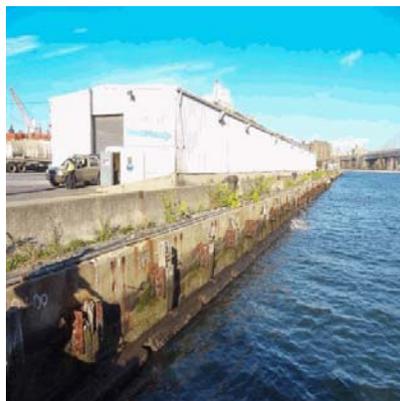
Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$871,300	
Total	\$871,300	
Importance Code A	\$92,900	
Importance Code B	\$778,400	
Total	\$871,300	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$30,400		\$3,800	\$41,500
Total	\$30,400		\$3,800	\$41,500
Importance Code A				\$34,600
Importance Code B	\$30,400		\$3,800	\$6,900
Total	\$30,400		\$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	Priority
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+	\$92,900	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>							
Piles and Bracing Not Accessible	100%							
Pile Caps Not Accessible	100%							
Backfill								
Fill Not Accessible	100%							
Surface								
Asphalt	20%			2041	**	5	\$4,200	
Asphalt	25%	4+	\$41,100	2043	**	5	\$2,600	
	<i>Cracking, Extent : Light, Area Affected : 30%</i>							
	<i>Location : Throughout Pier</i>							
Asphalt Blocks	15%	4+	\$291,500	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%							
Fender								
Buffer								
Rubber	25%			2037	**	4-5	\$12,000	
Rubber	5%	Now	\$30,400	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	\$445,700	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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads		\$1,421,700
Total		\$1,421,700
Importance Code B		\$1,421,700
Total		\$1,421,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$48,700		\$6,800	\$100
Total	\$48,700		\$6,800	\$100
Importance Code A	\$24,100			
Importance Code B	\$24,600		\$6,800	\$100
Total	\$48,700		\$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	\$16,900	LIFE				**
			<i>Cracking, Extent : Light, Area Affected : 5%</i>					
			<i>Location : With Efflorescence Throughout</i>					
			<i>Erosion, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Isolated Areas At Bottom And Corners Of Platform</i>					
			<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 2%</i>					
			<i>Location : Isolated Throughout</i>					
			<i>Missing Part, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Isolated Missing Stone Facing</i>					
Piles and Bracing								
Not Accessible	100%							
			<i>Other Observation, Extent : Light, Area Affected : 0%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Repair Currently Underway</i>					
Lowlevel Pile Caps								
Timber	1%	Now	\$7,200	LIFE				**
			<i>Rotting/Splitting, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
Not Accessible	99%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	58%			2036		**	5	\$10,800
			<i>Settlement, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
Asphalt Pavers	2%	0-2	\$16,700	2036		**	5	\$200
			<i>Other Observation, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : North Of E. 51st Street</i>					
			<i>Explanation : Uplift</i>					
Concrete	15%			2036		**	5	\$2,800
			<i>Cracking, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
No Component	25%							
Deck Elements								

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
RELIEVING PLATFORM
Asset # : 1748

Bulkheads	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Railing								
Fencing	50%			2028	\$44,200	3	\$400	
	<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	\$763,400			
	<i>Corrosion, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Steel	1%	2-4	\$7,800	2025	\$15,600			
	<i>Corrosion, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : At E. 53rd St</i>							
Parapet								
Concrete	50%			2028	\$598,600			
	<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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$302,400	\$57,300
Total	\$302,400	\$57,300
Importance Code A	\$192,700	
Importance Code B	\$109,700	\$57,300
Total	\$302,400	\$57,300

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$39,200			
Total	\$39,200			
Importance Code A	\$31,100			
Importance Code B	\$8,100			
Total	\$39,200			



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
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+	\$192,700	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	\$31,100	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	\$8,100	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	\$56,400	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	\$53,300	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	\$13,000	3	\$100	
<i>Corrosion, Extent : Light, Area Affected : 75%</i>									
<i>Location : Throughout</i>									
	Steel	20%			2027	\$57,300			
<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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads		\$94,000
Total		\$94,000
Importance Code B		\$94,000
Total		\$94,000

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$80,700		\$2,900	
Total	\$80,700		\$2,900	
Importance Code A	\$52,200			
Importance Code B	\$28,400		\$2,900	
Total	\$80,700		\$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+	\$21,200	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	\$31,000	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+	\$9,600	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	Priority
Deck Elements								
Parapet								
Concrete	25%			2028	\$94,000			
<i>Cracking, Extent : Light, Area Affected : 10%</i>								
<i>Location : Isolated Throughout</i>								
Concrete	5%	2-4	\$18,800	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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$171,900	
Total	\$171,900	
Importance Code A	\$89,600	
Importance Code B	\$82,400	
Total	\$171,900	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$27,100	\$400		
Total	\$27,100	\$400		
Importance Code A				
Importance Code B	\$3,700	\$400		
Importance Code C	\$23,400			
Total	\$27,100	\$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
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	\$89,600	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+	\$23,400	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	\$2,300	2042	**	5		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : At Northern End Of Pile Supported Wall</i>								
<i>Explanation : Sinkhole/ Fill Loss</i>								
Not Accessible	90%							
Surface								
Topsoil	70%			2025	\$10,000	5	\$900	
Topsoil	10%	Now	\$1,400	2027	\$1,400	5	\$100	
<i>Settlement, Extent : Severe, Area Affected : 100%</i>								
<i>Location : At North End Of Pile Supported Wall And Isolated Throughout</i>								
Not Accessible	20%							
Fender								
Wales and Chocks								
Timber	70%	Now	\$82,400	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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$300			
Total	\$300			
Importance Code B	\$300			
Importance Code C				
Total	\$300			



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
REVETMENT
Asset # : 13930

Bulkheads		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural Revetment Stone	100%			LIFE	* *	5	\$900	
<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	\$7,800	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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

Asset Name : REVETMENT
Address : RICHMOND TERR FROM 100FT WEST OF TYSEN ST TO E SNUG HARBOR RD
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DBS0038.000 / 13931 **Yr Built/Renovated** :
Linear Ft : 1,195 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 18-Dec-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 68 **Lot** : 35 **BIN** :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Bulkheads	\$405,800	\$9,600
Total	\$405,800	\$9,600
Importance Code B	\$54,700	\$9,600
Importance Code C	\$351,200	
Total	\$405,800	\$9,600

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$9,600		\$2,400	
Total	\$9,600		\$2,400	
Importance Code B	\$9,600		\$2,400	
Importance Code C				
Total	\$9,600		\$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
REVETMENT
Asset # : 13931

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Revetment								
Stone	60%			LIFE	**	5	\$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+	\$351,200	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+	\$9,600	2026	\$9,600	5	\$400	
	<i>Erosion, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Topsoil	85%			2021	\$54,700	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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$14,400			
Total	\$14,400			
Importance Code B	\$14,400			
Importance Code C				
Total	\$14,400			



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
REVTMENT
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	\$13,800	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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

Asset Name : REVETMENT
Address : ALONG FLATBUSH FROM KINGS PLAZA SOUTH TO PILE SUPPORTED WALL
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0052.000 / 14013 **Yr Built/Renovated** :
Linear Ft : 505 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 18-Jul-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 8470 **Lot** : 1 **BIN** :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Bulkheads	\$352,400	
Total	\$352,400	
Importance Code C	\$352,400	
Total	\$352,400	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$33,900		\$900	
Total	\$33,900		\$900	
Importance Code B	\$33,900		\$900	
Importance Code C				
Total	\$33,900		\$900	



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

DEPT. OF SMALL BUSINESS SERV. - 801
REVETMENT
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	\$92,700	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+	\$259,700	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>								
<hr/>								
Backfill								
Fill								
Topsoil	25%	Now	\$27,100	2068	**			
<i>Erosion, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Areas Without Stone Coverage</i>								
Not Accessible	75%							
<hr/>								
Surface								
Topsoil	75%			2026	\$20,400	5	\$1,800	
Topsoil	25%	Now	\$6,800	2028	\$6,800	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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$2,083,100	\$420,500
Total	\$2,083,100	\$420,500
Importance Code B	\$161,500	\$420,500
Importance Code C	\$1,921,700	
Total	\$2,083,100	\$420,500

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$36,900	\$1,300		
Total	\$36,900	\$1,300		
Importance Code A				
Importance Code B	\$36,900	\$1,300		
Importance Code C				
Total	\$36,900	\$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
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	Priority
Structural								
Coping/Curb Concrete	70%	Now	\$420,100	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+	\$1,501,600	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	\$106,500	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	\$5,300	2041	**	5	\$300	
<i>Cracking, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Isolated Throughout</i>								
<i>Settlement, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Section Of Encroaching Settlement 1700 Feet West Of Ferry Terminal</i>								
Concrete	5%			2035	**	5	\$1,700	
Topsoil	55%			2024		5	\$7,500	
Topsoil	35%	Now	\$55,000	2026		5	\$2,400	
<i>Missing Part, Extent : Severe, Area Affected : 100%</i>								
<i>Location : At Sinkholes Inshore Of Concrete Surface West Of Ballpark Wharf</i>								
Deck Elements								
Railing								
Steel	10%	Now	\$27,900	2025			\$279,100	
<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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$255,700	\$93,600
Total	\$255,700	\$93,600
Importance Code B		\$93,600
Importance Code C	\$255,700	
Total	\$255,700	\$93,600

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
REVTMENT 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+	\$255,700	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	\$93,600	5	\$8,100	
<i>Erosion, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout, Above Revetment</i>								
<i>Other Observation, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Heavy Vegetation</i>								
<hr/>								

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$30,100			
Total	\$30,100			
Importance Code B	\$200			
Importance Code C	\$29,800			
Total	\$30,100			



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

DEPT. OF SMALL BUSINESS SERV. - 801
REVETMENT 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+	\$29,800	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>						

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

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

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

Asset Name : REVETMENT - RIPRAP BULKHEAD
Address : W 220TH ST TO SS W 218TH ST HARLEM RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR055.000 / 13793 **Yr Built/Renovated** :
Linear Ft : 615 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 31-Aug-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2197 **Lot** : 75 **BIN** :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Bulkheads	\$201,600	
Total	\$201,600	
Importance Code B	\$66,100	
Importance Code C	\$135,500	
Total	\$201,600	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$18,400			\$700
Total	\$18,400			\$700
Importance Code B	\$16,500			\$700
Importance Code C	\$1,800			
Total	\$18,400			\$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+	\$135,500	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	\$3,700	
<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	\$33,000	2068	**			
<i>Erosion, Extent : Light, Area Affected : 20%</i>								
<i>Location : Above Revetment Throughout</i>								
Topsoil	25%	Now	\$33,000	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	\$8,300	2028	\$8,300	5	\$400	
<i>Erosion, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Above Revetment Throughout</i>								
Topsoil	50%			2027	\$16,500	5	\$1,400	
Topsoil	25%	Now	\$8,300	2028	\$8,300	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.

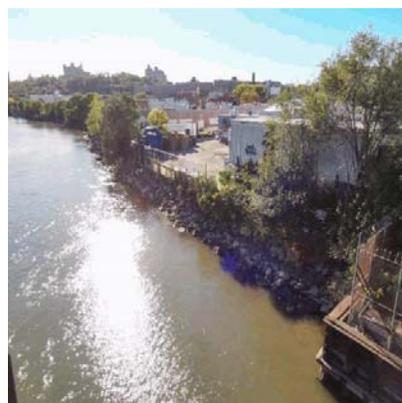
Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$187,300	
Total	\$187,300	
Importance Code C	\$187,300	
Total	\$187,300	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$24,000		\$1,200	
Total	\$24,000		\$1,200	
Importance Code B	\$24,000		\$1,200	
Importance Code C				
Total	\$24,000		\$1,200	



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

DEPT. OF SMALL BUSINESS SERV. - 801
REVTMENT - RIPRAP BULKHEAD
Asset # : 13797

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Revetment								
Stone	65%	4+	\$121,800	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	\$65,600	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	\$21,900	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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$112,400	
Total	\$112,400	
Importance Code C	\$112,400	
Total	\$112,400	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$24,700			
Total	\$24,700			
Importance Code B	\$24,700			
Importance Code C	\$100			
Total	\$24,700			



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

DEPT. OF SMALL BUSINESS SERV. - 801
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	**	5-10	\$100	
No Component	75%							
Revetment								
Stone	100%	4+	\$112,400	LIFE	**	5	\$1,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Non-engineered, Inadequate Protection</i>								
Backfill								
Fill								
Topsoil	20%	Now	\$11,000	2068	**			
<i>Erosion, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Above Revetment</i>								
Not Accessible	80%							
Surface								
Topsoil	100%	4+	\$13,700	2028	\$13,700	5	\$600	
<i>Erosion, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Above Revetment</i>								

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

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

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$165,300	
Total	\$165,300	
Importance Code C	\$165,300	
Total	\$165,300	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$31,500			
Total	\$31,500			
Importance Code B	\$31,500			
Importance Code C				
Total	\$31,500			



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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801
 REVETMENT - 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	\$165,300	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	\$19,300	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	\$7,300	2028		5	\$300	
<i>Erosion, Extent : Severe, Area Affected : 100%</i> <i>Location : Throughout</i>								
Topsoil	40%	4+	\$4,800	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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

Asset Name : REVETMENT - RIPRAP NO END OVER LAPS GRAVITY WALL
Address : W 160 TO W 166TH ST HARLEM RIVER, SUB 6 OF BL
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR076.000 / 13820 **Yr Built/Renovated** :
Linear Ft : 1,145 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 18-Nov-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2106 **Lot** : 997 **BIN** :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Bulkheads		\$49,300
Total		\$49,300
Importance Code B		\$49,300
Total		\$49,300

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$41,000		\$2,000	
Total	\$41,000		\$2,000	
Importance Code B	\$9,200		\$2,000	
Importance Code C	\$31,700			
Total	\$41,000		\$2,000	



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

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

** 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	\$13,000	
	<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+	\$25,200	LIFE	**	5	\$300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Inshore Of Outfalls 400 Feet And 800 Feet From South. Sinkholes At 572 Feet And 590 Feet From South. Sliding Of Revetment At 430 Feet And 850 Feet From South.</i>							
	<i>Explanation : Erosion With Inadequate Protection</i>							
Backfill								
Fill								
Topsoil	5%	Now	\$6,200	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	\$46,200	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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

Asset Name : REVETMENT #1
Address : ALONG BANK STREET FROM ST PETERS PLACE WEST
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DGS0061.000 / 13927 **Yr Built/Renovated** :
Linear Ft : 524 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 16-Dec-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 2 **Lot** : 800 **BIN** :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Bulkheads	\$424,400	
Total	\$424,400	
Importance Code B	\$39,400	
Importance Code C	\$385,000	
Total	\$424,400	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$9,900		\$19,100	
Total	\$9,900		\$19,100	
Importance Code B	\$9,900		\$19,100	
Importance Code C				
Total	\$9,900		\$19,100	



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 #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+	\$250,200	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	\$134,700	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	\$39,400	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	\$18,300	5	\$1,600	
Topsoil	35%	Now	\$9,900	2026	\$9,900	5	\$400	
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Sloughing At Areas Of Revetment Failure, Up To Sidewalk</i>								

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

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

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

Asset Name : REVETMENT #2
Address : ALONG BANK STREET MIDWAY BET ST PETERS AND WESTERVELT
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DGS0062.000 / 13928 **Yr Built/Renovated** :
Linear Ft : 256 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 16-Dec-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 2 **Lot** : 801 **BIN** :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Bulkheads	\$188,100	
Total	\$188,100	
Importance Code C	\$188,100	
Total	\$188,100	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$30,700			
Total	\$30,700			
Importance Code B	\$30,700			
Importance Code C				
Total	\$30,700			



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

DEPT. OF SMALL BUSINESS SERV. - 801
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	\$188,100	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>								
Backfill Fill Topsoil	30%	Now	\$16,500	2066	* *			
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Not Accessible	70%							
Surface Topsoil	70%			2019	\$9,600	5	\$800	
Topsoil	30%	Now	\$4,100	2026	\$4,100	5	\$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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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** :

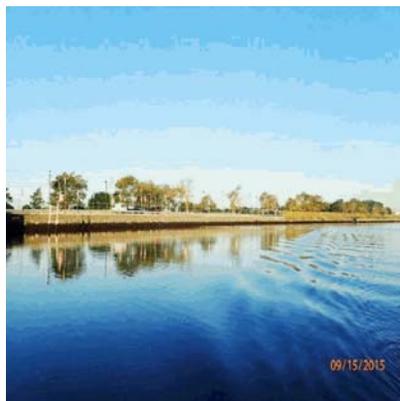
CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
REVTMENT 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	\$15,200	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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$755,000	
Total	\$755,000	
Importance Code A	\$406,800	
Importance Code B	\$114,100	
Importance Code C	\$234,100	
Total	\$755,000	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$28,600			
Total	\$28,600			
Importance Code A				
Importance Code B	\$28,600			
Importance Code C				
Total	\$28,600			



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
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								
Revtment								
Stone	60%	4+	\$234,100	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	\$406,800	LIFE	**	4	\$4,000	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : From Broadway Bridge South</i>								
No Component	60%							
Backfill								
Fill								
Topsoil	100%	Now	\$114,100	2066	**			
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Surface								
Topsoil	100%	Now	\$28,600	2026	\$28,600	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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$216,100	\$874,500
Total	\$216,100	\$874,500
Importance Code B	\$216,100	\$874,500
Total	\$216,100	\$874,500

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$13,000			\$2,600
Total	\$13,000			\$2,600
Importance Code A	\$7,500			
Importance Code B				\$2,600
Importance Code C	\$5,500			
Total	\$13,000			\$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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Revetment Stone	100%			LIFE	**	5	\$11,000	
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Displaced Stone. Isolated Location With Exposed Filter Fabric</i>							
Sheet Piles Steel	2%			LIFE	**	10		
	<i>Missing Coating, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Upper Portion Of Revetment Where Visible</i>							
Not Accessible	98%							
Pile Caps Concrete	98%			LIFE	**	5	\$5,400	
	<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+	\$4,800	LIFE	**	5	\$100	
	<i>Spalling, Extent : Moderate, Area Affected : 75%</i>							
	<i>Location : Isolated Throughout</i>							
Backfill Fill Not Accessible	100%							
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+	\$41,200	2043	**	5	\$2,600	
	<i>Settlement, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout, Adjacent To Bulkhead</i>							
Deck Elements Railing Steel	100%	2-4	\$174,900	2026			\$874,500	
	<i>Broken, Extent : Light, Area Affected : 5%</i>							
	<i>Location : 630 Feet From North End</i>							
	<i>Corrosion, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout, At Baseplates</i>							

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

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

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$530,500	
Total	\$530,500	
Importance Code B	\$67,700	
Importance Code C	\$462,800	
Total	\$530,500	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$33,900			
Total	\$33,900			
Importance Code B	\$33,900			
Importance Code C				
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
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	\$462,800	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>								
Backfill Fill								
Topsoil	50%			2030	**	10		
Topsoil	50%	4+	\$67,700	2067	**			
<i>Erosion, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Erosion Of Bank</i>								
Surface Topsoil	100%	Now	\$33,900	2027	\$33,900	5	\$1,500	
<i>Erosion, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Erosion Of Bank</i>								

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

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

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$109,000	\$544,800
Total	\$109,000	\$544,800
Importance Code B	\$109,000	\$544,800
Total	\$109,000	\$544,800

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$18,100			
Total	\$18,100			
Importance Code A	\$2,300			
Importance Code C	\$15,800			
Total	\$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
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	**	5-10	\$4,600
<i>Cracking, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout With Efflorescence</i>								
<hr/>								
	Revetment Stone	95%			LIFE	**	5	\$6,500
	Stone	5%	4+	\$12,600	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+	\$109,000	2026	\$544,800		
<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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019	FY 2020	FY 2021	FY 2022
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	Priority
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		3	\$5,000	
No Component	75%							

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

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

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$81,500	
Total	\$81,500	
Importance Code C	\$81,500	
Total	\$81,500	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$6,000			
Total	\$6,000			
Importance Code C	\$6,000			
Total	\$6,000			



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

DEPT. OF SMALL BUSINESS SERV. - 801
REVETMENT UNDER HIGH-LEVEL DECK ASSET 13821. HARLEM RIVER DRIVE
Asset # : 13851

Bulkheads		Current Repair		Future Replacement		Maintenance		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	\$12,000	
		<i>Settlement, Extent : Severe, Area Affected : 2%</i>						
		<i>Location : At Dep Outfall</i>						
Stone	10%	Now	\$81,500	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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads		\$38,200
Total		\$38,200
Importance Code B		\$38,200
Total		\$38,200

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$88,300		\$6,700	
Total	\$88,300		\$6,700	
Importance Code A	\$72,300		\$600	
Importance Code B	\$16,000		\$6,100	
Total	\$88,300		\$6,700	



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
RIVER CAFE RELIEVING PLATFORM
Asset # : 13956

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete	15%	4+	\$24,300	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	**	4	\$1,200	
	<i>Rotting/Splitting, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
No Component	10%							
Not Accessible	85%							
Sheet Piles								
Steel	5%	4+	\$28,600	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+	\$19,400	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+	\$6,900	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	\$3,000	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	\$38,200			
<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+	\$6,100	2021	\$6,100			
<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.

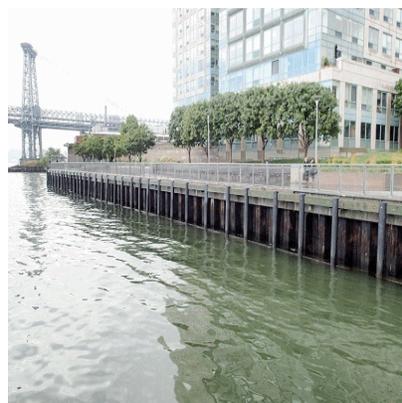
Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads		\$342,200
Total		\$342,200
Importance Code B		\$342,200
Total		\$342,200

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$23,100			
Total	\$23,100			
Importance Code A				
Importance Code B	\$23,100			
Total	\$23,100			



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

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	\$4,100	2052	**			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Southern Two Piles</i>								
<i>Explanation : Broken Connection To Bulkhead Face</i>								
Not Accessible	40%							
Wales and Chocks								
Timber	90%			2035	**	4	\$26,200	
Timber	10%	Now	\$9,500	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			\$342,200	

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

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

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$42,900	
Total	\$42,900	
Importance Code A	\$42,900	
Total	\$42,900	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$22,500	\$900	\$400	
Total	\$22,500	\$900	\$400	
Importance Code A				
Importance Code B		\$900	\$400	
Importance Code C	\$22,500			
Total	\$22,500	\$900	\$400	



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

DEPT. OF SMALL BUSINESS SERV. - 801
SEA TRAVELERS MARINA REVETMENT AND BULKHEAD

Asset # : 21

Bulkheads		Current Repair		Future Replacement		Maintenance		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+	\$22,500	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+	\$42,900	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	\$21,100	5	\$1,800	

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

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

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

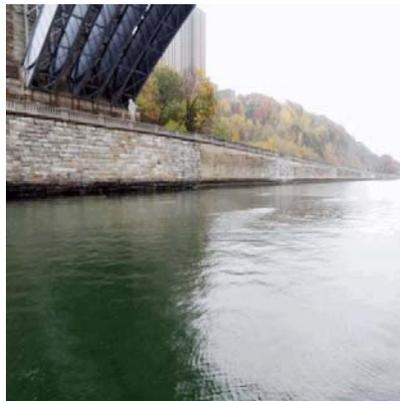
Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$270,400	\$651,400
Total	\$270,400	\$651,400
Importance Code A	\$181,500	
Importance Code B		\$651,400
Importance Code C	\$88,800	
Total	\$270,400	\$651,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$6,800			\$4,600
Total	\$6,800			\$4,600
Importance Code A	\$3,000			
Importance Code B	\$2,600			\$4,600
Importance Code C	\$1,200			
Total	\$6,800			\$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	\$2,400
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Partial Loss Of Mortar Bedding And Joint Seal</i>						
	Stone	20%	4+	\$88,800	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	**	5-10	\$6,000
		<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+	\$57,200	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+	\$124,400	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	Priority
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			\$638,400	
	<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+	\$2,600	2026			\$13,000	
	<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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$1,030,700	\$2,506,600
Total	\$1,030,700	\$2,506,600
Importance Code A	\$1,030,700	\$63,700
Importance Code B		\$2,442,900
Total	\$1,030,700	\$2,506,600

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$26,400	\$1,200	\$8,900	
Total	\$26,400	\$1,200	\$8,900	
Importance Code A	\$26,400			
Importance Code B		\$1,200	\$8,900	
Total	\$26,400	\$1,200	\$8,900	



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
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	Priority
Structural								
Relieving Platform Top								
Concrete/Stone	25%	4+	\$311,500	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		**	5	\$1,500
Concrete	3%	4+	\$363,300	LIFE		**	5	\$400
<i>Erosion, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1100 Ft From North End</i>								
<i>Spalling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 1050 Ft From North End</i>								
Stone	24%			LIFE		**	5	\$61,200
Stone	1%	4+	\$90,400	LIFE		**	5	\$2,500
<i>Displaced Elements, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Missing Stone Near North End Of Platform</i>								
No Component	50%							
Not Accessible	10%							
Piles and Bracing								
Timber	5%	4+	\$265,500	2036		**	4	\$22,500
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Exposed Non-wrapped Piles</i>								
No Component	50%							
Not Accessible	45%							
Pile Caps								
Concrete	2%	4+	\$26,400	LIFE		**	5	\$200
<i>Erosion, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Along Platform Face Above Piles</i>								
No Component	50%							
Not Accessible	48%							
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	\$27,500	5	\$2,400	
Deck Elements								
Railing								
Guard Rail	15%			LIFE	**			
Steel	85%			2025	\$2,442,900			

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$50,200	\$245,300
Total	\$50,200	\$245,300
Importance Code A	\$50,200	
Importance Code B		\$245,300
Total	\$50,200	\$245,300

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$29,500		\$1,900	
Total	\$29,500		\$1,900	
Importance Code A	\$26,900			
Importance Code B	\$2,000		\$1,900	
Importance Code C	\$600			
Total	\$29,500		\$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	\$1,100
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Partial Loss Of Mortar Bedding</i>						
Gravity Wall	Stone	95%			LIFE	**	5	\$53,800
	Stone	5%	4+	\$50,200	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>						
Backfill	Fill							
	Topsoil	2%	Now	\$1,400	2068	**		
		<i>Sinkhole, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Isolated Throughout</i>						
	Not Accessible	98%						
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>						
Deck Elements	Parapet Concrete	100%			2026			\$245,300
		<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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$233,800	\$6,642,400
Total	\$233,800	\$6,642,400
Importance Code A	\$36,800	\$59,500
Importance Code B	\$197,000	\$6,582,900
Total	\$233,800	\$6,642,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$56,900			
Total	\$56,900			
Importance Code A				
Importance Code B	\$56,900			
Total	\$56,900			



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
SHEEPSHEAD BAY MARINA BULKHEAD
Asset # : 13482

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	\$36,800	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+	\$151,400	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			\$474,100	
Concrete	2%	4+	\$24,700	2028			\$41,200	
<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			\$5,861,400	
Steel	2%	4+	\$32,100	2025			\$160,600	
<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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$58,600	
Total	\$58,600	
Importance Code B	\$58,600	
Total	\$58,600	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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	\$58,600	2042	**	4	\$17,900	
			<i>Missing Part, Extent : Severe, Area Affected : 90%</i>					
			<i>Location : Throughout</i>					
Deck Elements								
Railing								
Fencing	55%			2028	\$9,800	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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$845,800	
Total	\$845,800	
Importance Code A	\$801,600	
Importance Code B	\$44,200	
Total	\$845,800	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$40,700		\$200	
Total	\$40,700		\$200	
Importance Code A	\$8,600			
Importance Code B	\$3,900		\$200	
Importance Code C	\$28,200			
Total	\$40,700		\$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+	\$5,000	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+	\$21,600	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+	\$801,600	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	\$8,600	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	\$3,900	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+	\$30,900	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	\$13,300	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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads		\$354,700
Total		\$354,700
Importance Code A		\$38,200
Importance Code B		\$316,500
Total		\$354,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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	\$79,900	5	\$6,900	
Not Accessible	40%							
Deck Elements								
Railing								
Steel	10%			2026	\$236,600			
No Component	90%							

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

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

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$613,000	
Total	\$613,000	
Importance Code A	\$508,500	
Importance Code B	\$104,500	
Total	\$613,000	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$29,600			
Total	\$29,600			
Importance Code A				
Importance Code B	\$29,600			
Total	\$29,600			



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL 31ST TO 33RD ST BULKHEAD
Asset # : 14798

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top Concrete	60%	4+	\$111,500	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+	\$66,500	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+	\$330,500	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	\$29,600	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+	\$37,200	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	\$12,400	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+	\$54,900	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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$30,200	\$900	\$400	
Total	\$30,200	\$900	\$400	
Importance Code A				
Importance Code B	\$30,200	\$900	\$400	
Importance Code C				
Total	\$30,200	\$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
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	\$8,600	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	\$21,600	2042	**	5	\$300	
	<i>Cracking, Extent : Severe, Area Affected : 100%</i> <i>Location : At Steel Circular Cells North Of 39th Street Pier</i> <i>Sinkhole, Extent : Severe, Area Affected : 25%</i> <i>Location : At Steel Circular Cells North Of 39th Street Pier</i>							
Concrete	30%			2030	**	5	\$1,400	
	<i>Cracking, Extent : Moderate, Area Affected : 10%</i> <i>Location : Isolated Throughout</i>							
Topsoil	45%			2026		5	\$800	

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

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

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$43,500	\$63,700
Total	\$43,500	\$63,700
Importance Code B		\$63,700
Importance Code C	\$43,500	
Total	\$43,500	\$63,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$36,200	\$2,800	\$8,400	
Total	\$36,200	\$2,800	\$8,400	
Importance Code B	\$36,200	\$2,800	\$8,400	
Importance Code C				
Total	\$36,200	\$2,800	\$8,400	



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

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL 35TH STREET PIER
Asset # : 1754

Bulkheads	Current Repair			Future Replacement		Maintenance		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+	\$43,500	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	\$9,500	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	\$26,700	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	\$63,700	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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$5,960,100	\$169,100
Total	\$5,960,100	\$169,100
Importance Code A	\$5,413,000	
Importance Code B	\$470,300	\$169,100
Importance Code C	\$76,700	
Total	\$5,960,100	\$169,100

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$40,800	\$2,600	\$17,900	
Total	\$40,800	\$2,600	\$17,900	
Importance Code A				
Importance Code B	\$40,800	\$2,600	\$17,900	
Importance Code C				
Total	\$40,800	\$2,600	\$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	Priority
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	\$54,800	LIFE	**	5	\$200	
<i>Broken, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Isolated At North End Of West Bulkhead And At Western Third Of South Bulkhead</i>								
Concrete	10%	4+	\$21,900	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+	\$5,413,000	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	\$13,800	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+	\$403,800	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	\$27,100	2025			\$135,300	
<i>Corrosion, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Lower Hardware Connections</i>								
<i>Missing Connections, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Lower Hardware Connections</i>								
Pneumatic Fenders	5%			2025			\$33,800	
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	\$53,200	2042	**	4-5	\$2,700	
<i>Missing Part, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Isolated Along West Bulkhead</i>								
Rubber	25%	4+	\$13,300	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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019	FY 2020	FY 2021	FY 2022
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

System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$468,100	\$145,300
Total	\$468,100	\$145,300
Importance Code A	\$468,100	
Importance Code B		\$145,300
Total	\$468,100	\$145,300

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$29,100	\$300		
Total	\$29,100	\$300		
Importance Code A				
Importance Code B	\$29,100	\$300		
Total	\$29,100	\$300		



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

DEPT. OF SMALL BUSINESS SERV. - 801
STEEL BULKHEAD BET. RIVER CAFE AND FULTON FERRY LANDING
Asset # : 13957

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Piles and Bracing								
Steel	60%	4+	\$169,800	LIFE	**	5	\$14,100	
	<i>Corrosion, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Splash Zone</i>							
No Component	40%							
Sheet Piles								
Steel	55%	4+	\$298,400	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>							
Pile Caps								
Concrete	40%			LIFE	**	5	\$200	
	<i>Cracking, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
No Component	60%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	40%			2035	**	5	\$700	
Stone	10%			2035	**	10		
Topsoil	20%			2024	\$1,600	5	\$100	
Not Accessible	30%							
Deck Elements								
Railing								
Steel	40%	4+	\$11,600	2024	\$58,100			
	<i>Corrosion, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : East Side, Mostly Along Rail Base</i>							
Steel	60%	0-2	\$17,400	2024	\$87,200			
	<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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$1,387,400	
Total	\$1,387,400	
Importance Code A	\$1,223,400	
Importance Code B	\$164,000	
Total	\$1,387,400	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$36,800			
Total	\$36,800			
Importance Code A	\$9,300			
Importance Code B	\$27,500			
Total	\$36,800			



*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
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	\$121,700	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+	\$9,300	LIFE	**	5	\$400	
			<i>Corrosion, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Single Pipe Pile At South End Of Asset</i>					
No Component	99%							
Sheet Piles								
Steel	70%	Now	\$1,041,100	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	\$60,600	LIFE	**	4	\$1,600	
			<i>Broken, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
No Component	20%							
Backfill								
Fill								
Topsoil	70%	Now	\$37,600	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	\$18,000	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	\$9,400	2028	\$9,400	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	\$37,600	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	\$88,800	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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$629,000	
Total	\$629,000	
Importance Code A	\$629,000	
Total	\$629,000	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$18,200			\$4,000
Total	\$18,200			\$4,000
Importance Code A	\$18,200			
Importance Code B				\$4,000
Total	\$18,200			\$4,000



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
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+	\$353,200	2042	**	4	\$18,000
		<i>Rotting/Splitting, Extent : Moderate, Area Affected : 40%</i>						
		<i>Location : Throughout Bulkhead</i>						
	Sheet Piles							
	Timber	60%	4+	\$275,800	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+	\$18,200	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	\$3,900	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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$1,206,100	\$38,000
Total	\$1,206,100	\$38,000
Importance Code A	\$1,072,800	
Importance Code B	\$92,600	\$38,000
Importance Code C	\$40,700	
Total	\$1,206,100	\$38,000

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$34,300	\$100	\$13,100	\$100
Total	\$34,300	\$100	\$13,100	\$100
Importance Code A	\$2,900		\$12,900	
Importance Code B	\$31,400	\$100	\$200	\$100
Total	\$34,300	\$100	\$13,100	\$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
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	\$25,800	
Timber	57%	Now	\$433,800	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	\$40,700	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	\$4,800	
Timber	57%	Now	\$564,700	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	\$3,900	
Timber	57%	Now	\$74,400	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	\$92,600	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		5	\$600	
Topsoil	67%	Now	\$31,100	2028	\$31,100	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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements									
	Railing								
	Fencing	92%			2029	**	3	\$300	
<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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$233,700	
Total	\$233,700	
Importance Code A	\$233,700	
Total	\$233,700	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$25,800			
Total	\$25,800			
Importance Code A				
Importance Code B	\$25,800			
Total	\$25,800			



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

DEPT. OF SMALL BUSINESS SERV. - 801
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+	\$233,700	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>				
Backfill	Fill							
	Topsoil	50%	Now	\$17,200	2066	* *		
				<i>Erosion, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Throughout</i>				
	Not Accessible	50%						
Surface	Topsoil	100%	Now	\$8,600	2026	\$8,600	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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$50,900	
Total	\$50,900	
Importance Code A	\$50,900	
Total	\$50,900	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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+	\$50,900	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		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.

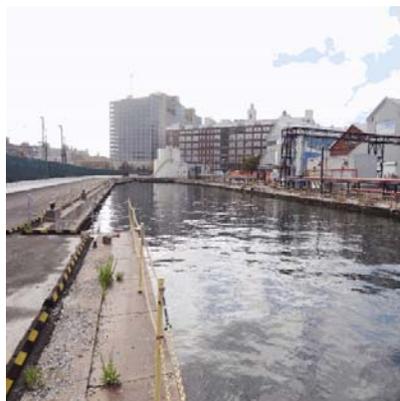
Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$284,900	\$1,057,100
Total	\$284,900	\$1,057,100
Importance Code A	\$192,200	
Importance Code B	\$92,700	\$1,057,100
Total	\$284,900	\$1,057,100

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$4,200			
Total	\$4,200			
Importance Code A	\$200			
Importance Code B	\$4,000			
Total	\$4,200			



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
WET BERTH 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+	\$49,600	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+	\$142,500	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	**	5-10	\$400	
<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+	\$92,700	2043	**	5	\$5,900	
<i>Cracking, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Multiple Cracks Throughout</i>								
Concrete	5%	4+	\$4,000	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			\$1,057,100	
<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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$1,913,800	
Total	\$1,913,800	
Importance Code A	\$219,100	
Importance Code B	\$1,624,800	
Importance Code C	\$69,900	
Total	\$1,913,800	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$199,200		\$11,100	\$8,700
Total	\$199,200		\$11,100	\$8,700
Importance Code A	\$400			
Importance Code B	\$197,600		\$11,100	\$8,700
Importance Code C	\$1,200			
Total	\$199,200		\$11,100	\$8,700



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
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	\$69,900	LIFE	**	5	\$300
		<i>Broken, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
	Concrete	78%			LIFE	**	5-10	\$2,500
		<i>Cracking, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Throughout</i>						
	No Component	2%						
Gravity Wall								
	Concrete	2%	Now	\$164,300	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	**	5-10	\$800
		<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+	\$54,800	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+	\$30,600	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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender									
	Buffer								
	Rubber	70%			2031	* *	4-5	\$35,600	
		<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	\$162,500	2021	\$1,624,800			
		<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.

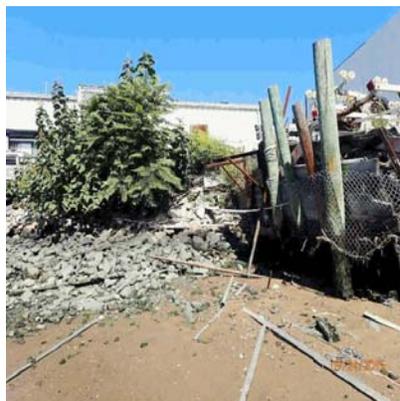
Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$519,900	
Total	\$519,900	
Importance Code A	\$519,900	
Total	\$519,900	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$19,200	\$3,100	\$100	
Total	\$19,200	\$3,100	\$100	
Importance Code A		\$3,100		
Importance Code B	\$10,100	\$100	\$100	
Importance Code C	\$9,000			
Total	\$19,200	\$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
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	\$399,200	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	\$120,700	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	\$9,000	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	\$8,300	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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Marinas/Docks	\$877,100	\$1,091,800
Total	\$877,100	\$1,091,800
Importance Code A	\$877,100	\$1,091,800
Total	\$877,100	\$1,091,800

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Marinas/Docks	\$8,200		\$14,700	\$3,300
Total	\$8,200		\$14,700	\$3,300
Importance Code A	\$8,200		\$14,700	\$3,300
Total	\$8,200		\$14,700	\$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
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	\$4,300	2027	\$4,300	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	\$220,400	5	\$6,500	
<i>Aging, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Weathered Decking</i>								
Piles and Bracing								
Steel	25%	4+	\$61,700	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	\$587,800			
Electrical								
Lighting Fixture								
Incandescent	100%			2021	\$11,900			
Fender								
Facing								
Timber	85%	2-4	\$424,700	2027	\$424,700			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : At Bottom Of Facing</i>								
<i>Explanation : Rotting, Splitting</i>								
Timber	15%	Now	\$74,900	2027	\$74,900			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Isolated Throughout</i>								
<i>Explanation : Missing</i>								
Gallows Frames								
Tower Frames								
Steel	100%			2036	* *			
Movable Ramps								
Bearings								
Steel	12%	2-4	\$3,800	2036	* *			
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : North Bearing At South Ramp</i>								
<i>Explanation : Missing Grout</i>								
Steel	88%			2036	* *			

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
65TH STREET RAIL YARD MARINA TRANSFER BRIDGES

Asset # : 13492

Marinas/Docks		Current Repair		Future Replacement		Maintenance		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+	\$95,300	2036			* *
		<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : At Member And Bolt Connections</i>						
		<i>Explanation : Corrosion</i>						
	Timber Deck on Steel	75%			2036			* *

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

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

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

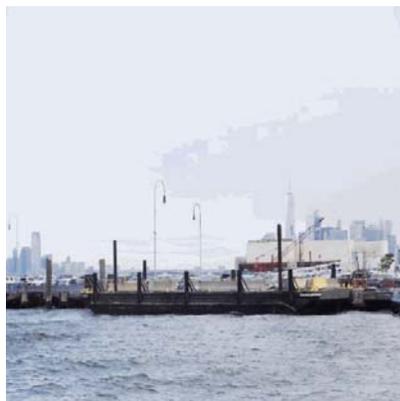
Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Marinas/Docks		\$157,300
Total		\$157,300
Importance Code C		\$157,300
Total		\$157,300

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Marinas/Docks	\$59,200	\$400	\$2,000	\$11,000
Total	\$59,200	\$400	\$2,000	\$11,000
Importance Code A	\$4,100		\$600	\$6,300
Importance Code B	\$23,700	\$100	\$1,200	\$1,800
Importance Code C	\$31,400	\$300	\$200	\$3,000
Total	\$59,200	\$400	\$2,000	\$11,000



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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801
BROOKLYN ARMY TERMINAL PIER 4 FERRY LANDING**

Asset # : 14199

Marinas/Docks		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Access Walkways								
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	\$23,600	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	\$2,600		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	\$121,400		4-10	\$41,300
Timber	10%	4+	\$30,400	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	\$11,400			
	<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	\$1,700	2028	\$1,700			
	<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		**		
	<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.

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

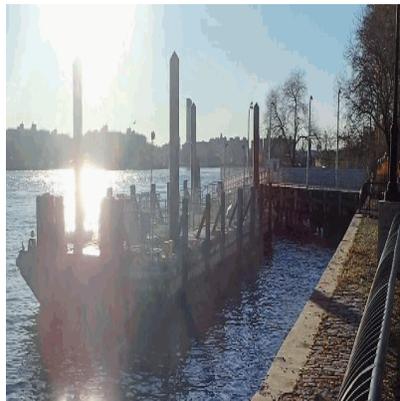
Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Marinas/Docks	\$40,100	\$710,300
Total	\$40,100	\$710,300
Importance Code A	\$40,100	\$710,300
Total	\$40,100	\$710,300

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Marinas/Docks	\$9,900	\$6,100	\$21,700	\$12,800
Total	\$9,900	\$6,100	\$21,700	\$12,800
Importance Code A	\$8,600	\$3,400	\$21,300	\$12,500
Importance Code B	\$100	\$2,600	\$100	\$100
Importance Code C	\$1,200	\$200	\$300	\$200
Total	\$9,900	\$6,100	\$21,700	\$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
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	
Access Walkways								
Deck								
Timber	55%			2025	\$226,600	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	\$8,500	
Pile Caps								
Timber	40%			2047	**	4	\$600	
Not Accessible	60%							
Piles and Bracing								
Timber	60%			2047	**	4-5	\$22,300	
Not Accessible	40%							
Floating Docks								
Anchor Piles								
Steel	60%	4+	\$7,600	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+	\$40,100	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	\$448,300			
Electrical								
Conduit								
PVC	100%			2023	\$35,500			
Lighting Fixture								
Incandescent	100%			2021	\$21,300			
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.

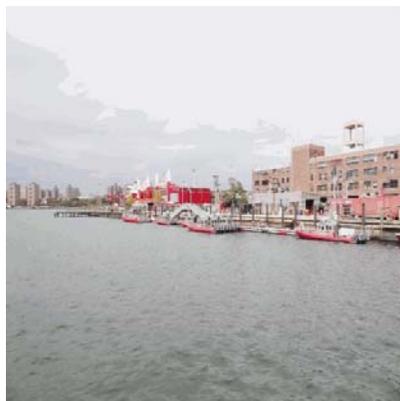
Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Marinas/Docks		\$151,300
Total		\$151,300
Importance Code A		\$151,300
Total		\$151,300

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Marinas/Docks	\$600	\$100	\$10,600	\$100
Total	\$600	\$100	\$10,600	\$100
Importance Code A	\$500		\$8,800	
Importance Code B	\$100	\$100	\$1,700	\$100
Total	\$600	\$100	\$10,600	\$100



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

DEPT. OF SMALL BUSINESS SERV. - 801
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			\$110,900	
		<i>Corrosion, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Handrail Only At Boat Launch</i>						
Electrical								
Conduit								
PVC	100%			2025			\$6,900	
Lighting Fixture								
Incandescent	100%			2023			\$7,100	
Electrical/Mech.								
Power Supply/Bollards								
Steel	100%			2027			\$14,500	
Mech./Plumbing								
Water Supply								
PVC	100%			2024			\$40,400	

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

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

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Marinas/Docks		\$74,600
Total		\$74,600
Importance Code A		\$74,600
Total		\$74,600

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Marinas/Docks	\$1,500	\$400	\$1,500	\$2,000
Total	\$1,500	\$400	\$1,500	\$2,000
Importance Code A				\$1,700
Importance Code B	\$100	\$100	\$1,200	\$100
Importance Code C	\$1,400	\$300	\$300	\$300
Total	\$1,500	\$400	\$1,500	\$2,000



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
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	\$2,700	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	\$74,600			
		<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 : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Marinas/Docks	\$63,300	\$2,403,700
Total	\$63,300	\$2,403,700
Importance Code A	\$63,300	\$2,403,700
Total	\$63,300	\$2,403,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Marinas/Docks	\$46,700			
Total	\$46,700			
Importance Code A	\$46,700			
Total	\$46,700			



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

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

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DEPT. OF SMALL BUSINESS SERV. - 801
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	\$1,526,300			
Composite	2%	Now	\$32,800	2026	\$32,800			
<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	\$844,600			
<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+	\$63,300	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		
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		* *		
	<i>Other Observation, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Slip 7</i>							
	<i>Explanation : Corrosion</i>							
Steel	10%	4+	\$13,900	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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Estimates are rounded to the nearest hundred dollars.

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

Print Date : 22-Sep-2017

DEPT. OF SMALL BUSINESS SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Marinas/Docks	\$516,700	\$986,700
Total	\$516,700	\$986,700
Importance Code A	\$516,700	\$986,700
Total	\$516,700	\$986,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Marinas/Docks	\$63,100	\$10,700	\$55,800	\$47,100
Total	\$63,100	\$10,700	\$55,800	\$47,100
Importance Code A	\$38,400	\$10,500	\$55,600	\$41,500
Importance Code B	\$24,700	\$200	\$200	\$5,600
Total	\$63,100	\$10,700	\$55,800	\$47,100



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
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	\$81,700	2041	**	5	\$1,000	
<i>Spalling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Offshore Face At Eastern Walkway</i>								
Concrete	89%			2029	**	5	\$18,500	
<i>Cracking, Extent : Light, Area Affected : 10%</i>								
<i>Location : Isolated Throughout</i>								
<i>Spalling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Isolated Throughout</i>								
Timber	1%			2024	\$7,500	5	\$200	
Gangways								
Aluminum	30%	0-2	\$21,000	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	\$15,100	
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+	\$51,000	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 Choc								
Timber	60%	Now	\$105,400	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								

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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
SKYPORT MARINA (23RD ST MARINA)
Asset # : 13645

Marinas/Docks		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Floating Docks								
Anchor Piles								
Steel	35%			2046	**	3-5	\$40,600	
	<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		4-5	\$8,100	
	<i>Abrasion, Extent : Light, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
Not Accessible	20%							
Deck								
Timber	63%			2024		5	\$16,300	
Timber	12%	Now	\$8,300	2026		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	\$62,800	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		4-5	\$1,500	
	<i>Rotting/Splitting, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Tidal Zone</i>							
Not Accessible	50%							
Protective Structure								
Wave Attenuator								
Timber	100%	Now	\$170,800	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			\$874,500	
	<i>Corrosion, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Electrical								

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DEPT. OF SMALL BUSINESS SERV. - 801
SKYPORT MARINA (23RD ST MARINA)
Asset # : 13645

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Electrical								
Conduit								
PVC	50%			2022	\$10,700			
Not Accessible	50%							
Lighting Fixture								
Incandescent	100%			2020	\$9,500			
Electrical/Mech.								
Power Supply/Bollards								
Plastic	75%			2021	\$44,900			
Steel	25%			2024	\$16,300			
Mech./Plumbing								
Water Supply								
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**Project : ECONOMIC DEVELOPMENT**

CAPITAL	FY 2019 - 2022		FY 2023 - 2028	
Miscellaneous Buildings	368,300		176,000	
EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Miscellaneous Buildings	23,600	7,000	6,100	7,300

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
2279	SOUTH BROOKLYN MARINE TERMINAL OFFICE BUILDING	2,646	104,300	5,500
2280	SOUTH BROOKLYN MARINE TERMINAL GATEHOUSE/GUARDHOUSE	60	0	1,700
2281	SOUTH BROOKLYN MARINE TERMINAL GATEHOUSE/GUARDHOUSE	60	0	1,700
2286	NEW YORK CITY TERMINAL MARKET BUILDING GH-1	225	0	6,500
2287	NEW YORK CITY TERMINAL MARKET BUILDING GH-2	192	0	5,500
2288	NEW YORK CITY TERMINAL MARKET CANOPY	1,837	72,400	3,800
2806	NEW YORK CITY TERMINAL MARKET BUILDING G-1	6,830	269,100	14,100
14266	PASSENGER WAIT AREA BUILDING WALL ST. FERRY PIER 11	2,500	98,500	5,200

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