Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	$343,600	$185,100
Interior Architecture	$391,400	$558,500
Electrical	$312,900	$1,932,400
Mechanical		$205,600
Total	**$1,047,900**	**$2,881,600**
Importance Code A	$343,600	$322,600
Importance Code B	$704,200	$2,469,600
Importance Code C		$89,400
Total	**$1,047,900**	**$2,881,600**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	$12,500			$59,000
Interior Architecture	$20,900			$600
Electrical	$58,300	$1,700	$3,200	$1,500
Mechanical	$17,400	$3,500	$6,700	$42,800
Elevators/Escalators	$4,900	$4,900	$4,900	$4,900
Total	**$114,100**	**$10,100**	**$14,900**	**$108,800**
Importance Code A	$19,400		$700	$59,300
Importance Code B	$94,700	$10,100	$14,200	$49,500
Importance Code C				
Total	**$114,100**	**$10,100**	**$14,900**	**$108,800**



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
125TH STREET PARKING GARAGE 5 LEVEL GARAGE
Asset # : 4334

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	$10,300	
Masonry: Brick Cavity	55%	Now	$72,200	LIFE	* *	5	$90,200	
Diagonal Cracks, Extent : Moderate, Area Affected : 2%								
Location : Southwest Corner Of Building Below Parapet								
Metal Panel	5%			2040	* *	5-10	$56,400	
Metal Coiling Doors	5%			2035	* *	5	$25,600	
Metal: Cage/Fence	15%			2043	* *	5	$107,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : At Wall Openings								
Explanation : Protective Metal Grilles								
Window Wall	10%			2040	* *	5	$61,500	
Parapets								
Masonry: Brick Cavity	80%	Now	$7,900	LIFE	* *	5	$8,000	
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : Southwest Corner Of Building								
Metal Rail	15%	Now	$4,300	2035	* *	5	$10,600	
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Pre-Cast Concrete	5%	Now	$400	LIFE	* *	5	$3,100	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Roof								
Cast in Place Concrete	95%	Now	$217,500	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Ponding, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Various Areas On Roof								
Explanation : Fluid Applied Coating, Traffic Coating Is Deteriorated								
Roll Roofing	5%			2026	$34,400	5	$13,000	
Interior								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	93%	Now	$238,100	LIFE	* *	5	$469,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Panel/Paver: Cer/Brk	5%			2046	* *	5	$25,900	
Vinyl Tile	2%	4+	$20,900	2035	* *	3	$1,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Office								
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : Office								
Interior Walls								
Cast in Place Concrete	20%			LIFE	* *			
Concrete Masonry Unit	70%			LIFE	* *	5	$89,400	
Gypsum Board	3%			LIFE	* *	5	$5,700	
Masonry: Brick	5%			LIFE	* *			
Metal Panel	2%			LIFE	* *			
Ceilings								
Exposed Concrete	98%	Now	$153,300	LIFE	* *	5	$34,900	
Exposed Reinforcement, Extent : Moderate, Area Affected : 2%								
Location : Basement								
Spalling, Extent : Moderate, Area Affected : 2%								
Location : Basement								
Plaster	2%			LIFE	* *	5	$2,800	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	$5,200	5	$700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 800 Ampere, One 400 Ampere And One 200 Ampere Main Disconnect Switches								
Transformers								
Dry Type	100%			2028	$16,900	5	$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 112.5 Kilovolt-ampere								
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	$104,300	5	$700	

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2030	$24,000	1		
Panelboards								
Fused Disc Sw	5%			2029	$3,200	5	$200	
Molded Case Bkrs	95%			2029	$60,600	5	$3,900	
Wiring								
Thermoplastic	100%			2030	$52,600	1		
Motor Controllers								
Locally Mounted	100%			2028	$122,900	5	$1,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,300	
Lighting								
Interior Lighting								
Fluorescent	10%			2040	* *	10	$14,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
LED	45%	4+	$26,200	2030	$1,308,500			
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Explanation : Lenses Missing								
LED	45%			2035	* *			
Egress Lighting								
Emergency, Battery	50%			2030	$111,700	10	$18,700	
Exit, Service	50%			2030	$22,300	1		
Exterior Lighting								
HID	50%	Now	$31,300	2025	$312,900			
Malfunctioning, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Explanation : Ballasts Not Working								
No Component	50%							
Alarm								
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2030	$171,600	1-3	$9,600	

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Radiant Heater	5%	Now	$6,900	2030	$137,500	2	$2,900	
Not in Service, Extent : Severe, Area Affected : 2%								
Location : Fire Suppression Control Room								
No Component	95%							
Air Conditioning								
Energy Source								
Electricity	5%			2038	* *	1		
No Component	95%							
Conversion Equipment								
Window/Wall Unit	5%			2025	$16,200	1		
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	15%			LIFE	* *	2-5	$13,000	
No Component	85%							
Exhaust Fans								
Wall Unit	15%			2030	$8,300	2	$700	
No Component	85%							
Plumbing								
H/C Water Piping								
Galvanized Steel	10%	0-2	$3,400	2028	$68,100	1		
Corroded, Extent : Severe, Area Affected : 5%								
Location : Water Main In Basement								
No Component	90%							
Water Heater								
Electric	5%			2028	$6,800	4		
Other Observation, Extent : Light, Area Affected : 5%								
Location : Janitors Closet								
Explanation : One 10 Gallon Unit								
No Component	95%							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st To 4th Floor								
Explanation : One Unit Under Construction								
Fire Suppression								

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
Standpipe								
Generic	100%			2040	* *	1-5	$81,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : Dry System								
Sprinkler								
No Component	80%							
Generic	20%			2040	* *	1-2	$8,700	
Dry System, Extent : Light, Area Affected : 100%								
Location : Basement And 1st Floor								
Other Observation, Extent : Light, Area Affected : 20%								
Location : Basement Level								
Explanation : Serves Basement And 1st Floors Only								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **23RD ST. MARINA PARKING GARAGE**		
Address	: **EAST 23RD ST. AND EAST RIVER**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DGSP030.000 / 2135**	**Yr Built/Renovated**	:
Area Sq Ft	: **217,800**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **09-Oct-2018**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,8,7,6**		
Block	: **991** **Lot** : **50**	**BIN**	: **1086214**

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	$226,700	$309,500
Interior Architecture	$1,662,000	$668,300
Electrical	$36,400	$19,800
Mechanical	$121,500	$231,700
Total	**$2,046,500**	**$1,229,200**
Importance Code A	$226,700	$522,200
Importance Code B	$1,456,300	$707,000
Importance Code C	$363,600	
Total	**$2,046,500**	**$1,229,200**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	$31,400			$17,200
Interior Architecture	$18,800	$3,900	$4,700	$800
Electrical	$19,200	$12,200	$10,200	$25,300
Mechanical	$9,600	$4,300	$6,700	$8,300
Site Pavements	$10,000			
Elevators/Escalators	$7,900	$7,900	$7,900	$7,900
Total	**$96,900**	**$28,300**	**$29,500**	**$59,500**
Importance Code A	$32,400		$1,000	$17,700
Importance Code B	$54,500	$28,300	$23,800	$41,900
Importance Code C	$10,000		$4,700	
Total	**$96,900**	**$28,300**	**$29,500**	**$59,500**



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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	33%	Now	$59,300	LIFE	* *	5	$98,500	
Exposed Reinforcement, Extent : Light, Area Affected : 2%								
Location : East Side Over Water								
Paint Peeling, Extent : Moderate, Area Affected : 25%								
Location : Various Locations								
Caulking Deteriorated, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Spalling, Extent : Light, Area Affected : 5%								
Location : East Side Over Water								
Masonry: Brick	10%	2-4	$38,500	LIFE	* *	5	$6,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Stair Tower								
Worn/Eroded, Extent : Moderate, Area Affected : 30%								
Location : Stair Tower								
Metal, Corrugated	45%	Now	$41,800	2050	* *	1		
Corrosion/Rusting, Extent : Severe, Area Affected : 15%								
Location : 1st Floor At Waters Edge								
Deformed/Dented, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor								
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 5%								
Location : South Side								
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Various Locations								
Metal Coiling Doors	2%	Now	$14,500	2035	* *	5	$1,900	
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : 1st Floor								
Window Wall	10%			2040	* *	5	$22,400	
Windows								
Aluminum	100%	Now	$16,900	2029	$56,400	5	$600	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Roof Bulkhead Stair Tower								
Corrosion/Rusting, Extent : Moderate, Area Affected : 40%								
Location : Stairs								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Stairs								
Parapets								
Cast in Place Concrete	100%			LIFE	* *	5	$154,600	
Staining/Discoloring, Extent : Light, Area Affected : 15%								
Location : Various Locations								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	5%			2025	$87,100	10	$6,000	
Gravel/Slag Surface, Extent : Light, Area Affected : 100%								
Location : Over Stair Towers								
Cast in Place Concrete	95%			LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Driving Surface								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	83%	0-2	$287,100	LIFE	* *	5	$565,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : 1st Floor Ramp On East Side								
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : Stair Tower And Mechanical Spaces								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Roof								
Ceramic Tile	5%	4+	$6,400	2033	* *	5	$7,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 1st Floor Main Office								
Vinyl Tile	10%			2035	* *	3	$11,700	
Vinyl Tile	2%	0-2	$5,700	2030	$56,600	3	$2,300	
Adhesion Failure, Extent : Light, Area Affected : 10%								
Location : Car Recharge Area								
Interior Walls								
Cast in Place Concrete	70%	4+	$298,000	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Stair Tower								
Caulking Deteriorated, Extent : Light, Area Affected : 5%								
Location : Various Locations								
Ceramic Tile	3%			2039	* *	5	$9,500	
Concrete Masonry Unit	12%			LIFE	* *	5	$15,100	
Gypsum Board	5%			LIFE	* *	5	$9,500	
Masonry: Brick	5%	Now	$65,600	LIFE	* *			
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Stair Towers								
Spalling, Extent : Light, Area Affected : 5%								
Location : Stair Towers								
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Stair Towers								
SGFT/Glazed Masonry	5%			LIFE	* *			

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%	Now	$6,700	2043	* *	5	$7,700	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor Offices								
Exposed Concrete	95%	0-2	$1,011,200	LIFE	* *	5	$46,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Beam At Entry								
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Stair Tower								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2040	* *			
Site Pavements								
On-Site Walkways								
Asphalt	20%			2033	* *			
Cast in Place Concrete	40%			2035	* *			
Pavers/Stone	40%			2039	* *			
Parking/Driveway								
Asphalt	100%	Now	$10,000	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Entrance								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2050	* *	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : First Floor Corridor								
Explanation : The 600 Ampere Main Disconnect Switch Is In Satisfactory Condition.								
Fused Disc Sw	50%			2030	$19,800	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : First Floor Corridor								
Explanation : The 400 Ampere Main Disconnect Switch Enclosure And Associated Boxes Show Rust.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2050	* *	5	$900	
Raceway								
Conduit	100%			2050	* *	1		
Panelboards								
Molded Case Bkrs	100%			2052	* *	5	$5,700	
Wiring								
Thermoplastic	100%			2056	* *	1		

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	2%	Now	$6,100	2050	* *	5		
Corroded, Extent : Moderate, Area Affected : 100%								
Location : 1st Floor Entry Driveway								
Not Functioning, Extent : Moderate, Area Affected : 100%								
Location : 1st Floor Entry Driveway								
No Component	98%							
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,200	
Lighting								
Interior Lighting								
Fluorescent	2%			2025	$10,200	10	$4,000	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Incandescent	3%			2025	$36,400	2	$100	
Obsolete Fixtures, Extent : Light, Area Affected : 100%								
Location : 1st Floor Offices								
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor Offices								
Explanation : T-8 Lamps								
LED	95%			2035	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Parking Areas								
Explanation : The Light Fixtures Are In Good Condition But The Illuminations Levels, Throughout The Parking Areas, Are Very Poor.								
Egress Lighting								
Emergency, Battery	50%			2038	* *	10	$26,300	
Exit, Service	50%			2038	* *	1		
Exterior Lighting								
HID	20%			2038	* *	10	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Photocell Control								
No Component	80%							
Alarm								
Security System								
No Component	50%							
Generic	50%			2035	* *	1	$40,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Cameras And Card Readers For Access Control Are In Satisfactory Condition.								
Fire/Smoke Detection								
No Component	50%							
Generic, Digital	50%			2035	* *	1-3	$67,100	

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	5%			2050	* *	1		
No Component	95%							
Conversion Equipment								
Radiant Heater	5%			2030	$193,000	2	$5,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Office And Marina Office, First Floor								
Explanation : 7 Units - Small Base Board Type								
No Component	95%							
Air Conditioning								
Energy Source								
Electricity	100%			2046	* *	1		
Conversion Equipment								
Split Unit	8%			2035	* *			
Split Unit	2%	Now	$93,000	2040	* *			
Broken, Extent : Severe, Area Affected : 2%								
Location : 1st Floor Marina Office								
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	7%			LIFE	* *	2-5	$8,500	
No Component	93%							
Exhaust Fans								
Interior	5%			2030	$38,700	2	$300	
No Component	95%							
Plumbing								
H/C Water Piping								
Galvanized Steel	5%			2035	* *	1		
No Component	95%							
Water Heater								
Not Accessible	100%							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
No Component	95%							
Generic	5%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st To 8th Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
Generic	100%			2040	* *	1-5	$113,900	

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

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

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

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **AUDUBON BALLROOM BUILDING**		
Address	: **3940 BROADWAY @ W.165 ST**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0029.000 / 4335**	**Yr Built/Renovated**	: **1912 / 2010**
Area Sq Ft	: **16,000**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **20-Feb-2019**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **2124** **Lot** : **43**	**BIN**	: **1062993**

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture		$67,700
Mechanical		$140,200
Total		**$207,900**
Importance Code A		$67,700
Importance Code B		$140,200
Total		**$207,900**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	$34,200	$4,600		$46,500
Interior Architecture	$1,000	$16,100	$300	$100
Electrical	$1,700	$2,100	$3,600	$16,500
Mechanical	$14,000	$1,600	$3,300	$1,600
Elevators/Escalators	$7,900	$7,900	$7,900	$7,900
Total	**$58,800**	**$32,300**	**$15,200**	**$72,700**
Importance Code A	$35,100	$5,300	$900	$47,300
Importance Code B	$23,700	$26,900	$14,300	$25,400
Importance Code C				
Total	**$58,800**	**$32,300**	**$15,200**	**$72,700**



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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	25%	0-2	$30,100	LIFE	* *	5	$67,700	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : Street Facades								
Concrete Masonry Unit	30%			LIFE	* *	5	$6,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Rear Of Building								
Explanation : Stucco Applied								
Masonry: Granite	2%			LIFE	* *	5	$500	
Metal Panel	8%	Now	$1,800	2040	* *	5	$5,200	
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : Fascia Over Retail Entrances								
Stucco Cement	10%			2035	* *	5	$8,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Rear Of Building								
Window Wall	25%			2050	* *	5	$32,500	
Windows								
Steel	25%			2038	* *	5	$9,300	
Wood	75%			2046	* *	5	$22,200	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$1,600	
Concrete Masonry Unit	25%			LIFE	* *	5	$1,200	
Metal Cornice	60%			2045	* *	10	$8,100	
Stucco Cement	10%	2-4	$2,300	2035	* *	5	$500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Roof								
Copper/Terne	5%			2045	* *	10	$2,900	
Spray-on Foam	95%			2035	* *	5	$29,800	
Soffits								
Metal Panel	35%			2050	* *	5-10		
Stucco Cement	65%			2043	* *	5		
Interior								
Floors								
Carpet	30%			2026	$93,200	3	$10,300	
Cast in Place Concrete	10%			LIFE	* *	5	$5,000	
Ceramic Tile	3%			2039	* *	5	$700	
Terrazzo	22%			LIFE	* *	5	$3,900	
Vinyl Tile	5%	Now	$1,000	2035	* *	3	$400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Rear Entrance Area								
Wood	30%			2058	* *	5	$12,800	

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

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

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

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

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

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	90%			2030	$33,900	1	$7,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 3 Rooftop Package Units								
Radiant Heater	10%			2030	$28,400	2	$700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Entrance								
Explanation : 5 Units								
Terminal Devices								
Convector/Radiator	25%			2035	* *	1	$1,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Second Floor Perimeter								
Explanation : Electric Baseboard								
No Component	75%							
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	70%			2030	$140,200	2	$700	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 2 Rooftop Units								
Ext Pkg Unit - Heating/Cooling	25%			2035	* *	2	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : One Unit R-410 Refrigerant								
Split Unit	5%			2035	* *			
R-22 Refrigerant, Extent : Light, Area Affected : 5%								
Location : One Unit On Roof								
Terminal Devices								
Fan Coil - 2 Pipe	5%			2038	* *	1	$300	
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$8,900	
Exhaust Fans								
Roof	100%			2035	* *	2	$500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	4+	$11,900	2040	* *	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Water Service Valves In Basement.								

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

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

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Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	$1,274,100	$1,425,800
Interior Architecture	$427,600	$1,057,600
Electrical	$515,300	
Mechanical		$448,100
Total	**$2,217,000**	**$2,931,500**
Importance Code A	$1,274,100	$1,425,800
Importance Code B	$942,800	$1,505,700
Total	**$2,217,000**	**$2,931,500**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	$13,000			
Interior Architecture	$619,400	$4,400	$4,400	$27,600
Electrical	$19,600	$500	$700	$500
Mechanical	$4,100	$2,200	$4,400	$2,200
Elevators/Escalators	$7,900	$7,900	$7,900	$7,900
Total	**$663,900**	**$15,000**	**$17,300**	**$38,300**
Importance Code A	$13,000			
Importance Code B	$651,000	$15,000	$17,300	$34,100
Importance Code C				$4,200
Total	**$663,900**	**$15,000**	**$17,300**	**$38,300**



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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
BATTERY MARITIME BUILDING
Asset # : 2419

Architecture	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 Iron	20%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Majority Of Building Inaccessible Due To Construction Of Vertical Addition								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$65,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Underside Of Soffits								
Explanation : Gustavino Tiles								
Copper/Terne	35%			2061	* *	10	$137,500	
Metal, Corrugated	30%			2046	* *	1		
Granite Panels	5%			LIFE	* *	5	$6,300	
Wood	5%	4+	$13,000	2039	* *	5	$21,000	
Paint Peeling, Extent : Light, Area Affected : 20%								
Location : Entrance To Ferry Waiting Room, 1st Level								
Windows								
Steel	20%			2034	* *	5	$75,600	
Other Observation, Extent : Moderate, Area Affected : 85%								
Location : All Windows Except 1st Floor Waiting Area								
Explanation : No Access - Majority Of Building Inaccessible Due To Construction Of Vertical Addition								
Wood	80%	4+	$52,700	2042	* *	5	$120,900	
Deteriorated Finish, Extent : Moderate, Area Affected : 15%								
Location : First Floor Waiting Room								
Other Observation, Extent : Light, Area Affected : 85%								
Location : All Other Windows Except 1st Floor Wating Area								
Explanation : No Access - Majority Of Building Inaccessible Due To Construction Of Vertical Addition								
Parapets								
Copper/Terne	15%			2046	* *	5	$6,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : All Parapets								
Explanation : No Access - Majority Of Building Inaccessible Due To Construction Of Vertical Addition								
Masonry: Brick	50%			LIFE	* *	5	$4,300	
Metal Panel	10%			2036	* *	5	$3,300	
Metal Rail	25%			2031	$81,900	5-10	$38,900	
Roof								
Built-Up (BUR)	40%			2022	$1,112,900	10	$70,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : All Roofs								
Explanation : No Access - Majority Of Building Inaccessible Due To Construction Of Vertical Addition								
Cast in Place Concrete	15%			LIFE	* *			
Copper/Terne	8%			2041	* *	10	$35,300	
Modified Bitumen	32%			2026	$890,300	10	$56,600	
Skylight, Metal/Glass	5%			2036	* *	10	$29,500	

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	23%			2022	$596,000	3	$80,500	
Other Observation, Extent : Light, Area Affected : 90%								
Location : All Floors Besides 1st Floor Waiting Area								
Explanation : No Access - Majority Of Building Inaccessible Due To Construction Of Vertical Addition								
Cast in Place Concrete	50%			LIFE	* *	5	$191,400	
Ceramic Tile	5%			2029	$196,700	5	$8,800	
Terrazzo	7%			LIFE	* *	5	$9,600	
Vinyl Tile	15%			2031	$258,900	3	$13,100	
Interior Walls								
Ceramic Tile	5%			2035	* *	5	$8,400	
Other Observation, Extent : Light, Area Affected : 90%								
Location : All Walls Except 1st Floor Waiting Area								
Explanation : No Access - Majority Of Building Inaccessible Due To Construction Of Vertical Addition								
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	$410,500	5	$54,700	
Other Observation, Extent : Light, Area Affected : 90%								
Location : All Ceilings Excet 1st Floor Waiting Area								
Explanation : No Access - Majority Of Building Inaccessible Due To Construction Of Vertical Addition								
AcousTileSusp.Lay-In	5%			2043	* *	5	$8,800	
Exposed Concrete	25%			LIFE	* *	5	$6,800	
Exposed Struc: Steel	10%	Now	$427,600	LIFE	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Slip For Governors Island								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Slip For Governors Island								
Metal Panel	10%			LIFE	* *	5	$21,900	
Plaster	25%			LIFE	* *	5	$27,300	

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								
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		
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	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Waiting Area 1st Floor								
Fluorescent	2%			2036	* *	10	$2,200	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Waiting Area 1st Floor								
HID	2%			2022	$18,600	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%			2022	$515,300	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		
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		
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		
Other Observation, Extent : Light, Area Affected : 10%								
Location : Ticketing And Waiting Area								
Explanation : Steam Is From The Boiler Room Which Is Under Construction								
Under Construction	90%							
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : Only Small Portion Is Occupied, The Rest Of The Building Is Under Construction								
Conversion Equipment								
Under Construction	100%							
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : Boiler Room Is Not Accessible Due To Construction								
Distribution								
Central Plant Steam Piping/Pmp	10%			2052	* *	4	$600	
Under Construction	90%							
Terminal Devices								
Air Handler	10%			2031	$179,700	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	
Other Observation, Extent : Light, Area Affected : 10%								
Location : 1st Floor								
Explanation : 1 Unit. R-410a								
Under Construction	90%							
Distribution								
No Component	10%							
Under Construction	90%							
Terminal Devices								
Air Handler/Cool/Ht	10%			2031	$143,300	1	$7,300	
Under Construction	90%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2034	* *	2	$8,200	
Under Construction	90%							
Ventilation								
Distribution								
Under Construction	100%							

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	$125,100	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.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name : **BROOKLYN ARMY TERMINAL ANNEX**
Address : **80 58TH STREET @ FIRST AVENUE**
Borough : **BROOKLYN**
Agency's Number : **N/A**
Program / Asset # : **DBS0034.020 / 14829**
Yr Built/Renovated : **1925 / 2016**
Area Sq Ft : **100,000**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **28-Jun-2017**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Floors 1,3,4**
Block : **5778** **Lot** : **1** **BIN** :

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture		$586,700
Interior Architecture		$302,800
Electrical		$91,700
Mechanical		$88,100
Site Pavements	$66,300	$114,800
Total	**$66,300**	**$1,184,000**
Importance Code A		$586,700
Importance Code B		$444,500
Importance Code C	$66,300	$152,800
Total	**$66,300**	**$1,184,000**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture				$400
Interior Architecture				$11,400
Electrical	$5,600	$10,300	$5,600	$5,600
Mechanical	$10,200	$3,100	$65,400	$2,800
Elevators/Escalators	$7,900	$7,900	$7,900	$7,900
Total	**$23,700**	**$21,300**	**$78,900**	**$28,000**
Importance Code A	$6,200		$6,200	$400
Importance Code B	$17,500	$21,300	$72,700	$27,700
Total	**$23,700**	**$21,300**	**$78,900**	**$28,000**



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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	80%			LIFE	* *	5	$586,700	
Under Construction	20%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Arcade Portion Of Building								
Explanation : Currently Under Repair								
Windows								
Aluminum	80%			2050	* *	5	$800	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Main Building								
Under Construction	20%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Collanade Portion Of Building								
Explanation : Steel Windows								
Parapets								
Not Accessible	100%							
Roof								
Not Accessible	100%							
Interior								
Floors								
Cast in Place Concrete	80%			LIFE	* *	5	$264,700	
Ceramic Tile	10%			2041	* *	5	$15,100	
Recent Installation, Extent : Light, Area Affected : 100%								
Location : Bathrooms								
Terrazzo	10%			LIFE	* *	5	$11,800	
Recent Installation, Extent : Light, Area Affected : 100%								
Location : First Floor Entry Area								
Other Observation, Extent : Light, Area Affected : 100%								
Location : First Floor Entry Area								
Explanation : This Is A Terrazzo Tile Installation								
Interior Walls								
Gypsum Board	70%			LIFE	* *	5	$38,100	
Recent Construction, Extent : Light, Area Affected : 100%								
Location : Floors 1 Thru 4								
Under Construction	30%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Basement Level And Arcade Portion Of Building								
Explanation : Under Construction								
Ceilings								
AcousTileSusp.Lay-In	15%			2045	* *	5	$22,700	
Recent Installation, Extent : Light, Area Affected : 100%								
Location : First Floor Entry Area								
Exposed Concrete	80%			LIFE	* *	5	$18,900	
Gypsum Board	5%			LIFE	* *	5	$9,500	
Recent Installation, Extent : Light, Area Affected : 100%								
Location : First Floor Entry Area								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	100%			2048	* *			
Site Pavements								
On-Site Walkways								
Asphalt	100%			2031	$114,800			
Parking/Driveway								
Asphalt	80%	Now	$66,300	2037	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : East Entry Area And South Parking Area								
Ponding, Extent : Light, Area Affected : 10%								
Location : South Parking Area								
Asphalt	20%			2041	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Parking Area By Arcade								
Explanation : Currently Under Construction								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2048	* *	5	$400	
Recent Installation, Extent : Light, Area Affected : 20%								
Location : 1st Floor								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2058	* *	5	$2,600	
Recent Installation, Extent : Light, Area Affected : 10%								
Location : 1st Floor								
Raceway								
Conduit	100%			2058	* *	1		
Recent Installation, Extent : Light, Area Affected : 20%								
Location : 1st Floor								
Panelboards								
Molded Case Bkrs	100%			2053	* *	5	$2,600	
Recent Installation, Extent : Light, Area Affected : 30%								
Location : Throughout Building								
Wiring								
Thermoplastic	100%			2058	* *	1		
Recent Installation, Extent : Light, Area Affected : 20%								
Location : 1st Floor								
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	95%			2036	* *	10	$87,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Floors Areas								
Fluorescent	5%			2036	* *	10	$4,600	
Compact Fluorescent Light, Extent : Light, Area Affected : 2%								
Location : 1st Floor								
Egress Lighting								
Exit, LED	50%			2063	* *	1		
Recent Installation, Extent : Light, Area Affected : 20%								
Location : Throughout Floors								
Exit, Battery	50%			2036	* *	10	$3,400	
Recent Installation, Extent : Light, Area Affected : 5%								
Location : Throughout Floors								
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$61,600	
Recent Installation, Extent : Light, Area Affected : 100%								
Location : Throughout Floors								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	100%			2054	* *	1		
Conversion Equipment								
Heat Pump Air Sourced	100%			2032	* *	2	$30,900	
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$55,800	
Terminal Devices								
Convector/Radiator	10%			2045	* *	1	$3,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Bathrooms								
Explanation : Electric								
No Component	90%							
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Heat Pump Air Sourced	100%			2032	* *	2	$6,100	
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$130,100	
Ventilation								
Distribution								
Not Accessible	100%							

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

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								
Not Accessible	100%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2054	* *	1		
Water Heater								
Electric	100%			2027	$88,100	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	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 2 Elevators								
Fire Suppression								
Standpipe								
Generic	100%			2054	* *	1-5	$50,400	

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	$6,955,100	$14,758,500
Interior Architecture	$5,622,400	$1,390,200
Electrical	$1,401,200	$23,539,100
Mechanical	$1,495,700	$124,700
Total	**$15,474,500**	**$39,812,500**
Importance Code A	$6,955,100	$14,758,500
Importance Code B	$5,153,100	$24,935,300
Importance Code C	$3,366,200	$118,700
Total	**$15,474,500**	**$39,812,500**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Interior Architecture		$132,300		
Electrical	$24,500	$25,500	$16,900	$25,700
Mechanical	$101,000	$138,300	$114,700	$113,300
Elevators/Escalators	$79,000	$79,000	$79,000	$79,000
Total	**$204,400**	**$375,000**	**$210,600**	**$217,900**
Importance Code A	$34,400	$30,600	$30,600	$30,600
Importance Code B	$170,100	$344,400	$180,000	$187,400
Total	**$204,400**	**$375,000**	**$210,600**	**$217,900**



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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	80%	0-2	$1,543,100	LIFE	* *	5	$2,562,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Bulkheads								
Metal Panel	5%			2053	* *	5-10	$220,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Rooftop Over Bio Bat Facility								
Explanation : Mechanical Bulkhead								
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	$2,950,900	2026	$9,836,500	5	$1,102,300	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 66%								
Location : Slated For Full Replacement In 2018								
Explanation : Existing Windows- Western 2/3rds Of Building								
Parapets								
Cast in Place Concrete	100%			LIFE	* *	5	$547,900	
Roof								
Cast in Place Concrete	10%			LIFE	* *			
Spray-on Foam	90%	0-2	$2,140,800	2037	* *	5	$366,500	
Blisters, Extent : Moderate, Area Affected : 10%								
Location : Main Roof								
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Various Locations								
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Main Roof								
Vegetation Growth, Extent : Light, Area Affected : 20%								
Location : Various Locations								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Interior								
Floors								
Carpet	10%			2026	$3,605,200	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%							

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	14%	Now	$3,366,200	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Above Windows, Stair 11, Foundation								
Paint Peeling, Extent : Moderate, Area Affected : 25%								
Location : Columns,Throughout								
Concrete Masonry Unit	10%			LIFE	* *	5	$47,500	
Gypsum Board	10%			LIFE	* *	5	$71,200	
Under Construction	66%							
Ceilings								
AcousTileSusp.Lay-In	10%			2040	* *	5	$258,000	
Exposed Concrete	24%	Now	$2,127,200	LIFE	* *	5	$96,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : North Tunnel Entrance, Throughout								
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : North Tunnel Entrance, Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Under Construction	66%							

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%			2047	* *	5	$7,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Two 4,000 Ampere And One 3,000 Ampere Main Disconnect Switches								
Transformers								
Dry Type	100%			2040	* *	5	$6,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 30 Kilovolt-ampere, 15 Kilovolt-ampere, 480/277v Pri - 208/120 V Sec.								
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	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost 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		
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	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Staircases								
Explanation : T-8 Lamps								
Fluorescent	80%			2027	$15,115,600	10	$1,296,900	
T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2032	* *	10	$81,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Compact Fluorescent Lamps								
Incandescent	5%			2022	$944,700	2	$2,000	
Egress Lighting								
Emergency, Battery	50%			2032	* *	10	$213,300	
Exit, Service	50%			2032	* *	1		
Exterior Lighting								
HID	100%			2027	$7,126,600	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		
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%							

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	35%			2043	* *	4	$45,700	
No Component	65%							
Terminal Devices								
Air Handler	10%			2022	$869,900	1	$109,300	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Loading Dock Level								
Explanation : Service Dock Area								
Convector/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	$545,000	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.
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DEPT. OF SMALL BUSINESS SERV. - 801
BROOKLYN ARMY TERMINAL BUILDING A
Asset # : 13424

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

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	$15,075,100	$34,511,300
Interior Architecture	$1,302,800	$7,743,200
Electrical	$9,064,800	$23,066,800
Mechanical	$2,237,600	$12,312,100
Total	**$27,680,300**	**$77,633,500**
Importance Code A	$15,075,100	$38,481,800
Importance Code B	$12,605,200	$39,017,100
Importance Code C		$134,500
Total	**$27,680,300**	**$77,633,500**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	$1,200			
Interior Architecture		$82,800	$82,800	
Electrical	$48,300	$24,800	$23,000	$53,800
Mechanical	$360,000	$428,600	$329,400	$459,400
Elevators/Escalators	$239,800	$239,800	$239,800	$239,800
Total	**$649,200**	**$775,900**	**$675,000**	**$753,000**
Importance Code A	$104,300	$118,900	$100,800	$118,900
Importance Code B	$544,900	$657,000	$574,200	$634,000
Importance Code C				
Total	**$649,200**	**$775,900**	**$675,000**	**$753,000**



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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	20%	Now	$1,182,200	LIFE	* *	5	$981,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Atrium Walls And Balconies								
Exposed Reinforcement, Extent : Moderate, Area Affected : 20%								
Location : Mechanical Penthouses								
Spalling, Extent : Moderate, Area Affected : 15%								
Location : Balconies Extending Into Atrium								
Staining/Discoloring, Extent : Moderate, Area Affected : 35%								
Location : Atrium Walls And Balconies								
Vertical Cracks, Extent : Severe, Area Affected : 20%								
Location : Atrium Walls								
Other Observation, Extent : Severe, Area Affected : 20%								
Location : Atrium								
Explanation : Safety Netting In Place - Failed Local Law 11 Facade Inspection								
Cast in Place Concrete	60%			LIFE	* *	5	$2,944,900	
Recent Repair Evident, Extent : Light, Area Affected : 50%								
Location : Perimeter Facades								
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	$1,450,900	10	$284,900	
Corrosion/Rusting, Extent : Light, Area Affected : 20%								
Location : Perimeter Vents								
Steel	90%	Now	$6,863,100	2026	$22,877,100	5	$2,563,700	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
Location : Clerestory Windows At Atrium								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Cast in Place Concrete	28%	Now	$170,000	LIFE	* *	5	$86,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : North And South Parapets Above Atrium								
Vertical Cracks, Extent : Moderate, Area Affected : 15%								
Location : North And South Parapets Above Atrium								
Other Observation, Extent : Severe, Area Affected : 50%								
Location : Atrium Parapet Walls								
Explanation : Safety Netting In Place - Failed Local Law 11 Facade Inspection								
Cast in Place Concrete	70%			LIFE	* *	5	$215,600	
Metal Panel	2%			2047	* *	5	$2,300	
Roof								
Paver: Asphalt	10%	Now	$159,100	2030	$795,300			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Over Basement At Atrium Walls								
Recent Repair Evident, Extent : Light, Area Affected : 60%								
Location : Over Basement Walls At Perimeter Loading Docks								
Vegetation Growth, Extent : Moderate, Area Affected : 10%								
Location : Over Basement At Atrium Walls								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Over Basement At Atrium Walls								
Single Ply Membrane	10%			2027	$1,404,900	10	$83,100	
Skylight, Metal/Glass	20%	4+	$6,030,800	2037	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 100%								
Location : Glass Has Been Removed From Skylight Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Exposed Steel Trusses								
Spray-on Foam	60%			2032	* *	5	$664,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Ballast And Paver Stones Atop Foam Membrane								
Interior								
Floors								
Carpet	5%			2026	$2,255,700	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	$6,010,300	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	

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%			2040	* *	5	$331,100	
Exposed Concrete	85%			LIFE	* *	5	$439,700	
Exposed Concrete	5%	Now	$1,137,200	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		
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%			2027	$51,100	3	$7,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 1,000 Amperes And Four 600 Amperes Main Disconnect Switch								
Transformers								
Dry Type	100%			2025	$146,700	3	$16,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Five 2,500 Kilovolt-ampere, 27,000v Primary. - 480 Volts Secondary								
Feeders								
Cable	100%			2026	$16,500	1		
Raceway								
Conduit	100%			2027	$43,700	1		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2027		5	$4,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room 1 Basement								
Explanation : 2- 4,000 Amperes Main Disconnect Switch								
Fused Disc Sw	50%			2027		5	$4,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room 2 Basement								
Explanation : 4- 5,000 Amperes Main Service Switches								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF SMALL BUSINESS SERV. - 801
BROOKLYN ARMY TERMINAL BUILDING B
Asset # : 13425

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2025	$16,900	5	$8,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Room And Penthouse								
Explanation : Three 118 Kilovolt-ampere, One 112 Kilovolt-ampere, One 30 Kilovolt-ampere 480/277v Pri. - 208/120v Sec.								
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	$5,100	LIFE	* *	5	$16,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Corroded								
Lighting								
Interior Lighting								
Fluorescent	80%			2027	$18,915,300	10	$1,622,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-12 Lamps								
Fluorescent	20%			2037	* *	10	$405,700	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%			2027	$1,592,500	10	$267,000	
Exit, Service	50%			2027	$168,600	1		
Exterior Lighting								
HID	100%			2022	$8,918,100	10	$6,800	
Alarm								
Security System								
No Component	90%							
Generic	10%			2032	* *	1	$82,600	

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2032	* *	1-3	$136,300	

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	10%			2037	* *	1		
Natural Gas	90%			2037	* *	1		
Conversion Equipment								
Hot Water Boiler	60%			2032	* *	1	$656,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boilers Rooms								
Explanation : 40 Gas Fired Hot Water Boilers								
Hot Water Boiler	30%			2047	* *	1	$328,100	
Recent Installation, Extent : Light, Area Affected : 100%								
Location : 32 New Boiler Install In Basement								
Radiant Heater	10%			2027	$3,919,500	2	$102,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Common Areas								
Explanation : Electric Unit Heaters And Base Board Radiant Heaters								
Distribution								
Hot Wtr Piping/Pump	100%			2043	* *	4	$163,500	
Terminal Devices								
Convector/Radiator	80%			2032	* *	1	$571,500	
Fan Coil Unit/Heat	20%			2027	$6,624,800	1	$142,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Tenant Storge Areas								
Explanation : Hot Water Unit Heaters								
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	5%			2035	* *	2	$6,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Newly Commissioned Split Units,Condensing Unit								
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
BROOKLYN ARMY TERMINAL BUILDING B
Asset # : 13425

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices								
Fan Coil - 2 Pipe	5%			2035	* *	1	$35,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Elevator Equipment Rooms								
Explanation : Newly Commissioned Split Unit, Fan Coil Section								
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								
H/C Water Piping								
Brass/Copper	100%			2047	* *	1		
Water Heater								
Electric	100%			2022	$1,948,500	4	$19,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Near Each Tenant Water Closet								
Explanation : One Unit Per Tenant Space								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2037	* *	4	$88,000	
Backflow Preventer								
Generic	100%			2032	* *	1	$135,400	
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 8th Floor								
Explanation : 9 Pass, 18 Freight, Recent Upgrade Observed On 4 of 9 Passenger Elevators								
Fire Suppression								
Standpipe								
Generic	100%			2037	* *	1-5	$1,156,500	
Sprinkler								
Generic	100%			2037	* *	1-2	$619,600	
Fire Pump								
Generic	100%			2030	$1,423,900	1	$413,000	

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	$528,200	$197,400
Interior Architecture	$252,700	$297,800
Electrical	$1,111,300	$1,072,300
Mechanical	$1,198,000	$1,874,300
Site Pavements	$254,200	
Total	**$3,344,200**	**$3,441,800**
Importance Code A	$528,200	$1,082,200
Importance Code B	$2,518,900	$2,359,600
Importance Code C	$297,200	
Total	**$3,344,200**	**$3,441,800**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	$45,300		$50,400	
Interior Architecture			$34,100	$1,900
Electrical	$10,000	$12,400	$11,800	$11,100
Mechanical	$9,400	$13,900	$20,700	$17,600
Site Pavements	$37,600			
Total	**$102,300**	**$26,300**	**$116,900**	**$30,600**
Importance Code A	$50,500	$5,100	$55,800	$5,100
Importance Code B	$14,200	$21,200	$61,200	$25,400
Importance Code C	$37,600			
Total	**$102,300**	**$26,300**	**$116,900**	**$30,600**



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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	$22,100	LIFE	* *	5	$36,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : South Elevation And Loading Dock								
Cement-Fiber Panel	3%			2029	$33,300	10	$13,800	
Concrete Masonry Unit	52%			LIFE	* *	5	$47,700	
Masonry: Brick	20%	Now	$94,500	LIFE	* *	5	$29,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : At Base Course Throughout Loading Dock								
Metal Panel	10%			2049	* *	5-10	$100,800	
Metal Coiling Doors	10%			2034	* *	5	$45,800	
Windows								
Aluminum	95%	Now	$12,200	2037	* *	5	$500	
Caulking Deteriorated, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Metal Louvers	5%			2032	* *	10	$300	
Roof								
Modified Bitumen	90%	Now	$179,900	2034	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Various Areas								
Spray-on Foam	10%	Now	$10,700	2034	* *	5	$18,400	
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%								
Location : Throughout								
Soffits								
Exposed Struc: Steel	100%	4+	$253,800	LIFE	* *	5	$39,700	
Paint Peeling, Extent : Light, Area Affected : 100%								
Location : Throughout								
Interior								
Floors								
Cast in Place Concrete	90%	Now	$75,600	LIFE	* *	5	$297,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Loading Dock								
Vinyl Tile	10%	4+	$68,700	2034	* *	3	$5,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Interior Walls								
Concrete Masonry Unit	40%	Now	$43,000	LIFE	* *	5	$14,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Fiberglass Panel	60%			LIFE	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost 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	$65,400	2034	* *	5	$18,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Offices								
Staining/Discoloring, Extent : Moderate, Area Affected : 60%								
Location : Offices								
Worn/Eroded, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
AcousTileSusp.Lay-In	45%			2034	* *	5	$68,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Meat Packing Areas								
Explanation : Special Laminated Lay-in Tiles For Food Service Cold Rooms								
Exposed Struc: Steel	30%			LIFE	* *			
Site Enclosure								
Fence/Gates								
Chain Link	100%			2039	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	* *			
On-Site Walkways								
Cast in Place Concrete	100%	Now	$20,300	2042	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Parking/Driveway								
Asphalt	80%	Now	$254,200	2032	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 5%								
Location : Parking Area Adjacent To Building D								
Explanation : Cloogged Drain Causing Ponding								
Cast in Place Concrete	20%	Now	$17,300	2042	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Truck Loading Areas								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	$83,900	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2nd Floor.								
Explanation : Equipment Does Not Have Nameplate.								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF SMALL BUSINESS SERV. - 801
BROOKLYN WHSLE MEAT MARKET BLDG A
Asset # : 2431

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2027	$16,900	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 75 Kilovolt-ampere, 480/208/120 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	$260,900	5	$400	
Raceway								
Conduit	100%			2029	$163,000	1		
Panelboards								
Fused Disc Sw	20%			2028	$41,500	5	$500	
Molded Case Bkrs	80%			2028	$166,000	5	$2,200	
Wiring								
Thermoplastic	100%			2029	$357,100	1		
Motor Controllers								
Locally Mounted	80%			2027	$25,200	5	$600	
Locally Mounted	20%			2034	* *	5	$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%	Now	$9,500	2049	* *	1	$28,800	
Not in Service, Extent : Light, Area Affected : 100%								
Location : 2nd Floor Mechanical Room								
Generators								
Diesel	100%	Now	$293,100	2044	* *	1	$36,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2nd Floor Mechanical Room								
Explanation : Two 565 Kilowatt, Not In Service, Abandoned Equipment								
Lighting								
Interior Lighting								
Fluorescent	100%			2034	* *	10	$95,300	
Obsolete Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout Building								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : T-12 Lamps								
Exterior Lighting								
Fluorescent	50%	Now	$177,800	2039	* *			
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Truck Loading Area								
HID	50%			2024	$209,500	10	$200	
Alarm								

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Security System								
Generic	100%	0-2	$335,600	2039	* *	1	$34,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Building Exterior.								
Explanation : CCTV Surveillance Cameras.								
Fire/Smoke Detection								
Under Construction	100%							

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2029	$114,000	1		
Conversion Equipment								
Hot Water Boiler	100%			2027	$800,900	1	$51,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	100%			2037	* *	4	$5,100	
Terminal Devices								
Air Handler	50%	Now	$219,200	2024	$730,500	1	$28,900	
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Mechanical Room								
Fan Coil Unit/Heat	50%			2029	$778,000	1	$16,800	
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	35%			2024	$75,800	1		
No Component	65%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Throughout								
Explanation : All Systems Used For Refrigeration								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$57,900	
Exhaust Fans								
Roof	100%			2024	$172,500	2	$3,200	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2039	* *	1		
Galvanized Steel	30%			2034	* *	1		
HW Heat Exchanger								
HTHW/HW	100%			2029	$181,300			

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2029	$15,800	4	$2,200	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2039	* *	1-2	$29,100	

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Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name : **BROOKLYN WHSLE MEAT MARKET BLDG B**
Address : **5600 1ST AVENUE**
Borough : **BROOKLYN**
Program / Asset # : **DBS0011.010 / 2432**
Area Sq Ft : **78,304**
Date of Survey : **17-May-2018**
Areas Surveyed : **Roof, Floors 1,2**
Block : **819** **Lot** : **1**

Agency's Number : **N/A**
Yr Built/Renovated : **1971 /**
Project Type : **ECONOMIC DEVELOPMENT**
Landmark Status : **NONE**
BIN : **3378176**

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	$2,050,900	$1,312,200
Interior Architecture	$255,600	$184,000
Electrical	$1,027,800	$659,600
Mechanical	$286,300	$1,994,300
Total	**$3,620,700**	**$4,150,200**
Importance Code A	$2,050,900	$1,957,800
Importance Code B	$1,507,700	$2,192,500
Importance Code C	$62,100	
Total	**$3,620,700**	**$4,150,200**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	$45,600		$4,900	
Interior Architecture		$1,300		
Electrical	$2,600	$3,200	$3,100	$2,200
Mechanical	$27,800	$10,300	$14,400	$12,200
Total	**$76,000**	**$14,800**	**$22,400**	**$14,400**
Importance Code A	$49,500	$3,900	$9,000	$3,900
Importance Code B	$26,500	$10,900	$13,400	$10,500
Importance Code C				
Total	**$76,000**	**$14,800**	**$22,400**	**$14,400**



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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	$4,000	LIFE	* *	5	$6,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Loading Dock								
Cement-Fiber Panel	3%			2029	$6,000	10	$2,500	
Concrete Masonry Unit	52%	Now	$120,500	LIFE	* *	5	$8,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : East And West Facades								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : West Facade								
Vertical Cracks, Extent : Severe, Area Affected : 15%								
Location : East Facade								
Masonry: Brick	20%	Now	$8,500	LIFE	* *	5	$5,300	1
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Typical Throughout Loading Dock Along Base And At Building Corners								
Metal Panel	10%			2039	* *	5-10	$18,100	
Metal Coiling Doors	10%	0-2	$16,000	2034	* *	5	$4,100	
Bent/Warped Elements, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Windows								
Aluminum	95%	Now	$549,600	2037	* *	5	$15,400	
Caulking Deteriorated, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Metal Louvers	5%			2032	* *	10	$10,100	
Roof								
Modified Bitumen	90%	Now	$594,600	2029	$1,189,300			
Patching Evident, Extent : Light, Area Affected : 5%								
Location : Throughout								
Worn/Eroded, Extent : Light, Area Affected : 100%								
Location : Throughout								
Spray-on Foam	10%	0-2	$7,100	2034	* *	5	$6,100	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Soffits								
Exposed Struc: Steel	100%	4+	$786,200	LIFE	* *	5	$123,000	
Paint Peeling, Extent : Light, Area Affected : 100%								
Location : Throughout								
Interior								
Floors								
Cast in Place Concrete	75%	Now	$44,300	LIFE	* *	5	$87,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Loading Dock								
Steel Plate	5%	Now	$77,800	LIFE	* *	1		
Broken/Missing Elements, Extent : Moderate, Area Affected : 40%								
Location : Steel Stairs								
Vinyl Tile	20%			2029	$96,700	3	$4,000	

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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.*

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	100%	Now	$62,100	LIFE	* *	5	$10,500	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Stairs And Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
Location : Interior								
Ceilings								
AcousTileSusp.Lay-In	25%	Now	$62,800	2042	* *	5	$12,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Offices								
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Offices								
AcousTileSusp.Lay-In	45%	0-2	$8,700	2034	* *	5	$21,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Meat Packing Areas								
Explanation : Special Laminated Tiles Made For Food Service Cold Rooms								
Exposed Struc: Steel	30%			LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Mechanical Rooms								
Site Pavements								
Parking/Driveway								
Not Accessible	100%							

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	$41,900	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2nd Floor Electrical Room								
Explanation : The Main Service Switch Is Rated At 2,000 Amperes. It Is Supplied From Building A.								
Transformers								
Dry Type	100%			2027	$16,900	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : There Are Three 45 Kilovolt-ampere, 480/208/120 Volts Transformers.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	$182,600	5	$300	
Raceway								
Conduit	100%			2029	$122,600	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
BROOKLYN WHSLE MEAT MARKET BLDG B
Asset # : 2432

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2028	$6,400	5	$100	
Molded Case Bkrs	95%			2028	$121,300	5	$2,000	
Wiring								
Thermoplastic	70%			2029	$115,300	1		
Thermoplastic	30%			2039	* *	1		
Motor Controllers								
Locally Mounted	95%			2027	$29,900	5	$500	
Locally Mounted	5%			2042	* *	5		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	100%	Now	$476,200	2039	* *			
Obsolete Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout Building								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Building								
Explanation : Fixtures Are Old, Obsolete T-12 Lamps Type.								
Exterior Lighting								
Fluorescent	50%	Now	$134,000	2039	* *			
Obsolete Fixtures, Extent : Light, Area Affected : 100%								
Location : Truck Loading Area.								
HID	50%			2024	$157,900	10	$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	$75,900	1	$8,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2024	$259,800	1-3	$14,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2029	$85,900	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF SMALL BUSINESS SERV. - 801
BROOKLYN WHSLE MEAT MARKET BLDG B
Asset # : 2432

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Hot Water Boiler	100%			2027	$603,600	1	$38,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	100%			2037	* *	4	$3,900	
Terminal Devices								
Air Handler	20%	0-2	$66,100	2024	$220,200	1	$8,700	
Noisy/Vibrating, Extent : Severe, Area Affected : 10%								
Location : 2nd Floor Boiler Room								
Fan Coil Unit/Heat	80%			2029	$938,100	1	$20,200	
Air Conditioning								
Energy Source								
Electricity	100%			2028	$236,700	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$43,700	
Exhaust Fans								
Roof	100%			2029	$130,000	2	$2,400	
Plumbing								
H/C Water Piping								
Brass/Copper	70%	2-4	$20,400	2039	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Multiple Locations								
Galvanized Steel	30%			2034	* *	1		
HW Heat Exchanger								
HTHW/HW	100%			2039	* *			
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2039	* *	1-2	$21,900	

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Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	$465,300	$49,900
Interior Architecture	$123,600	
Electrical	$60,300	$126,600
Total	**$649,200**	**$176,600**
Importance Code A	$465,300	$49,900
Importance Code B	$183,900	$126,600
Total	**$649,200**	**$176,600**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	$21,300			
Interior Architecture	$6,000			$1,600
Electrical	$33,000	$400	$6,100	$300
Mechanical	$700	$1,000	$10,700	$1,200
Total	**$61,000**	**$1,400**	**$16,800**	**$3,100**
Importance Code A	$21,800	$500	$500	$500
Importance Code B	$36,400	$900	$16,300	$2,600
Importance Code C	$2,900			
Total	**$61,000**	**$1,400**	**$16,800**	**$3,100**



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Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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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		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cement-Fiber Panel	35%	Now	$15,000	2029	$49,900			
Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
Location : South Facade								
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : South Facade								
Metal Sect. OHD	5%			2042	* *	5	$3,000	
Stucco Cement	60%	Now	$175,100	2042	* *	5	$14,200	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Windows								
Aluminum	100%	Now	$100,400	2054	* *	5	$1,100	
Air Infiltration, Extent : Light, Area Affected : 20%								
Location : Throughout								
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Parapets								
Pre-Cast Concrete	100%	Now	$4,800	LIFE	* *	5	$7,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Roof								
Modified Bitumen	100%	Now	$189,800	2039	* *			
Blisters, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Broken/Missing Elements, Extent : Light, Area Affected : 20%								
Location : Throughout								
Drains Clogged, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Interior								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%	Now	$1,700	LIFE	* *	5	$3,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout And Stairs								
Ceramic Tile	5%	Now	$800	2032	* *	5	$400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Toilets Throughout								
Quarry Tile	5%			2042	* *	5	$1,200	
Vinyl Tile	80%	Now	$56,500	2034	* *	3	$4,700	
Cracking/Crumbling, Extent : Light, Area Affected : 25%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 40%								
Location : 2nd Floor, Stairs								
Interior Walls								
Concrete Masonry Unit	25%			LIFE	* *	5	$700	
Gypsum Board	40%			LIFE	* *	5	$1,600	
Metal Panel	5%			LIFE	* *			
Plaster	25%	Now	$2,900	LIFE	* *	5	$500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Stairs And Throughout								
Wood	5%			LIFE	* *	5	$1,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Wood Paneling								
Ceilings								
AcousTileSusp.Lay-In	100%	Now	$67,100	2042	* *	5	$7,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Recent Replace Evident, Extent : Light, Area Affected : 15%								
Location : Throughout								
Staining/Discoloring, Extent : Light, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Throughout								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	$2,700	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2nd Floor Electrical Room								
Explanation : The Main Service Switch Is Rated 400 Amperes.								

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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		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2027	$16,900	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Explanation : Transformer Do Not Have Nameplate Ratings.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	$86,600	5		
Raceway								
Conduit	100%			2029	$14,800	1		
Panelboards								
Fused Disc Sw	10%			2028	$1,600	5		
Molded Case Bkrs	90%			2028	$14,400	5	$200	
Wiring								
Thermoplastic	100%			2029	$19,500	1		
Motor Controllers								
Locally Mounted	100%			2034	* *	5	$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	15%			2024	$9,100	10	$1,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : 2nd Floor								
Fluorescent	85%	Now	$51,300	2039	* *			
Obsolete Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout Building								
Egress Lighting								
Emergency, Service	50%			2024	$2,600	1		
Exit, Service	50%			2024	$1,800	1		
Exterior Lighting								
HID	100%			2029	$40,000	10		
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	$9,600	1	$1,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Building Exterior								
Explanation : The Building Is Provided With CCTV Surveillance Cameras Which Is Old But In Working Condition.								

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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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%	Now	$32,900	2039	* *	1-3	$1,700	
Not in Service, Extent : Light, Area Affected : 100%								
Location : Throughout Building								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : The Fire Alarm System Consists Of Manual Pull Stations And Alarm Bells.								

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2034	* *	1		
Water Heater								
Gas Fired	100%			2024	$6,100	2	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Explanation : One 75 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2029	$2,900	4	$400	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Fire Suppression								
Sprinkler								
Generic	100%			2039	* *	1-2	$2,800	

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Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	$148,700	
Electrical	$91,800	$3,100
Total	**$240,600**	**$3,100**
Importance Code A	$148,700	
Importance Code B	$91,800	$3,100
Total	**$240,600**	**$3,100**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	$35,000			
Interior Architecture	$105,400		$500	$2,400
Electrical	$64,000	$7,700		
Mechanical	$72,500	$11,200	$900	$500
Site Pavements	$1,700			
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$282,700**	**$22,900**	**$5,400**	**$6,800**
Importance Code A	$56,900	$600	$500	$500
Importance Code B	$208,200	$22,300	$4,900	$6,400
Importance Code C	$17,600			
Total	**$282,700**	**$22,900**	**$5,400**	**$6,800**



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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	$110,100	LIFE	* *	5	$17,100	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : East Facade, South Facade								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout Lower Level								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Throughout Lower Level								
Masonry: Granite	5%	Now	$11,400	LIFE	* *	5	$700	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Water Course								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Building Base								
Windows								
Aluminum	100%	Now	$8,400	2044	* *	5	$1,900	
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Parapets								
Masonry: Brick	10%			LIFE	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Parapet								
Explanation : Not Accessible								
Metal Cornice	90%	Now	$38,600	2043	* *			1
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Corners								
Corrosion/Rusting, Extent : Severe, Area Affected : 25%								
Location : Corners								
Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Roof								
Skylight, Metal/Glass	3%	Now	$15,300	2038	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Over Stair								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 30%								
Location : Over Stair								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Over Stair								
Not Accessible	97%							
Interior								

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

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

Architecture	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	20%	Now	$3,100	2027	$31,300	3	$3,400	
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Third Floor								
Carpet	20%	Now	$31,300	2030	$31,300	3	$3,400	
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 50%								
Location : First Floor								
Worn/Eroded, Extent : Severe, Area Affected : 50%								
Location : First Floor								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : First Floor								
Explanation : Water Flood Damage								
Cast in Place Concrete	5%			LIFE	* *	5	$1,300	
Terrazzo	5%	4+	$600	LIFE	* *	5	$400	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Front Entry Hall								
Vinyl Tile	10%	Now	$10,400	2038	* *	3	$400	
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : First Floor								
Water Penetration, Extent : Severe, Area Affected : 50%								
Location : First Floor								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : First Floor								
Explanation : Water Flood Damage								
Vinyl Tile	35%			2033	* *	3	$1,500	
Wood	5%	Now	$20,200	2068	* *	5	$500	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : First Floor								
Explanation : Water Flood Damage								
Interior Walls								
Gypsum Board	10%			LIFE	* *	5	$200	
Masonry: Brick	2%			LIFE	* *			
Plaster	43%	Now	$3,000	LIFE	* *	5	$500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Stairwell By Roof Hatch								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Third Floor Bathroom And Stairwell								
Wood	45%	Now	$13,000	LIFE	* *	5	$7,300	
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : First Floor								
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : First Floor								
Explanation : Water Flood Damage								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	20%	Now	$2,000	2033	* *	5	$1,100	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : First Floor								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : First Floor								
Gypsum Board	20%	Now	$2,500	LIFE	* *	5	$2,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Office Area								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Office Area								
Plaster	60%	Now	$19,300	LIFE	* *	5	$4,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Third Floor Kitchen And First Floor								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Third Floor Stairwell								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2048	* *			
Site Pavements								
On-Site Walkways								
Asphalt	55%			2037	* *			
Cast in Place Concrete	45%	Now	$1,700	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : West And South Sides Of Building								
Parking/Driveway								
Asphalt	100%			2037	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2028	$5,200	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 200 Amperes								
Raceway								
Conduit	100%			2028	$29,700	1		
Panelboards								
Molded Case Bkrs	50%			2027	$16,000	5	$100	
Molded Case Bkrs	50%	0-2	$16,000	2053	* *	5	$100	
Aged Component, Extent : Moderate, Area Affected : 50%								
Location : Stairs								

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	$34,900	2053	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	30%			2038	* *	1		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	5%			2028	$3,100	10	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Staircase								
Explanation : Compact Fluorescent Light Fixtures								
Fluorescent	80%			2023	$50,200	10	$7,600	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : 1st And 2nd Floors								
Fluorescent	15%	Now	$9,400	2038	* *			
Obsolete Fixtures, Extent : Moderate, Area Affected : 20%								
Location : Floors Area								
Egress Lighting								
Exit, Service	100%	Now	$3,700	2038	* *	1		
Not Functioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Exterior Lighting								
HID	100%			2023	$41,600	10		

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2038	* *	1		
Conversion Equipment								
Furnace	45%	0-2	$10,900	2038	* *	1	$2,100	
Other Observation, Extent : Light, Area Affected : 30%								
Location : 3rd floor								
Explanation : 1 Unit								
Furnace	45%	Now	$10,900	2038	* *	1	$2,100	
Abandoned in Place, Extent : Severe, Area Affected : 100%								
Location : 1st Floor								
Not Accessible	10%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : 2nd Floor								
Explanation : Tenant								

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2-5	$1,700	
Ductwork/Diffusers	30%	Now	$32,500	LIFE	* *	2-5	$1,700	
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
No Component	40%							
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Window/Wall Unit	50%			2023	$10,800	1		
No Component	50%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	0-2	$9,100	2033	* *	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Water Heater								
Electric	100%	Now	$9,100	2028	$9,100	4	$100	
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : 1 And 3rd Floors.								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	50%			LIFE	* *	1		
No Component	50%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Perimeter Of Building								
Explanation : Leaders And Gutters								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			

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Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **BUSH TERMINAL-MASTAS BUILDING #57 - WAREHOUSE**				
Address	: **41ST - 51ST STREET AND 1ST AVE.**				
Borough	: **BROOKLYN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0016.010 / 2449**			**Yr Built/Renovated**	: **1910 /**
Area Sq Ft	: **157,645**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **06-Jul-2017**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Floors 1**				
Block	: **725**	**Lot**	: **1**	**BIN**	: **3378183**

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	$2,031,200	$1,232,800
Interior Architecture	$344,800	$525,400
Electrical	$249,200	$574,400
Mechanical		$2,058,000
Total	**$2,625,200**	**$4,390,600**
Importance Code A	$2,031,200	$2,909,000
Importance Code B	$594,000	$1,481,600
Total	**$2,625,200**	**$4,390,600**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	$14,000			
Interior Architecture	$13,400			
Electrical	$84,300	$35,000	$14,200	$10,600
Mechanical	$27,000	$35,800	$17,900	$2,900
Elevators/Escalators	$17,800	$17,800	$17,800	$17,800
Total	**$156,400**	**$88,500**	**$49,800**	**$31,300**
Importance Code A	$22,800		$8,800	
Importance Code B	$120,200	$88,500	$41,000	$31,300
Importance Code C	$13,400			
Total	**$156,400**	**$88,500**	**$49,800**	**$31,300**



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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	95%			LIFE	* *	5	$206,300	
Masonry: Brick	5%	Now	$14,000	LIFE	* *	5	$2,200	
Horizontal Cracks, Extent : Moderate, Area Affected : 15%								
Location : At Stair Bulkhead								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : At Stair Bulkhead								
Windows								
Aluminum	90%	Now	$1,771,400	2053	* *	5	$19,800	
Deteriorated Finish, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Worn/Eroded, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Glass Block	10%	Now	$46,900	LIFE	* *	5	$2,800	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Parapets								
Cast in Place Concrete	100%	Now	$141,200	LIFE	* *	5	$429,600	
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : East Facade, West Facade								
Roof								
Skylight, Metal/Glass	3%			2028	$525,100	10	$11,100	
Spray-on Foam	97%			2033	* *	5	$143,500	
Interior								
Floors								
Cast in Place Concrete	95%			LIFE	* *	5	$490,300	
Steel Plate	5%	Now	$344,800	LIFE	* *	1		
Corrosion/Rusting, Extent : Severe, Area Affected : 40%								
Location : Stair Landings Throughout								
Interior Walls								
Cast in Place Concrete	20%	Now	$13,400	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Fifth Floor								
Concrete Masonry Unit	15%			LIFE	* *	5	$600	
Gypsum Board	5%			LIFE	* *	5	$300	
Masonry: Brick	60%			LIFE	* *			
Ceilings								
Exposed Concrete	95%			LIFE	* *	5	$35,000	
Gypsum Board	5%			LIFE	* *	5	$14,700	

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
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	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Elevator Machinery Rooms								
Explanation : 3 - 45 Kilovolt-ampere, 480/208/120 Volts								
Raceway								
Conduit	100%			2028	$24,000	1		
Panelboards								
Fused Disc Sw	20%	4+	$12,800	2053	* *	5	$400	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Fused Knife Sw	50%	4+	$31,900	2053	* *	5	$900	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Molded Case Bkrs	30%			2044	* *	5	$1,200	
Wiring								
Braided Cloth	70%	2-4	$29,000	2053	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2028	$15,800	1		
Lighting								
Interior Lighting								
Fluorescent	40%			2023	$147,400	10	$57,800	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	45%			2028	$165,800	10	$65,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Incandescent	5%			2023	$43,900	2	$200	
LED	10%			2033	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : LED Lamps								
Egress Lighting								
Emergency, Battery	50%			2033	* *	10	$19,000	
Exit, Battery	50%			2033	* *	10	$5,300	
Exterior Lighting								
HID	30%			2028	$190,700	10	$100	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2028	$152,800	1	$17,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside								
Explanation : CCTV Surveillance Cameras								

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2033	* *	1-3	$97,200	
Recent Installation, Extent : Light, Area Affected : 100%								
Location : Basement								

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2048	* *	1		
Conversion Equipment								
Radiant Heater	60%			2028	$1,676,100	2	$43,900	
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	$336,500			
Window/Wall Unit	10%			2023	$32,800	1		
No Component	80%							
Ventilation								
Exhaust Fans								
Roof	2%	Now	$5,200	2038	* *	2	$100	
Unit Inoperable, Extent : Moderate, Area Affected : 2%								
Location : Rooftop								
Wall Unit	8%			2028	$4,500	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%			2022	$5,300	4	$5,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Located Outside The Building In A Pit								
Explanation : Sump Pump Is Not Accessible								

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sewage Ejector(s)								
Electric	100%			2028	$45,400	4	$6,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Located Outside The Building In A Pit								
Explanation : Ejector Is Not Accessible								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1-6								
Explanation : 3 Units, One Has Not Operated In 5 Years								
Fire Suppression								
Sprinkler								
Generic	100%			2038	* *	1-2	$44,200	

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	$3,096,900	$821,200
Interior Architecture	$347,100	$443,800
Electrical	$427,900	$158,800
Mechanical	$250,400	
Site Enclosure	$61,100	
Site Pavements	$247,100	$639,100
Total	**$4,430,500**	**$2,062,900**
Importance Code A	$3,096,900	$821,200
Importance Code B	$1,025,300	$602,600
Importance Code C	$308,300	$639,100
Total	**$4,430,500**	**$2,062,900**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	$52,000	$4,900		
Interior Architecture	$7,500			
Electrical	$1,100	$40,700	$1,300	$1,600
Mechanical	$8,000	$33,200	$10,700	$17,400
Elevators/Escalators	$17,800	$17,800	$17,800	$17,800
Total	**$86,300**	**$96,700**	**$29,700**	**$36,800**
Importance Code A	$52,000	$14,200	$200	$9,300
Importance Code B	$26,800	$82,500	$29,500	$27,500
Importance Code C	$7,500			
Total	**$86,300**	**$96,700**	**$29,700**	**$36,800**



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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	2%	Now	$2,400	LIFE	* *	5	$3,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Stair Bulkhead								
Exposed Reinforcement, Extent : Moderate, Area Affected : 15%								
Location : Stair Bulkhead								
Cast in Place Concrete	63%	Now	$298,300	LIFE	* *	5	$123,900	
Exposed Reinforcement, Extent : Moderate, Area Affected : 20%								
Location : Concrete Spandrel Panels Below Windows At 6th Floor								
Spalling, Extent : Moderate, Area Affected : 20%								
Location : Concrete Spandrel Panels Below Windows At 6th Floor								
Masonry: Brick	25%	Now	$63,300	LIFE	* *	5	$9,800	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : At All Building Elevations								
Stucco Cement	10%			2033	* *	5	$9,800	
Windows								
Steel	100%	Now	$2,221,600	2053	* *	5	$249,000	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Parapets								
Cast in Place Concrete	100%	Now	$511,200	LIFE	* *	5	$388,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Exposed Reinforcement, Extent : Moderate, Area Affected : 20%								
Location : East Side								
Vertical Cracks, Extent : Moderate, Area Affected : 20%								
Location : At All Elevations								
Roof								
Metal, Corrugated	15%	2-4	$21,300	2041	* *	1		
Corrosion/Rusting, Extent : Moderate, Area Affected : 35%								
Location : Support Steel For Roof								
Metal Panel	2%	0-2	$24,200	2048	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 75%								
Location : Back Freight Elevator And Elevator Control								
Spray-on Foam	83%	4+	$6,500	2033	* *	5	$55,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
Location : Just Beyond Stair Tower Entry								
Interior								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	95%	4+	$225,300	LIFE	* *	5	$443,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Loading Docks								
Steel Plate	5%			LIFE	* *	1		
Interior Walls								
Cast in Place Concrete	15%			LIFE	* *			
Concrete Masonry Unit	15%			LIFE	* *	5	$500	
Gypsum Board	5%			LIFE	* *	5	$300	
Masonry: Brick	10%	Now	$7,500	LIFE	* *			
Diagonal Cracks, Extent : Moderate, Area Affected : 15%								
Location : East Stair								
Masonry: Brick	55%			LIFE	* *			
Ceilings								
Exposed Concrete	73%	4+	$107,100	LIFE	* *	5	$24,400	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : 6th Floor								
Exposed Reinforcement, Extent : Moderate, Area Affected : 2%								
Location : 6th Floor								
Paint Peeling, Extent : Moderate, Area Affected : 16%								
Location : 1st And 6th Floor								
Exposed Concrete	2%	0-2	$14,700	LIFE	* *	5	$700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Back Freight Elevator Control Room								
Exposed Concrete	25%			LIFE	* *	5	$8,300	
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	$61,100	2038	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
Location : West Side Of Building								
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : West Side Of Building								
Site Pavements								
Parking/Driveway								
Cast in Place Concrete	75%	Now	$183,200	2033	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : West Side Of Building								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Loading Dock Area								
Pavers/Stone	25%	Now	$63,900	2031	$639,100			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : West Side Of Building								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : South And West Sides Of Building								
Explanation : Missing Pavers Replaced With Asphalt Patch								

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2054	* *	5	$400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Recently Installed, Main Service Switch Rated At 3,000 Amperes								
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		
Recent Installation, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Panelboards								
Fused Disc Sw	20%			2036	* *	5	$700	
Molded Case Bkrs	80%			2036	* *	5	$3,000	
Wiring								
Thermoplastic	80%			2028	$27,900	1		
Thermoplastic	20%			2058	* *	1		
Recent Installation, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Motor Controllers								
Locally Mounted	100%			2045	* *	5	$1,000	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	70%			2023	$233,500	10	$91,600	
T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	20%			2028	$66,700	10	$26,200	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Incandescent	5%			2033	* *	2	$200	
LED	5%			2033	* *			
Egress Lighting								
Emergency, Battery	50%			2023	$102,700	10	$17,200	
Exit, Service	50%			2023	$20,500	1		

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Exterior Lighting								
HID	5%			2028	$28,700	10		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Photocells Controls								
LED	5%			2033	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Front Of Building								
Explanation : Under Canopy								
No Component	90%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2028	$92,100	1	$10,700	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2048	* *	1		
Conversion Equipment								
Radiant Heater	70%			2033	* *	2	$46,300	
Other Observation, Extent : Light, Area Affected : 70%								
Location : Throughout								
Explanation : Heating Equipment Is Installed And Maintained By Tenants								
No Component	30%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	Now	$250,400	2033	* *	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Basement								
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	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Street Pit								
Explanation : Not Accessible								
Fixtures								
Generic	100%							
Vertical Transport								

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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	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 1st To 6th Floor								
Explanation : 3 Units - 2 Operational, 1 Needs Repair								
Fire Suppression								
Standpipe								
Generic	100%			2048	* *	1-5	$71,900	
Sprinkler								
Generic	100%			2048	* *	1-2	$40,000	

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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 : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	$81,400	
Electrical	$48,100	
Mechanical		$38,600
Site Pavements		$45,500
Total	**$129,600**	**$84,100**
Importance Code A	$81,400	$38,600
Importance Code B	$48,100	
Importance Code C		$45,500
Total	**$129,600**	**$84,100**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture		$1,100		
Interior Architecture	$10,900			
Electrical	$17,900	$18,800	$300	$300
Mechanical	$300	$100	$300	$100
Site Pavements	$2,200			
Total	**$31,300**	**$20,000**	**$600**	**$400**
Importance Code A	$200	$1,200	$200	
Importance Code B	$26,000	$18,800	$400	$400
Importance Code C	$5,100			
Total	**$31,300**	**$20,000**	**$600**	**$400**



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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	$400	
Masonry: Brick	90%	Now	$81,400	LIFE	* *	5	$12,600	
Diagonal Cracks, Extent : Severe, Area Affected : 15%								
Location : South Facade								
Worn/Eroded, Extent : Severe, Area Affected : 20%								
Location : North And South Facades								
Metal Coiling Doors	5%			2033	* *	5	$2,200	
Windows								
Metal Louvers	15%			2031	$20,100	10	$4,000	
Not Accessible	85%							
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : Shop Side Of Building Was Not Accessible								
Parapets								
Not Accessible	100%							
Roof								
Not Accessible	100%							
Interior								
Floors								
Cast in Place Concrete	85%			LIFE	* *	5	$10,900	
Panel/Paver: Cer/Brk	15%			2036	* *	5	$2,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Shop Side Of Building								
Explanation : Not Accessible								
Interior Walls								
Ceramic Tile	10%	4+	$200	2031	$9,200	5	$200	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Pump House Side Of Building								
Masonry: Brick	70%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Shop Side Of Building								
Explanation : Not Accessible								
Plaster	20%	Now	$2,700	LIFE	* *	5	$200	
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Pump Room								
Water Penetration, Extent : Severe, Area Affected : 50%								
Location : Pump Room								
Ceilings								
Exposed Concrete	40%	Now	$8,100	LIFE	* *	5	$400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout Pump House Side of Building								
Exposed Struc: Wood	60%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Shop Side Of Building								
Explanation : Not Accessible								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	100%			2048	* *			
Site Pavements								
On-Site Walkways								
Asphalt	50%			2031	$6,300			
Cast in Place Concrete	50%	4+	$700	2033	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : North And West Sides Of Building								
Parking/Driveway								
Asphalt	50%			2031	$45,500			
Cast in Place Concrete	50%	4+	$1,500	2033	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : South Side Of Building								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2028	$1,600	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Pump Room								
Explanation : One Panelboard For Entire Area.								
Raceway								
Conduit	30%			2038	* *	1		
Conduit	70%			2028	$2,800	1		
Panelboards								
Molded Case Bkrs	100%			2027	$8,000	5	$100	
Wiring								
Thermoplastic	100%			2028	$8,700	1		
Motor Controllers								
Locally Mounted	100%			2033	* *	5		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	100%			2023	$10,200	10	$4,000	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Exterior Lighting								
HID	100%	0-2	$17,500	2038	* *			
Obsolete Fixtures, Extent : Moderate, Area Affected : 10%								
Location : Building Exterior								
Alarm								

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
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%			2023	$4,200	1	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Pump House								
Explanation : Intrusion Alarm Only								
Fire/Smoke Detection								
Generic, Analog	100%			2023	$48,100	1-3	$2,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Horns And Bells								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
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	$38,600	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%							
Fire Pump								
Generic	100%			2037	* *	1	$800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Pump House								
Explanation : Serves Other Buildings								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	$735,600	
Site Pavements	$86,900	$56,200
Total	**$822,500**	**$56,200**
Importance Code A	$735,600	
Importance Code C	$86,900	$56,200
Total	**$822,500**	**$56,200**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	$3,000			
Site Pavements	$18,900			
Total	**$21,800**			
Importance Code A	$3,000			
Importance Code C	$18,900			
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
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	$233,400	LIFE	* *	5	$24,100	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : North Facade, Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Masonry: Limestone	5%	Now	$3,000	LIFE	* *	5	$1,000	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
Location : Watercourse At Grade Around Perimeter Of Building								
Windows								
Wood	100%	Now	$59,800	2053	* *	5	$10,000	1
Air Infiltration, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Thermally Inefficient, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Split/Cracked, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Parapets								
Metal Cornice	100%	Now	$72,800	2043	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Deteriorated Finish, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Roof								
Slate	75%	Now	$369,600	LIFE	* *			1
Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Not Accessible	25%							
Interior								
Floors								
Not Accessible	100%							
Interior Walls								
Not Accessible	100%							
Ceilings								
Not Accessible	100%							
Site Enclosure								
Fence/Gates								
Chain Link	100%			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	$8,700			
Cast in Place Concrete	30%	0-2	$2,000	2033	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : North Side Of Building								
Pavers/Stone	40%	0-2	$16,900	2031	$56,200			
Broken/Missing Elements, Extent : Light, Area Affected : 15%								
Location : West Side Of Building								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
Location : West Side Of Building								
Parking/Driveway								
Asphalt	100%	Now	$86,900	2043	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
Location : South Side Of Building								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : South Side Of Building								
Explanation : Vegetation Growth								

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

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

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

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

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sump Pump(s)								
Not Accessible	100%							
Sewage Ejector(s)								
Not Accessible	100%							
Backflow Preventer								
Not Accessible	100%							
Fixtures								
Not Accessible	100%							
Fire Suppression								
Standpipe								
Not Accessible	100%							
Fire Pump								
Not Accessible	100%							
Chemical System								
Not Accessible	100%							

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

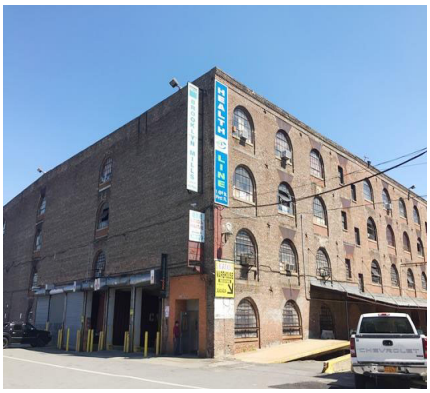
Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	$1,751,800	$274,100
Interior Architecture	$1,460,500	$476,000
Electrical	$1,051,300	$180,500
Mechanical	$883,600	$338,100
Site Pavements	$109,800	$445,100
Total	**$5,257,000**	**$1,713,800**
Importance Code A	$2,116,000	$274,100
Importance Code B	$2,990,700	$994,600
Importance Code C	$150,300	$445,100
Total	**$5,257,000**	**$1,713,800**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	$38,000			
Interior Architecture	$23,900			
Electrical	$29,900	$17,900		
Mechanical	$6,600	$6,800	$17,400	$6,300
Site Enclosure	$3,000			
Site Pavements	$1,900			
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$107,200**	**$28,600**	**$21,400**	**$10,300**
Importance Code A	$43,200	$3,100	$1,600	$3,100
Importance Code B	$58,100	$25,500	$19,800	$7,200
Importance Code C	$5,900			
Total	**$107,200**	**$28,600**	**$21,400**	**$10,300**



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

DEPT. OF SMALL BUSINESS SERV. - 801
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	$615,400	LIFE	* *	5	$95,500	
Horizontal Cracks, Extent : Moderate, Area Affected : 15%								
Location : Stair Bulkheads								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Metal Coiling Doors	10%	4+	$12,900	2033	* *	5	$16,600	
Corrosion/Rusting, Extent : Light, Area Affected : 25%								
Location : West Facade								
Windows								
Steel	100%	Now	$1,025,800	2053	* *	5	$114,900	1
Air Infiltration, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Corrosion/Rusting, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$4,100	
Cast Stone/Terra Cotta	2%			LIFE	* *	5	$1,600	
Broken/Missing Elements, Extent : Light, Area Affected : 25%								
Location : Southwest Stair Bulkhead								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Southwest Stair Bulkhead								
Explanation : Terra Cotta Coping								
Masonry: Brick	85%	Now	$110,600	LIFE	* *	5	$9,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Stair Bulkheads								
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : Stair Bulkheads								
Masonry: Fieldstone	8%			LIFE	* *	5	$1,100	

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Metal, Corrugated	10%			2041	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : East Side Of Building								
Explanation : Loading Dock Area Canopy								
Skylight, Metal/Glass	5%	4+	$17,700	2038	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Stair Bulkheads								
Spray-on Foam	85%	Now	$7,400	2033	* *	5	$63,600	
Blisters, Extent : Light, Area Affected : 15%								
Location : West Side Of Roof								
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 2%								
Location : Northeast Stair Bulkhead								
Recent Repair Evident, Extent : Light, Area Affected : 2%								
Location : Northeast Stair Bulkhead								
Interior								
Floors								
Cast in Place Concrete	23%	Now	$12,200	LIFE	* *	5	$120,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Loading Dock Areas And Freight Elevator At First Floor								
Ceramic Tile	2%			2037	* *	5	$4,800	
Wood	75%	Now	$1,264,900	2043	* *	5	$168,400	
Deteriorated Finish, Extent : Severe, Area Affected : 50%								
Location : Fourth Floor								
Patching Evident, Extent : Light, Area Affected : 10%								
Location : 4th Floor Corridors								
Split/Cracked, Extent : Severe, Area Affected : 25%								
Location : Fourth Floor								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Fourth Floor								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	$800	
Gypsum Board	10%	Now	$300	LIFE	* *	5	$2,300	
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%								
Location : Throughout Corridor Areas								
Masonry: Brick	50%			LIFE	* *			
Masonry: Brick	25%	Now	$40,500	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : First Floor By Freight Elevator								
Worn/Eroded, Extent : Severe, Area Affected : 25%								
Location : First And Fourth Floors								
Plaster	10%	Now	$700	LIFE	* *	5	$1,200	
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 2%								
Location : First Floor Loading Dock Area								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost 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
Interior								
Ceilings								
Exposed Concrete	5%	Now	$8,200	LIFE	* *	5	$1,900	
Exposed Reinforcement, Extent : Light, Area Affected : 2%								
Location : Elevator Machine Room Bulkhead								
Exposed Struc: Wood	20%			LIFE	* *			
Gypsum Board	10%	Now	$155,200	LIFE	* *	5	$29,900	
Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
Location : First Floor								
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 35%								
Location : First Floor								
Gypsum Board	40%			LIFE	* *	5	$119,700	
Plaster	25%			LIFE	* *	5	$37,400	
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	$3,000	2048	* *			
Impact Damage, Extent : Light, Area Affected : 10%								
Location : West Side Of Building								
Retaining Walls								
Cast in Place Concrete	100%			2048	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : East Side Of Building								
Explanation : Loading Dock Ramp Wall								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	4+	$1,900	2033	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Loading Dock Platorm On East Side								
Parking/Driveway								
Asphalt	75%	Now	$62,400	2031	$207,800			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : East And West Sides Of Building								
Sinking/Subsiding, Extent : Severe, Area Affected : 15%								
Location : West Side By River Edge								
Pavers/Stone	25%	Now	$47,400	2031	$237,200			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : West Side Of Building								
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : West Side Of Building								
Explanation : Asphalt Patching In Lieu Of Stone Pavers								

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%	0-2	$5,200	2058	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 10%								
Location : 4th Floor								
Explanation : Service Equipment Is In Satisfactory Condition.								
Transformers								
Dry Type	100%			2041	* *	5	$600	
Raceway								
Conduit	100%			2028	$24,000	1		
Panelboards								
Fused Disc Sw	10%			2027	$6,400	5	$400	
Molded Case Bkrs	80%			2036	* *	5	$3,400	
Molded Case Bkrs	10%	0-2	$6,400	2053	* *	5	$200	
Aged Component, Extent : Moderate, Area Affected : 5%								
Location : 4th Floor								
Wiring								
Braided Cloth	30%	2-4	$12,400	2053	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	70%			2028	$36,800	1		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	70%			2023	$265,800	10	$104,300	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	25%			2028	$94,900	10	$37,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2023	$19,000	10	$7,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Explanation : Compact Fluorescent Light Fixtures								
Egress Lighting								
Emergency, Battery	45%			2033	* *	10	$17,400	
Emergency, Battery	5%	Now	$5,800	2028	$11,500			
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : 4th Floor Corridor								
Explanation : Exit Light Supported With Regular Wiring From Mechanical Pipe.								
Exit, Service	50%			2033	* *	1		
Exterior Lighting								
HID	100%			2023	$654,800	10	$500	

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2038	* *	1		
Conversion Equipment								
Furnace	20%	Now	$76,500	2038	* *	1	$14,500	
Abandoned in Place, Extent : Severe, Area Affected : 30%								
Location : Roof								
Other Observation, Extent : Light, Area Affected : 50%								
Location : Roof								
Explanation : 1 Gas Fired Packaged Rooftop Air Conditioning Units Serving The 4th Floor Only								
Radiant Heater	10%			2023	$287,800	2	$7,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 4th Floor In Tenant Spaces And Corridors								
Explanation : Gas Fired Reznors Furnaces								
No Component	70%							
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	$9,100	
No Component	90%							
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	10%			2023	$203,300	2	$1,000	
Ext Pkg Unit - Heating/Cooling	10%	Now	$101,700	2028	$203,300	2	$800	
Not in Service, Extent : Moderate, Area Affected : 20%								
Location : Roof								
No Component	80%							
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2	$21,100	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	$18,100	
No Component	80%							
Exhaust Fans								
Roof	50%			2028	$134,800	2	$2,500	
No Component	50%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	0-2	$71,300	2033	* *	1		
Corroded, Extent : Moderate, Area Affected : 15%								
Location : 1st Floor								

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater								
Electric	100%			2023	$143,100	4	$1,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Bathrooms 4th Floor								
Explanation : 30 Gallon 4th Floor Bathrooms								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1-4								
Explanation : One Freight Elevator								
Fire Suppression								
Sprinkler								
Generic	100%			2038	* *	1-2	$45,500	
Corroded, Extent : Light, Area Affected : 50%								
Location : 1st Floor								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	$1,274,100	$802,900
Interior Architecture	$180,700	$189,900
Electrical	$199,800	$70,000
Site Pavements	$100,400	$146,600
Total	**$1,755,000**	**$1,209,300**
Importance Code A	$1,274,100	$802,900
Importance Code B	$199,800	$259,900
Importance Code C	$281,100	$146,600
Total	**$1,755,000**	**$1,209,300**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	$11,500	$1,300		
Electrical	$28,400	$20,800	$400	$400
Mechanical	$1,500	$36,600	$2,700	$4,100
Site Enclosure	$4,500			
Total	**$45,900**	**$58,700**	**$3,100**	**$4,600**
Importance Code A	$11,500	$4,800		$3,400
Importance Code B	$29,900	$54,000	$3,100	$1,100
Importance Code C	$4,500			
Total	**$45,900**	**$58,700**	**$3,100**	**$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
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	$365,700	LIFE	* *	5	$37,800	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 15%								
Location : East Facade, West Facade								
Vegetation Growth, Extent : Moderate, Area Affected : 15%								
Location : East Facade By Loading Dock								
Vertical Cracks, Extent : Severe, Area Affected : 15%								
Location : West Facade								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Metal Coiling Doors	19%	Now	$330,800	2041	* *	5	$14,200	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : These Are Actually Exterior Steel Door Pairs Located At Grade								
Deformed/Dented, Extent : Moderate, Area Affected : 25%								
Location : These Are Actually Exterior Steel Door Pairs Located At Grade								
Metal Coiling Doors	1%			2033	* *	5	$1,500	
Stucco Cement	1%			2033	* *	5	$1,200	
Windows								
Steel	100%	Now	$267,100	2053	* *	5	$59,900	1
Air Infiltration, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Broken/Missing Elements, Extent : Moderate, Area Affected : 60%								
Location : Throughout								
Corrosion/Rusting, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$6,300	
Recent Repair Evident, Extent : Light, Area Affected : 5%								
Location : Various Locations								
Masonry: Brick	95%	Now	$190,200	LIFE	* *	5	$15,400	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : East Facade, North Facade, Outside Face								
Recent Repair Evident, Extent : Light, Area Affected : 10%								
Location : North And South Facade, Outside Face								
Worn/Eroded, Extent : Moderate, Area Affected : 30%								
Location : Throughout, Outside Face								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Metal, Corrugated	5%	Now	$11,500	2033	* *	1		
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Canopy At Northeast Loading Dock Area								
Corrosion/Rusting, Extent : Moderate, Area Affected : 100%								
Location : Canopy At Northeast Loading Dock Area								
Deformed/Dented, Extent : Moderate, Area Affected : 15%								
Location : Canopy At Northeast Loading Dock Area								
Spray-on Foam	95%	2-4	$120,400	2028	$602,100	5	$103,100	
Blisters, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Drains Clogged, Extent : Light, Area Affected : 10%								
Location : Northeast Corner Of Roof								
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Northeast Corner Of Roof By Drain								
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	* *	5	$189,900	
Interior Walls								
Masonry: Brick	100%	Now	$180,700	LIFE	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Ceilings								
Exposed Struc: Wood	100%			LIFE	* *			
Recent Repair Evident, Extent : Light, Area Affected : 15%								
Location : Southwest Corner Of Building								
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	$4,500	2038	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : North And East Side Of Building								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : East Side Of Building								
Explanation : Fence Impacted By Tree Growth								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	* *			

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Parking/Driveway								
Asphalt	50%			2031	$146,600			
Pavers/Stone	50%	Now	$100,400	2037	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : North South And West Sides Of Building								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : North South And West Sides Of Building								
Explanation : Asphalt Patches Replacing Missing Pavers								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2028	$4,000	1		
Panelboards								
Fused Disc Sw	50%			2036	* *	5	$400	
Fused Knife Sw	30%	0-2	$28,000	2053	* *	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Molded Case Bkrs	10%			2027	$1,600	5	$100	
Molded Case Bkrs	10%			2036	* *	5	$100	
Wiring								
Thermoplastic	100%			2028	$8,700	1		
Lighting								
Interior Lighting								
Fluorescent	40%			2028	$34,400	10	$13,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	50%			2023	$43,000	10	$16,900	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	10%			2023	$8,600	10	$3,400	
Compact Fluorescent Light, Extent : Light, Area Affected : 10%								
Location : 1st Floor								
Exterior Lighting								
HID	100%			2023	$148,200	10	$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2028	$35,600	1	$4,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside								
Explanation : CCTV Surveillance Cameras								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL-MASTAS UNIT D - WAREHOUSE
Asset # : 2156

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2048	* *	1		
Conversion Equipment								
Radiant Heater	100%			2033	* *	2	$17,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : 10 Units								
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	10%			2033	* *	2	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Side Yard								
Explanation : Tenant Owned								
No Component	90%							
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2	$4,800	
No Component	90%							
Ventilation								
Exhaust Fans								
Wall Unit	50%			2028	$6,500	2	$600	
No Component	50%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2033	* *	1		
Water Heater								
Electric	100%			2023	$32,400	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 : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **BUSH TERMINAL-MASTAS UNIT G - WAREHOUSE**				
Address	: **41ST - 51ST STREET AND 1ST AVE.**				
Borough	: **BROOKLYN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0016.020 / 2428**			**Yr Built/Renovated**	: **1902 /**
Area Sq Ft	: **316,935**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **05-Jul-2017**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Floors 1**				
Block	: **725**	**Lot**	: **1**	**BIN**	: **3378185**

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	$2,678,700	$370,300
Interior Architecture	$589,300	$1,111,800
Electrical		$2,620,900
Mechanical	$417,200	$71,200
Site Pavements	$428,900	$689,000
Total	**$4,114,100**	**$4,863,200**
Importance Code A	$2,678,700	$370,300
Importance Code B	$1,006,500	$3,803,900
Importance Code C	$428,900	$689,000
Total	**$4,114,100**	**$4,863,200**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	$23,700		$900	
Interior Architecture				
Electrical			$1,400	$600
Mechanical	$1,000	$5,400	$1,000	$5,400
Elevators/Escalators	$6,900	$6,900	$6,900	$6,900
Total	**$31,700**	**$12,300**	**$10,200**	**$12,900**
Importance Code A	$23,700	$4,400	$1,600	$4,400
Importance Code B	$7,900	$7,900	$8,600	$8,500
Importance Code C				
Total	**$31,700**	**$12,300**	**$10,200**	**$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.
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DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL-MASTAS UNIT G - WAREHOUSE
Asset # : 2428

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	$7,400	
Exposed Struc: Steel	5%	Now	$23,700	LIFE	* *	5	$37,100	
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : At Window And Door Spandrels Throughout								
Masonry: Brick	10%	Now	$229,500	LIFE	* *	5	$23,700	1
Diagonal Cracks, Extent : Severe, Area Affected : 20%								
Location : At Elevator Shaft, Stairwell								
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%								
Location : At Elevator Shaft, Stairwell								
Worn/Eroded, Extent : Severe, Area Affected : 25%								
Location : At Elevator Shaft, Stairwell								
Masonry: Brick	70%	Now	$1,070,900	LIFE	* *	5	$166,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Metal Coiling Doors	10%	Now	$431,600	2033	* *	5	$37,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Deformed/Dented, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : These Are Actually Steel Pair Doors Located On All Three Elevations								
Windows								
Aluminum	10%			2044	* *	5	$1,900	
Steel	90%	Now	$946,600	2053	* *	5	$106,100	1
Air Infiltration, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Corrosion/Rusting, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Thermally Inefficient, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Unit Inoperable, Extent : Severe, Area Affected : 25%								
Location : Various Locations								
Parapets								
Not Accessible	100%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Main Roof								
Explanation : Floors 2 Thru 7 Are Abandoned. No Access To 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
BUSH TERMINAL-MASTAS UNIT G - WAREHOUSE
Asset # : 2428

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Not Accessible	100%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Main Roof								
Explanation : Floors 2 Thru 7 Are Abandoned. No Access To Roof.								
Interior								
Floors								
Cast in Place Concrete	100%	Now	$263,400	LIFE	* *	5	$1,037,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : First Floor								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	$3,100	
Masonry: Brick	95%			LIFE	* *			
Ceilings								
Exposed Concrete	100%	Now	$325,900	LIFE	* *	5	$74,100	
Exposed Reinforcement, Extent : Light, Area Affected : 2%								
Location : First Floor								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$56,700	2033	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : West Side Of Building								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Loading Dock Area And West Side Of Building								
Parking/Driveway								
Asphalt	70%	Now	$68,900	2031	$689,000			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : North And East Sides Of Building								
Pavers/Stone	30%	Now	$303,300	2037	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
Location : West Side Of Building								
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : West Side Of Building								
Explanation : Pavers Are Replaced Or Patched With Asphalt								

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
Recent Replace Evident, Extent : Light, Area Affected : 1%								
Location : 1st Floor Service Room								
Transformers								
Dry Type	100%			2045	* *	5	$1,200	
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$1,400	
Recent Replace Evident, Extent : Light, Area Affected : 10%								
Location : 1st Floor Electrical Room								
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	$370,500	10	$145,300	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 50%								
Location : 1st Floor								
Fluorescent	50%			2028	$370,500	10	$145,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 50%								
Location : 1st Floor								
Egress Lighting								
Exit, Battery	100%			2028	$311,400	10	$21,400	
Recent Replace Evident, Extent : Light, Area Affected : 50%								
Location : 1st Floor								
Exterior Lighting								
HID	100%			2028	$1,277,900	10	$1,000	

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	15%			2048	* *	1		
Other Observation, Extent : Light, Area Affected : 15%								
Location : Throughout								
Explanation : Only 1st Floor Is Currently Occupied - 2nd Through 7th Floors Are Vacant And Not Accessible								
No Component	85%							
Conversion Equipment								
Radiant Heater	15%			2033	* *	2	$22,100	
Other Observation, Extent : Light, Area Affected : 15%								
Location : First Floor								
Explanation : Heating Equipment Is Installed And Maintained By Tenants								
No Component	85%							
Terminal Devices								
Fan Coil Unit/Heat	10%			2028	$71,200	1	$10,200	
No Component	90%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	Now	$417,200	2041	* *	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : 1st Floor And Throughout								
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	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st To 7th Floor								
Explanation : One Unit Not Operational								
Fire Suppression								
Standpipe								
Not Accessible	100%							
Sprinkler								
Not Accessible	100%							
Fire Pump								
Not Accessible	100%							
Chemical System								
Not Accessible	100%							

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Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	$4,133,500	$440,900
Interior Architecture	$2,159,700	$676,500
Electrical	$190,700	$1,200,100
Mechanical	$43,400	$272,600
Site Pavements	$124,500	$574,100
Total	**$6,651,800**	**$3,164,100**
Importance Code A	$4,133,500	$716,000
Importance Code B	$2,288,600	$1,874,100
Importance Code C	$229,800	$574,100
Total	**$6,651,800**	**$3,164,100**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	$38,100	$10,600	$700	
Interior Architecture	$4,100			$400
Electrical	$19,100	$22,600	$2,400	$2,300
Mechanical	$13,300	$9,300	$13,300	$13,500
Site Enclosure	$4,100			
Site Pavements	$32,900			
Elevators/Escalators	$14,800	$14,800	$14,800	$14,800
Total	**$126,400**	**$57,300**	**$31,200**	**$31,000**
Importance Code A	$43,200	$16,200	$5,900	$5,200
Importance Code B	$43,500	$41,100	$25,300	$25,800
Importance Code C	$39,600			
Total	**$126,400**	**$57,300**	**$31,200**	**$31,000**



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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	25%	Now	$203,400	LIFE	* *	5	$168,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Elevator Bulkhead, Window Spandrel Panels								
Spalling, Extent : Light, Area Affected : 10%								
Location : Elevator Bulkhead, Window Spandrel Panels								
Masonry: Brick	70%	Now	$609,300	LIFE	* *	5	$94,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Loading Dock Bays On West Side Of Building								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
Location : At All Elevations								
Paint Peeling, Extent : Moderate, Area Affected : 50%								
Location : At All Elevations								
Spalling, Extent : Moderate, Area Affected : 30%								
Location : At All Elevations								
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : At All Elevations								
Metal Coiling Doors	5%			2033	* *	5	$21,100	
Windows								
Aluminum	5%			2044	* *	5	$1,500	
Steel	95%	Now	$1,583,500	2053	* *	5	$177,500	
Air Infiltration, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%								
Location : All Elevations With Most Broken On North Side Of Building								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Parapets								
Masonry: Brick	95%			LIFE	* *	5	$10,600	
Paint Peeling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Parge/Tar Separating, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Masonry: Limestone	5%	Now	$18,800	LIFE	* *	5	$700	
Misaligned/Bulging, Extent : Severe, Area Affected : 25%								
Location : Coping								
Caulking Deteriorated, Extent : Severe, Area Affected : 50%								
Location : Coping								
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : Coping								
Explanation : Covered With Tar								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	98%	Now	$1,737,200	2038	* *			
Drains Clogged, Extent : Severe, Area Affected : 15%								
Location : West Side								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%								
Location : Section On West Side								
Seams Open/Split, Extent : Moderate, Area Affected : 25%								
Location : Section On West Side								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Fifth Floor								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Skylight, Metal/Glass	2%	Now	$19,300	2058	* *			
Water Penetration, Extent : Moderate, Area Affected : 75%								
Location : Staircases								
Interior								
Floors								
Cast in Place Concrete	20%	Now	$206,600	LIFE	* *	5	$135,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Loading Areas								
Uneven Substrate, Extent : Moderate, Area Affected : 25%								
Location : Loading Areas								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Loading Areas								
Ceramic Tile	1%			2037	* *	5	$3,100	
Vinyl Tile 9" X 9"	1%	Now	$36,500	2038	* *	3	$1,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : First Floor								
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : First Floor								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : First Floor								
Wood	78%	Now	$1,703,500	2043	* *	5	$226,800	
Deflection Evident, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Second Floor								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Second Floor								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	$1,600	
Broken/Missing Elements, Extent : Light, Area Affected : 1%								
Location : Loading Dock								
Gypsum Board	15%	Now	$2,600	LIFE	* *	5	$3,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : 1st Floor								
Paint Peeling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Recent Repair Evident, Extent : Light, Area Affected : 50%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Masonry: Brick	65%	Now	$105,300	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : 2nd Floor								
Paint Peeling, Extent : Moderate, Area Affected : 30%								
Location : 1st And 2nd Floor								
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : At Windows Throughout								
Plaster	10%			LIFE	* *	5	$1,200	
Paint Peeling, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Ceilings								
AcousTileSusp.Lay-In	2%	Now	$53,600	2048	* *	5	$3,100	
Broken/Missing Elements, Extent : Severe, Area Affected : 90%								
Location : 2nd Floor								
Gypsum Board	81%	Now	$54,200	LIFE	* *	5	$314,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Recent Repair Evident, Extent : Light, Area Affected : 50%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Plaster	17%			LIFE	* *	5	$33,000	
Paint Peeling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	$4,100	2038	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
Location : Northwest And Southwest Corners Of Building								
Corrosion/Rusting, Extent : Light, Area Affected : 20%								
Location : Northwest And Southwest Corners Of Building								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Parking/Driveway								
Asphalt	20%	Now	$67,100	2043	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : West Side By Loading Dock Area								
Explanation : Asphalt Used To Patch Stone Paver Areas								
Cast in Place Concrete	30%	Now	$32,900	2033	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : North And West Sides Of Building								
Pavers/Stone	50%	Now	$57,400	2031	$574,100			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Entire Perimeter Of Building								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2028	$39,500	5	$900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switches Rated 1 At 600 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%	Now	$4,200	2028	$208,700	5	$400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 3rd Floor								
Explanation : Sign On Switch Indicated That Switch Handle Is Broken.								
Raceway								
Conduit	100%			2038	* *	1		
Panelboards								
Fused Disc Sw	10%			2036	* *	5	$500	
Fused Toggle Switch	40%	2-4	$51,100	2053	* *	5	$1,000	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : 2nd Floor								
Molded Case Bkrs	50%			2036	* *	5	$2,700	
Wiring								
Braided Cloth	10%	2-4	$6,200	2053	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	90%			2038	* *	1		
Motor Controllers								
Locally Mounted	100%			2033	* *	5	$1,400	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	80%			2028	$389,800	10	$152,900	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	10%			2023	$48,700	10	$19,100	
T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
HID	5%	0-2	$90,900	2038	* *			
Obsolete Fixtures, Extent : Moderate, Area Affected : 100%								
Location : 2nd Floor								
Incandescent	5%			2028	$58,100	2	$200	
Obsolete Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Elevator Machine Room								
Egress Lighting								
Emergency, Battery	50%			2028	$149,200	10	$25,000	
Exit, Service	50%			2028	$29,800	1		
Exterior Lighting								
HID	15%	4+	$6,300	2033	* *			
Damaged Fixtures, Extent : Severe, Area Affected : 5%								
Location : Exterior East Wall								
No Component	85%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2028	$201,900	1	$23,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	2%			2048	* *	1		
Natural Gas	98%			2048	* *	1		
Conversion Equipment								
Furnace	48%			2028	$235,600	1	$49,500	
Hot Water Boiler	2%			2041	* *	1	$2,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2nd Floor								
Explanation : Tenant Owned- Hot Water Heater Used As Boiler								
No Component	50%							

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	2%			2048	* *			
No Component	98%							
Terminal Devices								
Convector/Radiator	4%			2041	* *	1	$2,700	
No Component	96%							
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Window/Wall Unit	10%			2023	$43,400	1		
No Component	90%							
Ventilation								
Exhaust Fans								
Interior	5%			2028	$37,100	2	$300	
No Component	95%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2033	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2033	* *	4	$8,300	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 1st To 5th Floor								
Explanation : 3 Freight - Two Are Not In Service								
Fire Suppression								
Sprinkler								
Generic	100%			2048	* *	1-2	$58,400	

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	$2,054,100	$371,400
Interior Architecture	$1,550,800	$303,100
Electrical	$2,700,200	$787,400
Mechanical	$111,300	$1,265,400
Total	**$6,416,300**	**$2,727,400**
Importance Code A	$2,054,100	$371,400
Importance Code B	$4,362,200	$2,355,900
Total	**$6,416,300**	**$2,727,400**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	$53,800	$23,200		
Interior Architecture	$9,000			
Electrical	$57,900	$44,800	$7,500	$7,500
Mechanical	$41,900	$36,700	$41,900	$36,700
Site Pavements	$22,200			
Elevators/Escalators	$23,700	$23,700	$23,700	$23,700
Total	**$208,500**	**$128,400**	**$73,100**	**$67,900**
Importance Code A	$80,300	$52,600	$26,500	$26,500
Importance Code B	$106,800	$75,800	$46,700	$41,400
Importance Code C	$21,500			
Total	**$208,500**	**$128,400**	**$73,100**	**$67,900**



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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	$22,300	LIFE	* *	5	$37,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Elevator Machine Room Bulkhead								
Masonry: Brick	85%	Now	$812,000	LIFE	* *	5	$126,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Loading Dock Wall At West Elevation								
Painted Surfaces, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 20%								
Location : East And West Facades								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Metal Sect. OHD	10%			2033	* *	5	$46,300	
Windows								
Aluminum	100%	Now	$1,079,900	2053	* *	5	$12,100	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Parapets								
Masonry: Brick	90%	Now	$93,000	LIFE	* *	5	$7,500	
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : East And West Sides Of Roof								
Masonry: Fieldstone	8%			LIFE	* *	5	$800	
Pre-Cast Concrete	2%			LIFE	* *	5	$1,100	
Roof								
Built-Up (BUR)	5%	Now	$16,300	2028	$81,300			
Vegetation Growth, Extent : Moderate, Area Affected : 75%								
Location : West Side Loading Dock Canopy								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : West Side Loading Dock Canopy								
Skylight, Metal/Glass	2%	Now	$7,100	2048	* *			
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
Location : Stair								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Spray-on Foam	93%	4+	$8,100	2033	* *	5	$69,600	
Blisters, Extent : Light, Area Affected : 10%								
Location : Throughout								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Soffits								
Cast in Place Concrete	100%	Now	$69,100	LIFE	* *	5	$57,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Underside Of Loading Dock Canopy, West Elevation								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Underside Of Loading Dock Canopy, West Elevation								
Interior								
Floors								
Cast in Place Concrete	15%	Now	$119,700	LIFE	* *	5	$117,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Loading Dock Area, West Side								
Uneven Substrate, Extent : Moderate, Area Affected : 25%								
Location : Loading Dock Area, West Side								
Ceramic Tile	5%			2037	* *	5	$18,000	
Panel/Paver: Concrete	20%	4+	$39,700	2038	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : First Floor								
Terrazzo	5%			LIFE	* *	5	$14,000	
Wood	55%	Now	$1,391,400	2043	* *	5	$185,200	
Deflection Evident, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	$800	
Gypsum Board	5%			LIFE	* *	5	$1,200	
Masonry: Brick	85%			LIFE	* *			
SGFT/Glazed Masonry	5%			LIFE	* *			
Ceilings								
Exposed Concrete	10%			LIFE	* *	5	$5,600	
Exposed Struc: Wood	75%			LIFE	* *			
Plaster	15%			LIFE	* *	5	$33,700	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2048	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$800	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Southwest Corner Of Building								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL-OTHERS BUILDING B - WAREHOUSE
Asset # : 2158

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Parking/Driveway								
Cast in Place Concrete	50%	Now	$6,900	2033	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : East And West Sides Of Building								
Pavers/Stone	50%	Now	$14,500	2037	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : East And West Sides Of Building								
Other Observation, Extent : Light, Area Affected : 10%								
Location : East And West Sides Of Building								
Explanation : Missing Pavers Patched With Asphalt								

Electrical	Current Repair			Future Replacement		Maintenance		
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	$7,900	5	$200	
Other Observation, Extent : Light, Area Affected : 10%								
Location : 1st Floor								
Explanation : Old Service Switches But In Satisfactory Condition								
Molded Case Bkrs	80%			2028	$31,600	5	$5,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : No Available Nameplate Ratings								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2028	$208,700	5	$7,000	
Raceway								
Conduit	10%			2048	* *	1		
Conduit	90%			2028	$43,200	1		
Panelboards								
Fused Disc Sw	10%			2027	$12,800	5	$600	
Fused Knife Sw	10%	2-4	$12,800	2053	* *	5	$300	
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Molded Case Bkrs	80%			2027	$102,100	5	$5,600	
Wiring								
Braided Cloth	60%	2-4	$34,500	2053	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	40%			2028	$42,100	1		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL-OTHERS BUILDING B - WAREHOUSE
Asset # : 2158

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	40%			2028	$249,800	10	$98,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Fluorescent	5%			2028	$31,200	10	$12,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Explanation : Compact Fluorescent Light Fixtures								
Fluorescent	55%			2023	$343,500	10	$134,700	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%			2033	* *	10	$29,000	
Exit, Service	50%			2033	* *	1		
Exterior Lighting								
HID	50%			2023	$538,500	10	$400	
HID	50%	Now	$538,500	2038	* *			
Not in Service, Extent : Moderate, Area Affected : 50%								
Location : Roof								
Alarm								
Security System								
No Component	70%							
Generic	30%			2023	$258,800	1	$29,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : Intrusion Alarm Only								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2023	$886,100	1-3	$49,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : Manual Pull Station And Alarm Bells								

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	100%			2028	$1,181,100			
Terminal Devices								
Convector/Radiator	60%			2033	* *	1	$51,800	
Fan Coil Unit/Heat	1%			2028	$40,000	1	$900	
Other Observation, Extent : Light, Area Affected : 20%								
Location : Loading Dock								
Explanation : Electric Heaters								
No Component	39%							
Air Conditioning								
Energy Source								
Electricity	20%			2044	* *	1		
No Component	80%							
Conversion Equipment								
Window/Wall Unit	20%			2023	$111,300	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Window Units								
Explanation : Tenant Owned								
No Component	80%							
Ventilation								
Exhaust Fans								
Roof	10%			2028	$44,300	2	$800	
Wall Unit	5%			2028	$4,800	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	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st To 6th Floor								
Explanation : 4 Units								
Fire Suppression								
Sprinkler								
Generic	100%			2048	* *	1-2	$74,800	

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Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	$632,100	
Total	**$632,100**	
Importance Code A	$632,100	
Total	**$632,100**	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture Site Pavements	$27,800			
Total	**$27,800**			
Importance Code A Importance Code C	$27,800			
Total	**$27,800**			



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

DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL-OTHERS ROUNDHOUSE - TRAIN REPAIRS
Asset # : 1582

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	$442,200	LIFE	* *	5	$22,900	1
Diagonal Cracks, Extent : Severe, Area Affected : 25%								
Location : East Facade, Throughout								
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 25%								
Location : South Facade, West Facade								
Metal Coiling Doors	10%	Now	$154,000	2048	* *	5	$4,000	
Corrosion/Rusting, Extent : Severe, Area Affected : 50%								
Location : South Facade, Throughout								
Deformed/Dented, Extent : Severe, Area Affected : 50%								
Location : South Facade, Throughout								
Windows								
Glass Block	15%			LIFE	* *	5	$200	
Steel	25%	Now	$27,800	2053	* *	5	$3,100	1
Bent/Warped Elements, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Wood	60%	Now	$35,900	2053	* *	5	$6,000	1
Deteriorated Finish, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Thermally Inefficient, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Split/Cracked, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Unit Inoperable, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Parapets								
Not Accessible	100%							
Roof								
Not Accessible	100%							
Interior								
Floors								
Not Accessible	100%							
Interior Walls								
Not Accessible	100%							
Ceilings								
Not Accessible	100%							
Site Enclosure								

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

DEPT. OF SMALL BUSINESS SERV. - 801

BUSH TERMINAL-OTHERS ROUNDHOUSE - TRAIN REPAIRS

Asset # : 1582

Architecture	Current Repair			Future Replacement		Maintenance		
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%			2037	* *			
Cast in Place Concrete	50%			2033	* *			
Parking/Driveway								
Asphalt	35%			2031	$30,400			
Cast in Place Concrete	65%			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
Under 600 Volts								
Service Equipment								
Not Accessible	100%							
Transformers								
Not Accessible	100%							
Switchgear / Switchboard								
Not Accessible	100%							
Raceway								
Not Accessible	100%							
Panelboards								
Not Accessible	100%							
Wiring								
Not Accessible	100%							
Motor Controllers								
Not Accessible	100%							
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Not Accessible	100%							
Egress Lighting								
Not Accessible	100%							

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

BUSH TERMINAL-OTHERS ROUNDHOUSE - TRAIN REPAIRS

Asset # : 1582

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Not Accessible	100%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Entire Building								
Explanation : Building Padlocked By City Marshal								
Conversion Equipment								
Not Accessible	100%							
Distribution								
Not Accessible	100%							
Terminal Devices								
Not Accessible	100%							
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 : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture			$1,500	$500
Interior Architecture	$41,700		$1,900	$100
Electrical	$200	$200	$300	$200
Mechanical	$8,100	$500	$27,200	$3,100
Total	**$50,000**	**$700**	**$30,800**	**$3,800**
Importance Code A	$100	$200	$1,600	$600
Importance Code B	$49,800	$600	$29,300	$3,200
Importance Code C	$100			
Total	**$50,000**	**$700**	**$30,800**	**$3,800**



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF SMALL BUSINESS SERV. - 801
FULTON FIRE BOAT HOUSE
Asset # : 4336

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Alum/Vinyl Siding	90%			2036	* *	10	$2,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Synthetic Shingle								
Cast in Place Concrete	5%			LIFE	* *	5	$2,200	
Wood	5%			2031	$26,600	5	$2,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Door Casing								
Windows								
Bronze/Brass	100%			2034	* *	5	$3,000	
Parapets								
Wood Cornice	100%			2036	* *	5-10		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Tower And Soffit Under Roof								
Explanation : Decorative Soffit And Banding								
Roof								
Asphalt Shingle	100%			2035	* *	10	$500	
Interior								
Floors								
Cast in Place Concrete	3%			LIFE	* *	5	$300	
Cast in Place Concrete	5%			LIFE	* *	5	$500	
Ceramic Tile	2%			2035	* *	5	$100	
Quarry Tile	3%			2039	* *	5	$200	
Wood	42%			2054	* *	5	$3,500	
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : First Floor								
Wood	45%	Now	$23,200	2041	* *	5	$1,900	
Deflection Evident, Extent : Moderate, Area Affected : 15%								
Location : Second Floor								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Second Floor								
Split/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Second Floor								
Interior Walls								
Cast in Place Concrete	5%	0-2	$100	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Stairs To Basement								
Ceramic Tile	3%			2035	* *	5		
Glass: Single Pane	3%			LIFE	* *	5		
Gypsum Board	32%			LIFE	* *	5	$100	
Metal Panel	57%			LIFE	* *			

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Embossed Metal	100%	Now	$18,300	LIFE	* *	5	$2,000	
Paint Peeling, Extent : Moderate, Area Affected : 20%								
Location : 3nd Floor Offices								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : 2nd Floor Office								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2056	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : One 200 Ampere For 1st Floor, One 100 Ampere For 2nd Floor And One 100 Ampere 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		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5		
Lighting								
Interior Lighting								
Fluorescent	30%			2026	$2,300	10	$800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Second Floor								
Explanation : T-12 Lamps								
Fluorescent	10%			2036	* *	10	$300	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Basement And 1st Floor								
Fluorescent	5%			2036	* *	10	$100	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Basement And 1st Floor								
Incandescent	55%			2026	$10,000	2		

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DEPT. OF SMALL BUSINESS SERV. - 801

FULTON FIRE BOAT HOUSE

Asset # : 4336

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Battery	45%			2031	$2,100	10	$300	
Emergency, Battery	5%			2036	* *	10		
Exit, Service	45%			2031	$400	1		
Exit, Service	5%			2036	* *	1		
Exterior Lighting								
HID	100%			2031	$13,100	10		
Alarm								
Security System								
No Component	80%							
Generic	20%			2031	$2,100	1	$200	
Fire/Smoke Detection								
Generic, Digital	100%			2036	* *	1-3	$1,800	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	50%			2036	* *	1		
Natural Gas	50%			2036	* *	1		
Conversion Equipment								
Heat Pump Air Sourced	50%			2027		2	$500	
Other Observation, Extent : Light, Area Affected : 50%								
Location : Outside								
Explanation : 3 Split Units.								
Hot Water Boiler	50%			2039	* *	1	$700	
Other Observation, Extent : Severe, Area Affected : 50%								
Location : Basement								
Explanation : 1 Boiler								
Distribution								
Hot Wtr Piping/Pump	50%			2025	$2,500	4	$100	
No Component	50%							
Terminal Devices								
Convector/Radiator	50%			2024	$8,700	1	$500	
Fan Coil Unit/Heat	50%			2031	$24,400	1	$500	
Air Conditioning								
Energy Source								
Electricity	100%			2034	* *	1		
Conversion Equipment								
Heat Pump Air Sourced	50%			2024	$16,100	2	$100	
Other Observation, Extent : Light, Area Affected : 50%								
Location : Outside								
Explanation : 3 Units. R-410a								
Window/Wall Unit	30%			2022	$2,000	1		
No Component	20%							

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices								
Fan Coil - 4 Pipe	50%			2031	$30,500	1	$500	
No Component	50%							
Heat Rejection								
Dry Cooler	50%			2031	$7,100	2	$1,000	
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	* *	2-5	$800	
No Component	50%							
Exhaust Fans								
Interior	50%	0-2	$5,800	2036	* *	2		
On Extended Life, Extent : Severe, Area Affected : 50%								
Location : Attic								
No Component	50%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	* *	1		
Water Heater								
Gas Fired	100%			2024	$2,000	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2026	$500	4	$100	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	80%							
Generic	20%			2026	$6,400	1-2	$200	

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Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **HUNTS POINT CO-OP MEAT MARKET BUILDING A**		
Address	: **355 FOOD CENTER DRIVE**		
Borough	: **BRONX**	**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0022.000 / 2796**	**Yr Built/Renovated**	: **1973 / 2014**
Area Sq Ft	: **153,888**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **23-May-2019**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **2781** **Lot** : **500**	**BIN**	: **2109482**

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	$851,600	$1,441,500
Interior Architecture	$1,521,500	$1,164,200
Electrical	$525,600	$1,394,300
Mechanical	$333,000	$1,882,600
Site Pavements	$354,200	
Total	**$3,586,000**	**$5,882,500**
Importance Code A	$851,600	$1,531,200
Importance Code B	$1,404,900	$4,043,000
Importance Code C	$1,329,500	$308,300
Total	**$3,586,000**	**$5,882,500**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture			$30,200	
Interior Architecture	$90,700		$55,200	$7,200
Electrical	$1,100	$1,100	$1,400	$3,100
Mechanical	$51,600	$12,900	$29,700	$12,900
Site Pavements	$30,800			
Total	**$174,300**	**$14,100**	**$116,500**	**$23,300**
Importance Code A	$22,300		$32,100	
Importance Code B	$75,300	$14,100	$84,400	$23,300
Importance Code C	$76,700			
Total	**$174,300**	**$14,100**	**$116,500**	**$23,300**



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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	$45,700	LIFE	* *	5	$37,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Loading Docks								
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
Location : Loading Docks								
Concrete Masonry Unit	65%	Now	$433,600	LIFE	* *	5	$61,600	
Efflorescence, Extent : Moderate, Area Affected : 10%								
Location : North Facade Of Courtyard And Second Floor								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : North And South Facades								
Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%								
Location : At Window Openings								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : North And South Facades								
Metal Coiling Doors	25%			2036	* *	5	$118,500	
Weathering Steel	5%			LIFE	* *	1		
Windows								
Aluminum	100%	Now	$202,000	2030	$1,010,000	5	$11,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Inner Roof Court								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
Location : Various Areas								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Thermally Inefficient								
Parapets								
Concrete Masonry Unit	90%			LIFE	* *	5-10	$136,000	
Metal Rail	10%			2044	* *	5-10	$49,800	
Roof								
Spray-on Foam	100%	Now	$62,300	2036	* *	5	$213,300	
Blisters, Extent : Moderate, Area Affected : 5%								
Location : Lower Roof Area								
Ponding, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Soffits								
Fiberglass Panel	100%			2034	* *	5		
Interior								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	15%			2030	$470,800	3	$51,800	
Cast in Place Concrete	55%	Now	$140,700	LIFE	* *	5	$277,100	
Broken/Missing Elements, Extent : Light, Area Affected : 20%								
Location : Throughout Loading Docks								
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Loading Docks								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Basement Mechanical Spaces								
Ceramic Tile	5%			2034	* *	5	$11,500	
Vinyl Tile	25%			2031	$522,700	3	$28,800	
Interior Walls								
Cast in Place Concrete	5%	Now	$562,800	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Basement Mechanical Spaces								
Concrete Masonry Unit	55%			LIFE	* *	5	$366,600	
Fiberglass Panel	5%			LIFE	* *	10	$10,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Reinforced Insulated Panels.								
Glass: Single Pane	5%			LIFE	* *	5	$62,500	
Gypsum Board	25%			LIFE	* *	5-10	$354,100	
Plywood/Hardboard	5%			LIFE	* *	10	$4,200	
Ceilings								
AcousTileConcealSpLn	5%			2036	* *	5	$10,100	
AcousTileSusp.Lay-In	40%			2044	* *	5	$64,300	
Exposed Concrete	25%			LIFE	* *	5-10	$50,300	
Exposed Struc: Steel	10%	Now	$361,700	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Service Tunnel In Basement								
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Service Tunnel In Basement								
Fiber Board	5%			2031	$56,100			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Loading Dock Areas								
Explanation : Reinforced Insulated Panels.								
Gypsum Board	5%			LIFE	* *	5-10	$27,600	
Metal Panel	10%			LIFE	* *	5	$40,200	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$30,800	2036	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : East And West Elevations By Basement Hatches								
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : East And West Elevations								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Parking/Driveway								
Asphalt	50%	Now	$194,800	2034	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Cast in Place Concrete	50%	Now	$159,400	2036	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	$89,700	5	$700	
Transformers								
Dry Type	100%			2029	$16,900	5	$600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 225 Kilovolt-ampere, 480 Volt-2018/120 Volt								
Switchgear / Switchboard								
Fused Disc Sw	100%			2031	$287,000	5	$700	
Raceway								
Conduit	100%			2031	$336,500	1		
Panelboards								
Fused Disc Sw	15%			2030	$35,900	5	$500	
Molded Case Bkrs	85%			2030	$203,500	5	$3,400	
Wiring								
Braided Cloth	30%	2-4	$156,000	2056	* *	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout								
Thermoplastic	70%			2031	$364,000	1		
Motor Controllers								
Motor Control Center	70%	0-2	$369,600	2051	* *	5	$1,500	
Enclosure Corroded, Extent : Moderate, Area Affected : 100%								
Location : Basement								
No Component	30%							
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%			2041	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Hot Water From Utility Building								
Conversion Equipment								
HTHW/HW Exchanger	100%	2-4	$22,300	2034	* *	2	$7,500	
Corroded, Extent : Severe, Area Affected : 100%								
Location : Tunnel								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Tunnel								
Explanation : 2 Obsolete Units								

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	100%	Now	$48,000	2039	* *	4	$7,600	
Corroded, Extent : Moderate, Area Affected : 30%								
Location : Valves And Piping, Basement								
Insul. Deteriorating, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Explanation : Defective Valves								
Terminal Devices								
Convector/Radiator	40%			2036	* *	1	$19,900	
Fan Coil Unit/Heat	60%			2031	$1,382,800	1	$29,800	
Air Conditioning								
Energy Source								
District Chilled Water	90%			2041	* *	1		
Other Observation, Extent : Light, Area Affected : 90%								
Location : Tunnel								
Explanation : Coolant From Utility Building, Used For Refrigeration Only, Not Air Conditioning								
Electricity	10%			2039	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2031	$130,600	1	$7,100	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Roof								
Explanation : R-410a Refrigerant								
No Component	90%							
Distribution								
CW & CHW Wtr Pipe/Pump	90%	Now	$5,100	2041	* *	4	$6,800	
Corroded, Extent : Severe, Area Affected : 30%								
Location : Valves And Piping, Tunnel								
Insul. Deteriorating, Extent : Severe, Area Affected : 30%								
Location : Tunnel								
Other Observation, Extent : Severe, Area Affected : 80%								
Location : Throughout								
Explanation : Defective Valves								
No Component	10%							
Terminal Devices								
Fan Coil - 2 Pipe	90%			2031	$263,500	1	$44,700	
Other Observation, Extent : Light, Area Affected : 90%								
Location : Throughout								
Explanation : For Warehouse Refrigeration								
Fan Coil - 2 Pipe	10%			2031	$29,300	1	$5,000	
Other Observation, Extent : Light, Area Affected : 10%								
Location : 2nd Floor								
Explanation : For Office								

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Heat Rejection								
Dry Cooler	10%			2031	$8,400	2	$10,700	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$135,900	
Exhaust Fans								
Roof	15%			2031	$38,300	2	$700	
No Component	85%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2041	* *	1		
HW Heat Exchanger								
HTHW/HW	100%	2-4	$134,300	2041	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement								
Explanation : Two 350 Gallon Tanks Obsolete Unit								
Sanitary Piping								
Cast Iron	100%	Now	$112,600	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2024	$5,200	4	$4,900	
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 : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **HUNTS POINT CO-OP MEAT MARKET BUILDING B**		
Address	: **355 FOOD CENTER DRIVE**		
Borough	: **BRONX**	**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0022.010 / 2130**	**Yr Built/Renovated**	: **1973 / 2014**
Area Sq Ft	: **156,500**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **23-May-2019**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **2781** **Lot** : **500**	**BIN**	: **2109483**

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	$943,000	$1,428,600
Interior Architecture	$1,342,400	$988,300
Electrical	$528,200	$1,469,000
Mechanical	$363,000	$1,975,700
Site Pavements	$330,000	
Total	**$3,506,600**	**$5,861,600**
Importance Code A	$943,000	$1,569,400
Importance Code B	$1,268,200	$4,117,300
Importance Code C	$1,295,500	$174,900
Total	**$3,506,600**	**$5,861,600**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture				
Interior Architecture	$70,500		$32,200	$24,900
Electrical	$1,300	$1,500	$1,600	$3,400
Mechanical	$57,000	$15,200	$57,900	$11,600
Site Pavements	$29,100			
Total	**$157,900**	**$16,700**	**$91,600**	**$39,800**
Importance Code A	$22,900		$1,900	$200
Importance Code B	$76,800	$16,700	$89,700	$39,700
Importance Code C	$58,200			
Total	**$157,900**	**$16,700**	**$91,600**	**$39,800**



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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	$55,000	LIFE	* *	5	$45,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Loading Docks								
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : Loading Docks								
Concrete Masonry Unit	65%	Now	$522,000	LIFE	* *	5	$74,200	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : North Facade, South Facade								
Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%								
Location : At Window Opening								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Various Locations, North And South Facades								
Metal Coiling Doors	25%			2036	* *	5	$142,700	
Weathering Steel	5%			LIFE	* *	1		
Windows								
Aluminum	100%	Now	$193,300	2030	$966,600	5	$10,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%								
Location : Various Windows								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Thermally Inefficient								
Parapets								
Concrete Masonry Unit	90%			LIFE	* *	5-10	$144,100	
Metal Panel	10%			2051	* *	5	$11,300	
Roof								
Spray-on Foam	100%	Now	$58,200	2036	* *	5	$199,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Inner Courtyard Roof								
Ponding, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 10%								
Location : By Roof Access Door								
Soffits								
Fiberglass Panel	100%			2034	* *	5		
Interior								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	15%			2027	$478,800	3	$70,300	
Cast in Place Concrete	55%	Now	$143,000	LIFE	* *	5	$281,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout Loading Docks								
Cracking/Crumbling, Extent : Light, Area Affected : 30%								
Location : Throughout Loading Docks								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Mechanical Spaces								
Ceramic Tile	5%			2034	* *	5	$11,700	
Vinyl Tile	25%			2031	$531,600	3	$29,300	
Interior Walls								
Cast in Place Concrete	15%	Now	$536,900	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Basement Mechanical Spaces								
Concrete Masonry Unit	45%	Now	$282,800	LIFE	* *	5	$95,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Fiberglass Panel	5%			LIFE	* *	10	$6,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Reinforced Insulated Panels.								
Glass: Single Pane	5%			LIFE	* *	5	$39,700	
Gypsum Board	25%			LIFE	* *	5-10	$225,200	
Plywood/Hardboard	5%			LIFE	* *	10	$2,700	
Ceilings								
AcousTileConcealSpLn	10%			2036	* *	5	$18,800	
AcousTileSusp.Lay-In	35%			2044	* *	5	$52,700	
Exposed Concrete	25%	Now	$64,600	LIFE	* *	5	$5,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Basement Electrical Room And Service Tunnel								
Exposed Struc: Steel	10%	Now	$169,200	LIFE	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Service Tunnel In Basement								
Fiber Board	15%			2036	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Loading Dock Areas								
Explanation : Reinforced Insulated Panels.								
Gypsum Board	5%			LIFE	* *	5-10	$25,900	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$29,100	2036	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : East And West Facades								
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : North East And West Facades								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Parking/Driveway								
Asphalt	50%	Now	$181,500	2034	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Cast in Place Concrete	50%	Now	$148,500	2036	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	$51,100	3	$700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 600 Amperes, 4.8 Kilovolt								
Transformers								
Dry Type	100%			2029	$146,700	3	$900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2,000 Amperes, 4160-480/265 Volts								
Feeders								
Cable	100%			2030	$16,500	1		
Raceway								
Conduit	100%			2031	$43,700	1		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	$89,700	5	$700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 800 Amperes Switch. There Is Some Rust On The Enclosure.								
Transformers								
Dry Type	100%			2029	$16,900	5	$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 250 Kilovolt-ampere, And 30 Kilovolt-ampere 480-208/120 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2031	$287,000	5	$700	
Raceway								
Conduit	95%			2031	$319,700	1		
Conduit	5%			2051	* *	1		
Panelboards								
Fused Disc Sw	10%			2030	$23,900	5	$400	
Molded Case Bkrs	90%			2030	$215,400	5	$3,700	

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	55%	2-4	$286,000	2056	* *	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout								
Thermoplastic	40%			2031	$208,000	1		
Thermoplastic	5%			2051	* *	1		
Motor Controllers								
Locally Mounted	20%			2029	$6,300	5	$200	
Motor Control Center	80%	0-2	$242,200	2051	* *	5	$1,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Mechanical Room								
Explanation : Corroded Enclosure								
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	75%			2039	* *	10	$107,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout 1st Floor								
Explanation : T-5 Lamps Type Fixtures Installed In 2016.								
LED	25%			2039	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2nd Floor								
Explanation : Installed In 2016								
Egress Lighting								
Emergency, Battery	50%			2036	* *	10	$18,900	
Exit, Service	20%			2036	* *	1		
Exit, Service	30%			2026	$16,700	1		
Exterior Lighting								
LED	100%			2039	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Building Exterior								
Explanation : Installed In 2016								
Alarm								
Security System								
No Component	80%							
Generic	20%			2036	* *	1	$11,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : CCTV Surveillance Cameras								

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%			2041	* *	1		
Conversion Equipment								
HTHW/HW Exchanger	100%	2-4	$22,700	2034	* *	2	$7,700	
Corroded, Extent : Severe, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Tunnel (Basement)								
Explanation : 2 Obsolete Units								
Distribution								
Hot Wtr Piping/Pump	100%	Now	$73,200	2039	* *	4	$7,700	
Corroded, Extent : Severe, Area Affected : 40%								
Location : Tunnel								
Insul. Deteriorating, Extent : Moderate, Area Affected : 30%								
Location : Basement Area								
Other Observation, Extent : Severe, Area Affected : 30%								
Location : Various								
Explanation : Defective Valves								
Terminal Devices								
Convector/Radiator	40%			2036	* *	1	$20,200	
Fan Coil Unit/Heat	60%			2031	$1,406,200	1	$30,300	
Air Conditioning								
Energy Source								
District Chilled Water	90%			2041	* *	1		
Other Observation, Extent : Light, Area Affected : 90%								
Location : Tunnel								
Explanation : Coolant From Utility Building, Used For Refrigeration Only, Not Air Conditioning								
Electricity	10%			2039	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2036	* *	1	$7,300	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Roof								
Explanation : R404a Refrigerant								
Split Unit	5%			2036	* *			
No Component	85%							

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	90%	Now	$7,700	2041	* *	4	$6,900	
Corroded, Extent : Severe, Area Affected : 40%								
Location : Pipe Supports, Valves And Piping In Tunnel Area								
Insul. Deteriorating, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 80%								
Location : Throughout								
Explanation : Defective Valves								
No Component	10%							
Terminal Devices								
Fan Coil - 2 Pipe	90%			2031	$401,900	1	$45,500	
Other Observation, Extent : Light, Area Affected : 90%								
Location : Throughout								
Explanation : For Warehouse Refrigeration								
Fan Coil - 2 Pipe	10%			2031	$44,700	1	$5,100	
Other Observation, Extent : Light, Area Affected : 10%								
Location : 2nd Floor								
Explanation : For Office Area								
Heat Rejection								
Dry Cooler	10%			2036	* *	2	$10,900	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$138,200	
Exhaust Fans								
Roof	15%			2031	$39,000	2	$700	
No Component	85%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2041	* *	1		
HW Heat Exchanger								
HTHW/HW	100%	2-4	$136,500	2041	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement								
Explanation : Two 350 Gallon Tanks And Obsolete Unit								
Sanitary Piping								
Cast Iron	100%	Now	$114,500	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	50%			2031	$11,900	4	$2,500	
Submersible	50%			2024	$2,700	4	$2,500	

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sewage Ejector(s)								
Electric	100%			2031	$45,100	4	$9,300	
Fixtures								
Generic	100%							
Fire Suppression								
Chemical System								
Generic	100%			2024	$27,900	1-3	$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.*

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **HUNTS POINT CO-OP MEAT MARKET BUILDING C**		
Address	: **361 FOOD CENTER DRIVE**		
Borough	: **BRONX**	**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0022.020 / 2131**	**Yr Built/Renovated**	: **1973 / 2014**
Area Sq Ft	: **156,589**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **28-May-2019**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **2781** **Lot** : **500**	**BIN**	: **2109484**

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	$1,204,900	$920,300
Interior Architecture	$1,262,700	$977,300
Electrical	$709,900	$1,450,500
Mechanical	$530,800	$1,484,800
Site Pavements	$272,800	
Total	**$3,981,100**	**$4,833,000**
Importance Code A	$1,295,100	$971,400
Importance Code B	$1,326,000	$3,760,700
Importance Code C	$1,360,000	$100,800
Total	**$3,981,100**	**$4,833,000**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	$23,000			$3,600
Interior Architecture	$61,000	$17,600	$11,700	$7,200
Electrical	$1,500	$3,300	$3,200	$31,800
Mechanical	$51,200	$10,200	$19,900	$19,500
Site Pavements	$46,700			
Total	**$183,400**	**$31,100**	**$34,700**	**$62,100**
Importance Code A	$23,000		$2,100	$3,600
Importance Code B	$83,900	$31,100	$32,700	$58,500
Importance Code C	$76,500			
Total	**$183,400**	**$31,100**	**$34,700**	**$62,100**



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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	$40,100	LIFE	* *	5	$33,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Loading Docks								
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : Loading Docks								
Concrete Masonry Unit	70%	Now	$819,400	LIFE	* *	5	$58,200	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : North And South Facades								
Misaligned/Bulging, Extent : Moderate, Area Affected : 25%								
Location : Various Locations								
Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%								
Location : At Window Openings								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : North And South Facades								
Metal Coiling Doors	20%	2-4	$161,300	2035	* *	5	$41,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Deformed/Dented, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Weathering Steel	5%			LIFE	* *	1		
Windows								
Aluminum	100%	0-2	$120,600	2029	$603,200	5	$6,700	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Concrete Masonry Unit	90%	Now	$23,000	LIFE	* *	5	$18,700	
Expansion Joint Failure, Extent : Moderate, Area Affected : 25%								
Location : North Facade, South Facade - Exterior Face								
Metal Panel	10%			2050	* *	5	$7,100	
Roof								
Spray-on Foam	100%	Now	$63,500	2035	* *	5	$217,300	
Ponding, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Around Rooftop Equipment And Door Access								
Soffits								
Metal Panel	100%			2040	* *	5-10		
Interior								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	15%			2029	$479,100	3	$52,700	
Cast in Place Concrete	60%	Now	$31,200	LIFE	* *	5	$307,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Ceramic Tile	5%			2039	* *	5	$11,700	
Vinyl Tile	20%			2030	$425,500	3	$17,600	
Interior Walls								
Cast in Place Concrete	20%	Now	$907,900	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Basement Electrical Room								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Basement Electrical Room								
Concrete Masonry Unit	45%	Now	$179,300	LIFE	* *	5	$60,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Fiberglass Panel	10%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Reinforced Insulated Panels.								
Glass: Single Pane	5%			LIFE	* *	5	$12,600	
Gypsum Board	20%	0-2	$29,800	LIFE	* *	5	$40,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Ceilings								
AcousTileConcealSpLn	5%			2035	* *	5	$14,300	
AcousTileSusp.Lay-In	50%			2043	* *	5	$114,700	
Exposed Concrete	15%	4+	$118,200	LIFE	* *	5	$5,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Basement								
Metal Panel	30%			LIFE	* *	5	$86,000	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$18,900	2035	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Exterior Stairs								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Exterior Stairs And East And West Walkways								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Parking/Driveway								
Asphalt	80%	Now	$272,800	2033	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Potholes, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Cast in Place Concrete	20%	2-4	$27,900	2035	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	$51,100	3	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 600 Amperes, 4,160 Volts								
Transformers								
Dry Type	100%			2028	$146,700	3	$1,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2,000 Kilovolt-ampere, 4,160 Volt Primary, 480 Volt Secondary								
Feeders								
Cable	100%			2029	$16,500	1		
Raceway								
Conduit	100%			2030	$43,700	1		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2-4	$44,900	2040	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 600 Ampere Main								
Transformers								
Dry Type	100%			2028	$16,900	5	$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 225 Kilovolt-ampere, One 30 Kilovolt-ampere, One 25 Kilovolt-ampere, 460 Primary, 120 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	$287,000	5	$700	
Raceway								
Conduit	100%			2030	$336,500	1		

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2029	$23,900	5	$400	
Molded Case Bkrs	10%			2038	* *	5	$400	
Molded Case Bkrs	80%			2029	$191,500	5	$3,300	
Wiring								
Braided Cloth	60%	2-4	$312,000	2055	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	35%			2030	$182,000	1		
Thermoplastic	5%			2040	* *	1		
Motor Controllers								
Locally Mounted	30%			2028	$9,400	5	$300	
Motor Control Center	70%			2028	$211,900	5	$3,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,300	
Lighting								
Interior Lighting								
Fluorescent	25%			2025	$238,100	10	$35,900	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fluorescent	55%			2035	* *	10	$79,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
LED	20%			2035	* *			
Egress Lighting								
Emergency, Battery	50%			2035	* *	10	$18,900	
Exit, Service	30%			2035	* *	1		
Exit, Service	20%			2025	$11,100	1		
Exterior Lighting								
LED	50%			2038	* *			
No Component	50%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2035	* *	1	$11,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : Surveillance Cameras								

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%			2040	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Hot Water From Utility Building								
Conversion Equipment								
HTHW/HW Exchanger	100%	Now	$45,400	2045	* *	2	$7,700	
Corroded, Extent : Severe, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Tunnel								
Explanation : 2 Obsolete Units								
Distribution								
Hot Wtr Piping/Pump	100%	Now	$97,600	2038	* *	4	$7,700	
Corroded, Extent : Moderate, Area Affected : 30%								
Location : Valves And Piping, Tunnel Area								
Insul. Deteriorating, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Explanation : Defective Valves								
Terminal Devices								
Convector/Radiator	40%			2035	* *	1	$20,200	
Fan Coil Unit/Heat	60%			2030	$1,407,000	1	$30,300	
Air Conditioning								
Energy Source								
District Chilled Water	95%			2040	* *	1		
Other Observation, Extent : Light, Area Affected : 95%								
Location : Tunnel								
Explanation : Coolant From Utility Building, For Refrigeration Only.								
Electricity	5%			2038	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	5%			2035	* *	1	$3,600	
Other Observation, Extent : Light, Area Affected : 5%								
Location : Roof								
Explanation : 3 Units, Refrigerant R-507 Tenant Owned								
No Component	95%							

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	95%	Now	$2,700	2040	* *	4	$7,300	
Corroded, Extent : Severe, Area Affected : 30%								
Location : Valves And Piping, Basement								
Insul. Deteriorating, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 80%								
Location : Throughout								
Explanation : Defective Valves								
No Component	5%							
Terminal Devices								
Fan Coil - 2 Pipe	5%			2035	* *	1	$2,500	
Other Observation, Extent : Light, Area Affected : 5%								
Location : Office								
Explanation : For Office								
No Component	95%							
Heat Rejection								
Dry Cooler	5%			2035	* *	2	$5,500	
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$87,300	
Exhaust Fans								
Roof	15%	Now	$19,500	2030	$39,000	2	$600	
Broken, Extent : Severe, Area Affected : 30%								
Location : Roof								
No Component	85%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	$23,300	2040	* *	1		
Broken, Extent : Severe, Area Affected : 100%								
Location : Mechanical Room 1 Of 2 Water Pumps								
HW Heat Exchanger								
HTHW/HW	100%	Now	$273,200	2060	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Tunnel								
Explanation : Obsolete Unit								
Sanitary Piping								
Cast Iron	100%	Now	$114,600	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sump Pump(s)								
Non-Submersible	50%			2025	$11,900	4	$1,700	
Submersible	50%			2023	$2,700	4	$2,500	
Fixtures								
Generic	100%							

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Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	$1,325,000	$3,250,700
Interior Architecture		$691,700
Electrical		$290,700
Site Pavements	$155,900	$1,558,600
Total	**$1,480,800**	**$5,791,700**
Importance Code A	$1,325,000	$3,250,700
Importance Code B		$907,400
Importance Code C	$155,900	$1,633,600
Total	**$1,480,800**	**$5,791,700**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	$16,200	$5,300		
Interior Architecture	$15,700		$162,700	$900
Electrical		$1,100	$400	
Mechanical	$6,700	$4,600	$21,800	$4,600
Elevators/Escalators	$7,900	$7,900	$7,900	$7,900
Total	**$46,500**	**$18,900**	**$192,800**	**$13,300**
Importance Code A	$16,300	$5,500	$200	$200
Importance Code B	$17,700	$13,400	$192,600	$13,100
Importance Code C	$12,500			
Total	**$46,500**	**$18,900**	**$192,800**	**$13,300**



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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	20%	2-4	$91,400	LIFE	* *	5	$151,700	
Cracking/Crumbling, Extent : Light, Area Affected : 30%								
Location : Loading Docks								
Metal Panel	80%			2048	* *	5-10	$834,500	
Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Parapets								
Metal Panel	10%			2028	$226,500	5	$10,700	
Metal Rail	90%	Now	$211,800	2041	* *	5	$176,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 3%								
Location : Missing Gaurd, Northeast Corner								
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Roof								
Roof								
Single Ply Membrane	35%	Now	$757,300	2028	$1,893,200			
Debris Present, Extent : Moderate, Area Affected : 15%								
Location : Lower East Roof, Granulars From Main Roof								
Drains Clogged, Extent : Moderate, Area Affected : 5%								
Location : East Lower Roof								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%								
Location : Lower East Roofs, Caulking Deteriorated								
Patching Evident, Extent : Moderate, Area Affected : 20%								
Location : Lowere East Roofs								
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 5%								
Location : East Lower Roof Gutter								
Vegetation Growth, Extent : Moderate, Area Affected : 2%								
Location : East Lower Roofs								
Spray-on Foam	65%	0-2	$16,200	2036	* *	5	$138,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
Location : North East Building, Missing Rain Water Leader								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 1%								
Location : Main Roof, Expansion Ridges								
Vegetation Growth, Extent : Light, Area Affected : 5%								
Location : Main Roof Gutters								
Soffits								
Exposed Struc: Steel	100%	0-2	$36,900	LIFE	* *	5	$57,700	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : North West Canopy								
Interior								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	5%			2024	$156,900	3	$17,300	
Staining/Discoloring, Extent : Light, Area Affected : 25%								
Location : Second Floor Offices, Nebraska Land								
Cast in Place Concrete	90%			LIFE	* *	5	$453,500	
Cracking/Crumbling, Extent : Light, Area Affected : 25%								
Location : Throughout								
Ceramic Tile	2%			2037	* *	5	$4,600	
Vinyl Tile	3%			2028	$62,700	3	$3,500	
Interior Walls								
Ceramic Tile	3%			2037	* *	5	$25,000	
Concrete Masonry Unit	2%			LIFE	* *	5	$6,700	
Gypsum Board	15%			LIFE	* *	5	$75,000	
Metal Panel	80%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	10%			2041	* *	5	$16,100	
Exposed Struc: Steel	30%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	$20,100	
Metal Panel	50%			LIFE	* *	5	$100,500	
Site Pavements								
Parking/Driveway								
Asphalt	80%	2-4	$155,900	2031	$1,558,600			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Potholes, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Explanation : Vegetation Growth								
Cast in Place Concrete	20%			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	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor Mechanical Room								
Explanation : One 600 Amperes 4,160 Volt Switch								
Transformers								
Dry Type	100%			2033	* *	3	$800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor Mechanical Room								
Explanation : 3,000 Kilovolt-ampere 4,160 Volt Primary 480 Volt Secondary								
Under 600 Volts								

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

Electrical	Current Repair		Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2033	* *	5	$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor Mechanical Room								
Explanation : One 750 Kilovolt-ampere And One 150 Kilovolt-ampere 480 Primary 208 Secondary								
Switchgear / Switchboard								
Fused Disc Sw	50%			2038	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor Mechanical Room								
Explanation : Two 480 Volt Switchboards								
Fused Knife Sw	50%			2048	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor Mechanical Room								
Explanation : Two 208 Volt Switchboards								
Raceway								
Conduit	100%			2038	* *	1		
Panelboards								
Fused Disc Sw	20%			2036	* *	5	$700	
Molded Case Bkrs	80%			2036	* *	5	$3,200	
Wiring								
Thermoplastic	100%			2038	* *	1		
Motor Controllers								
Locally Mounted	100%			2033	* *	5	$1,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,200	
Lighting								
Interior Lighting								
Fluorescent	10%			2028	$91,200	10	$13,800	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 50%								
Location : Loading Docks								
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 50%								
Location : Electric Closets Throughout								
LED	90%			2033	* *			
Egress Lighting								
Emergency, Battery	50%			2028	$108,000	10	$18,100	
Exit, Battery	50%			2028	$91,500	10	$5,100	
Exterior Lighting								
LED	50%			2033	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside Perimeter								
Explanation : Controlled Via Photocell								
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		
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	
Other Observation, Extent : Light, Area Affected : 100% Location : 1st Floor Mechanical Equipment Room Explanation : 1 Unit.								
Radiant Heater	1%			2033	* *	2	$700	
Other Observation, Extent : Light, Area Affected : 100% Location : 1st Floor Micro Wave Room And Locker Room Bathroom Explanation : 3 Units In 1st Floor Microwave Room Are Not In Use.								
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	$31,900	2	$100	
Other Observation, Extent : Light, Area Affected : 100% Location : 1st Floor Office Explanation : 1 Unit. Used Only For Heating, Cooling Part Not Working.								
Ext Pkg Unit - Heating/Cooling	22%			2033	* *	2	$2,000	
Other Observation, Extent : Light, Area Affected : 100% Location : Upper Roof Explanation : 7 Units Provide Electric Cooling And Gas Heating								
Split Unit	1%			2033	* *			
Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : 1 Unit For Server Room.								
Window/Wall Unit	1%			2028	$3,100	1		
Other Observation, Extent : Light, Area Affected : 100% Location : 1st Floor Mechanical Equipment Room Office Explanation : 1 Unit Installed 2017								
No Component	75%							
Distribution								
Ductwork/Diffusers	25%			LIFE	* *	2	$48,800	
Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Explanation : Ducts Are Only For Offices, Bathroom, And Common Areas.								
No Component	75%							
Ventilation								

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	25%			LIFE	* *	2-5	$20,900	
No Component	75%							
Exhaust Fans								
Roof	25%			2033	* *	2	$1,200	
No Component	75%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2048	* *	1		
Water Heater								
Gas Fired	25%			2026	$22,900	2	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st And 2nd Floor Boiler Room								
Explanation : 3 Units With Storage Tanks. 1 Used By Plymouth 1st Floor And 2 By Alaskal And 2nd Floor.								
No Component	75%							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2033	* *	1	$9,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Explanation : 2 Water Main Services. 1 For Sprinkler System And 1 For Domestic Water.								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1 - 2								
Explanation : 2 Units								
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 : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **HUNTS POINT CO-OP MEAT MARKET UTILITY BUILDING D**		
Address	: **357 FOOD CENTER DRIVE**		
Borough	: **BRONX**	**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0022.030 / 2132**	**Yr Built/Renovated**	: **1973 / 2016**
Area Sq Ft	: **37,337**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **28-May-2019**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **2781** **Lot** : **500**	**BIN**	: **2109485**

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	$1,446,500	$41,300
Interior Architecture	$140,000	$113,700
Electrical		$1,533,900
Mechanical	$54,700	$229,600
Site Pavements	$83,700	
Total	**$1,724,900**	**$1,918,500**
Importance Code A	$1,446,500	$92,300
Importance Code B	$102,600	$1,826,200
Importance Code C	$175,800	
Total	**$1,724,900**	**$1,918,500**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	$23,300	$10,200		$9,800
Interior Architecture	$28,300	$600	$300	
Electrical	$400	$600	$700	$44,500
Mechanical	$27,400	$12,600	$7,600	$121,400
Site Pavements	$3,300			
Total	**$82,600**	**$23,900**	**$8,600**	**$175,800**
Importance Code A	$25,200	$11,900	$2,000	$12,100
Importance Code B	$54,100	$12,000	$6,700	$163,700
Importance Code C	$3,300			
Total	**$82,600**	**$23,900**	**$8,600**	**$175,800**



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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$19,400	
Concrete Masonry Unit	85%	Now	$290,300	LIFE	* *	5	$41,300	
Expansion Joint Failure, Extent : Moderate, Area Affected : 10%								
Location : South Facade								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : South Facade								
Metal Coiling Doors	5%			2035	* *	5	$12,100	
Weathering Steel	3%			LIFE	* *	1		
Window Wall	2%			2040	* *	5	$5,800	
Windows								
Metal Louvers	100%			2033	* *	10	$10,200	
Parapets								
Concrete Masonry Unit	95%	Now	$23,300	LIFE	* *	5	$9,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Heating Plant Side								
Expansion Joint Failure, Extent : Moderate, Area Affected : 25%								
Location : South Facade								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Interior Face								
Metal Panel	5%			2040	* *	5	$1,700	
Roof								
Built-Up (BUR)	25%	Now	$289,100	2040	* *			
Blisters, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Gravel/Slag Surface, Extent : Light, Area Affected : 100%								
Location : Main Roof								
Vegetation Growth, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Heating Plant Side								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Modified Bitumen	75%	Now	$867,200	2040	* *			
Blisters, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Seams Open/Split, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Soffits								
Metal Panel	100%			2040	* *	5-10		
Interior								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	93%			LIFE	* *	5	$113,700	
Ceramic Tile	2%			2033	* *	5	$1,100	
Vinyl Tile	5%			2030	$25,400	3	$1,000	
Interior Walls								
Concrete Masonry Unit	80%	Now	$92,100	LIFE	* *	5	$15,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Gypsum Board	10%			LIFE	* *	5	$2,900	
Metal Panel	10%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	10%	Now	$3,200	2035	* *	5	$1,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Exposed Concrete	75%	4+	$47,900	LIFE	* *	5	$4,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Exposed Struc: Steel	15%	4+	$25,100	LIFE	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Concrete Masonry Unit	100%			2040	* *			
Vegetation Growth, Extent : Moderate, Area Affected : 20%								
Location : Transformer Pads								
Free Standing Walls								
Concrete Masonry Unit	100%			2040	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Transformer Pads								
Explanation : Dividing Walls								
Site Pavements								
On-Site Walkways								
Asphalt	15%	Now	$200	2033	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Walkway At South Main Entry Area								
Cast in Place Concrete	85%	Now	$3,100	2035	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Walkway Located At Southwest Corner Of Building								
Parking/Driveway								
Asphalt	100%	Now	$83,700	2033	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Potholes, Extent : Moderate, Area Affected : 15%								
Location : Throughout								

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2030	$51,100	3	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Four 1,200 Amperes, 15 Kilovolt Main Circuit Breakers								
Transformers								
Dry Type	40%			2028	$127,900	3	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 1,500 Kilovolt-ampere, 4,160 Volt Primary, 480/277 Volt Secondary								
Liquid Filled	60%			2028	$191,800	3	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside								
Explanation : Four 4,200 Kilovolt-ampere, 15 Kilovolt Primary, 4,160 Volt Secondary								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2030	$4,200	3	$300	
Feeders								
Cable	100%			2029	$68,300	1		
Raceway								
Conduit	100%			2030	$43,700	1		
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	50%			2030	$2,600	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1,000 Ampere Main								
Molded Case Bkrs	50%			2040	* *	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2,500 Ampere Main								
Transformers								
Dry Type	100%			2028	$48,200	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 150 Kilovolt-ampere, 480 Volt Primary, 120 Volt Secondary								
Switchgear / Switchboard								
Fused Disc Sw	50%			2030	$326,400	5	$100	
Molded Case Bkrs	50%			2040	* *	5	$500	
Raceway								
Conduit	80%			2030	$571,500	1		
Conduit	20%			2040	* *	1		
Panelboards								
Fused Disc Sw	15%			2029	$13,300	5	$100	
Fused Disc Sw	5%			2038	* *	5		
Molded Case Bkrs	30%			2038	* *	5	$300	
Molded Case Bkrs	50%			2029	$44,400	5	$500	

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Thermoplastic	30%			2040	* *	1		
Thermoplastic	70%			2030	$60,700	1		
Motor Controllers								
Locally Mounted	10%			2028	$4,000	5		
Motor Control Center	90%			2035	* *	5	$900	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$500	
Lighting								
Interior Lighting								
Fluorescent	30%			2035	* *	10	$10,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
LED	70%			2035	* *			
Egress Lighting								
Emergency, Battery	50%			2025	$26,900	10	$4,500	
Exit, Battery	50%			2035	* *	10	$1,300	
Exterior Lighting								
LED	20%			2035	* *			
No Component	80%							
Lightning Protection								
Arresters/Cabling								
No Component	90%							
Generic	10%			2033	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside								
Explanation : Located In The Stack Only								
Alarm								
Security System								
No Component	80%							
Generic	20%			2035	* *	1	$2,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Cameras Observed								

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Hot Water Boiler	95%			2043	* *	1	$17,500	
Other Observation, Extent : Light, Area Affected : 95%								
Location : Boiler Room								
Explanation : 2 Units								
Radiant Heater	5%			2030	$33,100	2	$900	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Office And Hallway								
Explanation : 6 Electric Radiants								
Distribution								
Hot Wtr Piping/Pump	95%			2038	* *	4	$2,600	
No Component	5%							
Terminal Devices								
Air Handler	10%			2030	$52,500	1	$2,300	
No Component	90%							
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	90%			2033	* *	1	$36,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Air Conditioning Room								
Explanation : 6 Chillers Provide Coolant To Adjacent Buildings. Refrigerant Is Ammonia								
Reciprocating Compr/Chiller	10%			2025	$31,700	1	$1,700	
R-22 Refrigerant, Extent : Light, Area Affected : 10%								
Location : 2 Units, Roof								
Distribution								
CW & CHW Wtr Pipe/Pump	90%			2040	* *	4	$1,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Explanation : Serves Other Buildings For Refrigeration System								
No Component	10%							
Heat Rejection								
Water Cooling Tower	90%			2031	$127,500	2	$33,800	
Other Observation, Extent : Light, Area Affected : 90%								
Location : Roof								
Explanation : 3 Cooling Towers Exist On The Utility Building Roof Each Tower Has 4 Cells								
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	$4,200	
No Component	80%							

Note : 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 UTILITY BUILDING D
Asset # : 2132

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	20%			2025	$26,600	2	$200	
Roof	80%	Now	$5,000	2030	$49,600	2	$700	
Noisy/Vibrating, Extent : Severe, Area Affected : 60%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	* *	1		
Water Heater								
Electric	100%			2025	$32,900	4	$200	
Sanitary Piping								
Cast Iron	100%	Now	$54,700	LIFE	* *	1		
Corroded, Extent : Severe, Area Affected : 20%								
Location : Basement								
Storm Drain Piping								
Cast Iron	100%	Now	$15,600	LIFE	* *	1		
Corroded, Extent : Severe, Area Affected : 20%								
Location : Basement								
Sump Pump(s)								
Non-Submersible	100%			2025	$5,700	4	$800	
Sewage Ejector(s)								
Electric	100%			2025	$10,800	4	$1,500	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%								
Location : Throughout								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **HUNTS POINT CO-OP MEAT MARKET WAREHOUSE BUILDING E**		
Address	: **365 FOOD CENTER DRIVE**		
Borough	: **BRONX**	**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0022.040 / 2133**	**Yr Built/Renovated**	: **1973 / 2014**
Area Sq Ft	: **145,346**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **28-May-2019**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **2781** **Lot** : **500**	**BIN**	: **2109487**

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	$419,100	$430,900
Interior Architecture	$1,241,900	$530,600
Electrical	$66,700	$981,100
Mechanical	$311,000	$401,500
Site Pavements	$261,400	
Total	**$2,300,100**	**$2,344,100**
Importance Code A	$547,900	$482,000
Importance Code B	$1,340,700	$1,862,100
Importance Code C	$411,500	
Total	**$2,300,100**	**$2,344,100**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	$37,800	$1,500		$35,200
Interior Architecture		$51,000	$8,200	
Electrical	$4,300	$6,200	$6,900	$22,200
Mechanical	$7,800	$4,400	$18,400	$4,800
Site Pavements	$5,200			
Total	**$55,100**	**$63,100**	**$33,400**	**$62,200**
Importance Code A	$37,800	$2,400	$200	$36,200
Importance Code B	$12,100	$60,600	$33,300	$26,000
Importance Code C	$5,200			
Total	**$55,100**	**$63,100**	**$33,400**	**$62,200**



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.
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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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	2-4	$18,600	LIFE	* *	5	$30,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Concrete Masonry Unit	75%	Now	$203,600	LIFE	* *	5	$57,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : East Facade								
Expansion Joint Failure, Extent : Moderate, Area Affected : 15%								
Location : North, East And West Facades								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : North And East Facades								
Metal Panel	10%			2050	* *	5-10	$84,900	
Metal Coiling Doors	5%			2035	* *	5	$19,300	
Weathering Steel	5%			LIFE	* *	1		
Windows								
Aluminum	90%	Now	$19,200	2029	$95,800	5	$1,100	
Air Infiltration, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Metal Louvers	10%			2033	* *	10	$1,500	
Parapets								
Concrete Masonry Unit	90%			LIFE	* *	5	$12,700	
Metal Panel	10%			2050	* *	5	$4,800	
Roof								
Spray-on Foam	100%			2035	* *	5	$430,900	
Soffits								
Metal Panel	100%			2040	* *	5-10		
Interior								
Floors								
Carpet	15%			2029	$444,700	3	$48,900	
Cast in Place Concrete	70%	0-2	$676,300	LIFE	* *	5	$333,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : North And South Corridors								
Misaligned/Bulging, Extent : Moderate, Area Affected : 30%								
Location : Floor Heaving In Freezer Storage Area								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Cooler Corridors								
Ceramic Tile	5%			2039	* *	5	$10,900	
Vinyl Tile	10%			2030	$197,500	3	$8,200	

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	45%	0-2	$150,100	LIFE	* *	5	$25,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Fiberglass Panel	25%			LIFE	* *			
Gypsum Board	20%			LIFE	* *	5	$16,900	
Plywood/Hardboard	10%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	30%			2043	* *	5	$69,300	
Exposed Concrete	5%			LIFE	* *	5	$1,400	
Exposed Struc: Steel	50%	2-4	$415,500	LIFE	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : North And South Corridors Flanking Freezer Section								
Metal Panel	15%			LIFE	* *	5	$34,600	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$5,200	2035	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Various Walkways On West Side Of Building								
Parking/Driveway								
Asphalt	85%	Now	$261,400	2033	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : North And East Sides Of Building								
Potholes, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Cast in Place Concrete	15%			2035	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	$51,100	3	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 600 Amperes, 5 Kilovolt								
Transformers								
Dry Type	100%			2028	$146,700	3	$1,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1,000 Kilovolt-ampere, 4,160 Primary, 480 Secondary								
Feeders								
Cable	100%			2029	$16,500	1		
Raceway								
Conduit	100%			2030	$43,700	1		
Under 600 Volts								

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2028	$16,900	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 112.5 Kilovolt-ampere And One 75 Kilovolt-ampere, 480 Volt Primary, 208 Volt Secondary								
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	$78,300	5	$600	
Raceway								
Conduit	100%			2030	$16,000	1		
Panelboards								
Fused Disc Sw	20%			2029	$9,600	5	$700	
Molded Case Bkrs	80%			2029	$38,300	5	$3,100	
Wiring								
Thermoplastic	100%			2030	$34,900	1		
Motor Controllers								
Locally Mounted	5%			2028	$6,100	5		
Motor Control Center	95%			2028	$26,800	5	$3,800	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	50%			2035	* *	10	$66,700	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Offices								
LED	50%			2038	* *			
Egress Lighting								
Emergency, Battery	50%			2035	* *	10	$17,500	
Exit, Service	50%			2035	* *	1		
Exterior Lighting								
LED	50%			2035	* *			
No Component	50%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	$140,800	1	$16,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside And Inside								
Explanation : Surveillance Cameras								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2030	$482,100	1-3	$26,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : Manual Pull Station And Bells Only								

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT CO-OP MEAT MARKET WAREHOUSE BUILDING E
Asset # : 2133

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	5%			2040	* *	1		
HTHW/HW	15%			2040	* *	1		
Other Observation, Extent : Light, Area Affected : 15%								
Location : For Office, Loading And Lunch Area Only								
Explanation : Hot Water Provided By Utility Building								
No Component	80%							
Conversion Equipment								
HTHW/HW Exchanger	15%			2033	* *	2	$1,300	
Radiant Heater	5%			2025	$128,800	2	$3,400	
Other Observation, Extent : Light, Area Affected : 5%								
Location : Stairway Only								
Explanation : 4 Units								
No Component	80%							
Distribution								
Hot Wtr Piping/Pump	15%	Now	$700	2038	* *	4	$1,100	
Insul. Deteriorating, Extent : Moderate, Area Affected : 15%								
Location : Mechanical Room								
No Component	85%							
Terminal Devices								
Fan Coil Unit/Heat	15%			2030	$65,300	1	$7,000	
No Component	85%							
Air Conditioning								
Energy Source								
Electricity	5%			2038	* *	1		
No Component	95%							
Conversion Equipment								
Exterior Pkg Unit - Cooling	5%			2030	$58,800	2	$400	
R-22 Refrigerant, Extent : Light, Area Affected : 5%								
Location : Two Units On Roof (For Tenant Office)								
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$81,000	
Exhaust Fans								
Roof	100%			2030	$241,300	2	$4,500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	$54,200	2040	* *	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Mechanical Room								
Water Heater								
Electric	100%			2025	$128,000	4	$800	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2040	* *	1-2	$40,700	

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **HUNTS POINT CO-OP MEAT MARKET WAREHOUSE BUILDING F**		
Address	: **363 FOOD CENTER DRIVE**		
Borough	: **BRONX**	**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0022.050 / 2134**	**Yr Built/Renovated**	: **1973 / 2014**
Area Sq Ft	: **36,314**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **28-May-2019**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **2781** **Lot** : **500**	**BIN**	: **2109486**

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	$186,500	$59,800
Interior Architecture		$95,100
Electrical		$276,700
Mechanical	$63,400	$331,000
Site Pavements	$379,300	
Total	**$629,100**	**$762,600**
Importance Code A	$186,500	$110,800
Importance Code B	$63,400	$651,800
Importance Code C	$379,300	
Total	**$629,100**	**$762,600**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	$65,900			$14,100
Interior Architecture	$24,000	$9,500	$1,200	
Electrical	$500	$1,100	$700	$40,200
Mechanical	$1,600	$1,300	$4,500	$900
Site Pavements	$2,900			
Total	**$94,900**	**$11,800**	**$6,400**	**$55,200**
Importance Code A	$65,900	$200		$14,500
Importance Code B	$11,700	$11,600	$5,200	$40,800
Importance Code C	$17,300		$1,200	
Total	**$94,900**	**$11,800**	**$6,400**	**$55,200**



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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	2-4	$8,500	LIFE	* *	5	$14,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Concrete Masonry Unit	75%	Now	$186,500	LIFE	* *	5	$26,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : East And West Elevations At Drain Leader Locations								
Metal Panel	5%			2050	* *	5-10	$19,400	
Metal Coiling Doors	10%			2035	* *	5	$17,700	
Weathering Steel	5%			LIFE	* *	1		
Windows								
Aluminum	100%	Now	$7,700	2038	* *	5	$900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Parapets								
Concrete Masonry Unit	100%	Now	$32,300	LIFE	* *	5	$6,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : East And West Elevations At Roof Scupper Locations								
Roof								
Spray-on Foam	100%	Now	$17,500	2038	* *	5	$59,800	
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 15%								
Location : East And West Facades								
Soffits								
Metal Panel	100%			2050	* *	5-10		
Interior								
Floors								
Carpet	10%			2026	$74,100	3	$8,200	
Cast in Place Concrete	80%	0-2	$9,700	LIFE	* *	5	$95,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Quarry Tile	10%			2043	* *	5	$8,200	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%			2039	* *	5	$2,300	
Concrete Masonry Unit	65%	0-2	$14,300	LIFE	* *	5	$12,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Stairwells								
Fiberglass Panel	15%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	$2,800	
Ceilings								
AcousTileSusp.Lay-In	10%			2043	* *	5	$5,300	
Exposed Struc: Steel	90%			LIFE	* *			
Site Pavements								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$2,900	2035	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Southwest Corner At Entry								
Parking/Driveway								
Asphalt	85%	Now	$331,400	2033	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Potholes, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Cast in Place Concrete	15%	Now	$47,900	2035	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : West Loading Dock Area								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	$51,100	3	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 600 Ampere, 4,160 Volt								
Transformers								
Dry Type	100%			2028	$146,700	3	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1,000 Kilovolt-ampere								
Feeders								
Cable	100%			2029	$16,500	1		
Raceway								
Conduit	100%			2030	$43,700	1		
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2030	$1,600	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 1,600 Amperes								
Transformers								
Dry Type	100%			2028	$16,900	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 225 Kilovolt-ampere And One 15 Kilovolt-ampere								

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	$26,100	5	$200	
Raceway								
Conduit	100%			2030	$4,000	1		
Panelboards								
Fused Disc Sw	20%			2029	$3,200	5	$200	
Molded Case Bkrs	40%			2029	$6,400	5	$400	
Molded Case Bkrs	40%			2038	* *	5	$400	
Wiring								
Thermoplastic	100%			2030	$8,700	1		
Motor Controllers								
Locally Mounted	20%			2028	$6,100	5		
Motor Control Center	80%			2028	$5,600	5	$800	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Loading Dock								
Explanation : On Sprinkler Main Service								
Lighting								
Interior Lighting								
Fluorescent	50%			2035	* *	10	$16,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Offices								
Fluorescent	50%			2035	* *	10	$16,700	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Warehouse								
Egress Lighting								
Emergency, Battery	60%			2035	* *	10	$5,300	
Exit, Battery	40%			2035	* *	10	$1,000	
Exterior Lighting								
LED	50%			2035	* *			
No Component	50%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	$35,200	1	$4,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside								
Explanation : Surveillance Cameras								

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

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT CO-OP MEAT MARKET WAREHOUSE BUILDING F
Asset # : 2134

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	10%			2040	* *	1		
No Component	90%							
Conversion Equipment								
Heat Pump Air Sourced	10%			2031		2	$1,100	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Roof								
Explanation : 6 Rooftop Package Units Tenant Owned								
No Component	90%							
Air Conditioning								
Energy Source								
Electricity	15%			2038	* *	1		
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$20,300	
Exhaust Fans								
Roof	100%			2030	$60,300	2	$1,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2030	$270,700	1		
Water Heater								
Electric	100%			2028	$32,000	4	$200	
HW Heat Exchanger								
HTHW/HW	100%	Now	$63,400	2060	* *			
Abandoned in Place, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement								
Explanation : 2 Obsolete Units								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2035	* *	4	$1,200	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2050	* *	1-2	$10,200	

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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 : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **HUNTS POINT MARKET FRUIT AUCTION BLDGS 3**		
Address	: **240 FOOD CENTER DRIVE**		
Borough	: **BRONX**	**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0020.020 / 2144**	**Yr Built/Renovated**	: **2015 /**
Area Sq Ft	: **56,486**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **23-May-2019**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **2770** **Lot** : **1**	**BIN**	: **2109481**

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture		$318,400
Interior Architecture		$162,700
Electrical		$36,300
Total		**$517,400**
Importance Code A		$318,400
Importance Code B		$198,900
Total		**$517,400**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture				
Electrical	$2,400	$1,500	$1,500	$1,500
Mechanical	$500		$500	
Total	**$2,900**	**$1,500**	**$2,000**	**$1,500**
Importance Code A	$500		$500	
Importance Code B	$2,400	$1,500	$1,500	$1,500
Total	**$2,900**	**$1,500**	**$2,000**	**$1,500**



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

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

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

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

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

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

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

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

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

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

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

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **HUNTS POINT MARKET FRUIT AUCTION OFFICE BLDGS 2**		
Address	: **240 FOOD CENTER DRIVE**		
Borough	: **BRONX**	**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0020.010 / 2797**	**Yr Built/Renovated**	: **1969 / 2015**
Area Sq Ft	: **11,614**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **23-May-2019**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **2770** **Lot** : **1**	**BIN**	: **2101215**

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture		$38,700
Electrical		$56,500
Mechanical	$85,000	$145,400
Total	**$85,000**	**$240,600**
Importance Code A		$38,700
Importance Code B	$85,000	$201,900
Total	**$85,000**	**$240,600**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	$15,900	$1,400		
Interior Architecture	$44,900	$3,300	$5,100	
Electrical	$36,700	$1,700	$1,200	$1,200
Mechanical	$32,800	$2,200	$2,800	$2,200
Total	**$130,200**	**$8,600**	**$9,200**	**$3,400**
Importance Code A	$16,200	$2,200	$300	$800
Importance Code B	$100,700	$6,400	$7,900	$2,600
Importance Code C	$13,300		$1,000	
Total	**$130,200**	**$8,600**	**$9,200**	**$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
HUNTS POINT MARKET FRUIT AUCTION OFFICE BLDGS 2
Asset # : 2797

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	85%			LIFE	* *	5	$16,200	
Painted Surfaces, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Metal, Corrugated	15%			2057	* *	1		
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : South Elevation								
Windows								
Aluminum	100%			2053	* *	5	$2,700	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								
Parapets								
Metal Panel	100%			2051	* *	5	$2,200	
Roof								
Spray-on Foam	100%	Now	$1,900	2031	$38,700	5	$6,600	
Blisters, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Adjacent To Hatch Access And Mechanical Equipment								
Soffits								
Exposed Struc: Steel	100%			LIFE	* *	5	$11,700	
Recent Construction, Extent : Light, Area Affected : 100%								
Location : Canopy At Rear Entrance								
Interior								
Floors								
Carpet	20%			2032	* *	3	$5,000	
Recent Installation, Extent : Light, Area Affected : 100%								
Location : Main Office Area								
Cast in Place Concrete	15%			LIFE	* *	5	$10,900	
Ceramic Tile	20%			2044	* *	5	$3,300	
Recent Installation, Extent : Light, Area Affected : 100%								
Location : Cafeteria And Bathrooms								
Sheet Vinyl/Rubber	15%			2039	* *	5	$3,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Entry Vestibule And Corridor								
Explanation : Recent Installation								
Vinyl Tile	30%			2039	* *	3	$1,900	
Recent Installation, Extent : Light, Area Affected : 100%								
Location : Various Areas								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	15%			2044	* *	5	$2,000	
Recent Construction, Extent : Light, Area Affected : 100%								
Location : Bathrooms And Cafeteria								
Concrete Masonry Unit	10%			LIFE	* *	5	$1,000	
Glass: Single Pane	15%			LIFE	* *	5	$2,900	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Office Partitions								
Gypsum Board	40%			LIFE	* *	5-10	$8,800	
Recent Installation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Masonry: Brick	10%			LIFE	* *	10	$400	
Wood	10%			LIFE	* *	5	$10,400	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Corridor At Entry								
Ceilings								
AcousTileSusp.Lay-In	20%			2048	* *	5	$3,300	
Recent Installation, Extent : Light, Area Affected : 100%								
Location : Main Office Area								
Exposed Struc: Steel	60%			LIFE	* *	10	$20,000	
Recent Repair Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								
Exposed Struc: Wood	10%			LIFE	* *	10	$2,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Entry Corridor								
Explanation : Recent Installation								
Gypsum Board	10%			LIFE	* *	5-10	$5,700	
Recent Construction, Extent : Light, Area Affected : 100%								
Location : Throughout								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2044	* *			
Parking/Driveway								
Asphalt	100%			2040	* *			

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

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost 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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2057	* *	5	$300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Explanation : Installed Four Years Ago.								
Raceway								
Conduit	30%			2061	* *	1		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Explanation : Installed Four Years Ago.								
Conduit	70%			2031	$20,800	1		
Panelboards								
Molded Case Bkrs	50%			2053	* *	5	$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Installed Four Years Ago.								
Molded Case Bkrs	50%			2030	$16,000	5	$200	
Wiring								
Braided Cloth	70%	2-4	$34,900	2056	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2057	* *	1		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Explanation : Newly Installed								
Motor Controllers								
Locally Mounted	100%			2029	$31,500	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Water Main								
Explanation : Main Water Pipe Connection.								
Stand-by Power								
Transfer Switches								
Automatic	100%			2051	* *	1	$3,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Explanation : Installed Four Years Ago.								
Generators								
Diesel	100%			2044	* *	1	$4,500	
Batteries								
Lead/Acid	100%			2026	$1,600	5	$400	
Fuel Storage								
Day Tank	40%			2053	* *	5	$900	
Main Tank	60%			2066	* *	5	$200	
Lighting								

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	80%			2031	$56,500	10	$8,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Compact Fluorescent								
Incandescent	20%			2026	$31,400	2	$100	
Egress Lighting								
Emergency, Battery	50%			2031	$8,400	10	$1,400	
Exit, Service	50%			2031	$2,100	1		
Exterior Lighting								
Fluorescent	60%			2036	* *	10	$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Building Exterior								
Explanation : Compact Fluorescent Light Fixtures Installed In 205.								
HID	40%			2036	* *	10		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside								
Explanation : Installed Four Years Ago.								
Alarm								
Security System								
No Component	20%							
Generic	80%			2041	* *	1	$3,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside								
Explanation : CCTV Surveillance Cameras								

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2041	* *	1		
Conversion Equipment								
Furnace	50%			2031	$13,700	1	$2,900	
Other Observation, Extent : Light, Area Affected : 50%								
Location : Roof								
Explanation : 7 Rooftop Package Units								
Radiant Heater	50%			2041	* *	2	$2,700	
Other Observation, Extent : Light, Area Affected : 50%								
Location : 1st Floor Office								
Explanation : 6 Gas Fired Radiants								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$10,300	
Air Conditioning								
Energy Source								
Electricity	100%			2053	* *	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2031	$145,400	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	$10,300	
Exhaust Fans								
Roof	100%			2031	$19,300	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2041	* *	1		
Water Heater								
Gas Fired	100%			2026	$7,100	2	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : First Floor								
Explanation : 72 Gallon Unit								
Sanitary Piping								
Cast Iron	100%	Now	$85,000	LIFE	* *	1		
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Underground								
Explanation : Drain Collapsed Underground								
Storm Drain Piping								
Cast Iron	100%	Now	$24,200	LIFE	* *	1		
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Underground								
Explanation : Drain Collapsed Underground								
Sewage Ejector(s)								
Electric	100%			2041	* *	4	$500	
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2041	* *	1-5	$5,900	
Sprinkler								
Generic	100%			2041	* *	1-2	$3,300	
Fire Pump								
Generic	100%			2034	* *	1	$2,200	
Chemical System								
Wet	15%			2029	$4,200	1-3	$600	
No Component	85%							

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 : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **HUNTS POINT MARKET FRUIT AUCTION WHSE BLDGS 1**		
Address	: **240 FOOD CENTER DRIVE**		
Borough	: **BRONX**	**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0020.000 / 2143**	**Yr Built/Renovated**	: **1969 / 2015**
Area Sq Ft	: **154,400**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **23-May-2019**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **2770** **Lot** : **1**	**BIN**	: **2109480**

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	$150,100	$413,100
Interior Architecture	$537,100	$283,400
Electrical		$113,300
Mechanical	$1,490,000	$294,600
Site Pavements	$186,800	
Total	**$2,363,900**	**$1,104,300**
Importance Code A	$150,100	$413,100
Importance Code B	$2,027,100	$691,200
Importance Code C	$186,800	
Total	**$2,363,900**	**$1,104,300**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	$36,400		$13,300	
Interior Architecture	$26,000		$3,300	$2,000
Electrical	$28,000	$28,000	$28,000	$25,100
Mechanical	$56,300	$28,700	$56,300	$28,700
Total	**$146,800**	**$56,600**	**$101,000**	**$55,800**
Importance Code A	$44,000	$7,600	$20,900	$7,600
Importance Code B	$76,700	$49,000	$80,100	$48,200
Importance Code C	$26,000			
Total	**$146,800**	**$56,600**	**$101,000**	**$55,800**



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT MARKET FRUIT AUCTION WHSE BLDGS 1
Asset # : 2143

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	* *	5	$42,500	
Concrete Masonry Unit	25%			LIFE	* *	5	$13,300	
Metal Panel	45%			2051	* *	5-10	$131,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : This Is Actually An Insulated Metal Panel System								
Metal Coiling Doors	20%			2044	* *	5	$26,600	
Parapets								
Metal Rail	100%			2044	* *	5-10	$178,100	
Roof								
Spray-on Foam	100%	Now	$8,500	2031	$169,600	5	$29,000	
Adhesion Failure, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Ponding, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%								
Location : Throughout - Due To Bird Damage								
Recent Repair Evident, Extent : Light, Area Affected : 30%								
Location : At Roof Penetrations - Throughout								
Soffits								
Exposed Struc: Steel	100%			LIFE	* *	5	$83,900	
Interior								
Floors								
Cast in Place Concrete	97%			LIFE	* *	5	$566,700	
Ceramic Tile	3%			2040	* *	5	$4,000	
Interior Walls								
Concrete Masonry Unit	25%			LIFE	* *	5	$10,400	
Gypsum Board	10%			LIFE	* *	5-10	$8,800	
Metal Panel	65%			LIFE	* *	10	$15,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : This Is Actually An Insulated Metal Panel System								
Ceilings								
AcousTileSusp.Lay-In	5%			2044	* *	5	$6,700	
Exposed Struc: Steel	95%			LIFE	* *	10	$253,700	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2041	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : West Side Of Building								
Explanation : Transformer Enclosure								
Free Standing Walls								
Concrete Masonry Unit	100%			2041	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : West Side Of Building								
Explanation : Dividing Walls At Transformers								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2036	* *			
Parking/Driveway								
Asphalt	75%			2034	* *			
Cast in Place Concrete	25%	Now	$186,800	2036	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : East Dock Area								

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

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost 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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Batteries								
Lead/Acid	100%			2026	$1,600	5	$5,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Installed Four Years Ago								
Fuel Storage								
Main Tank	100%			2066	* *	5	$4,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outside								
Explanation : 3,000 Gallons Rated Capacity. Installed Four Years Ago.								
Lighting								
Interior Lighting								
Fluorescent	80%			2039	* *	10	$113,300	
T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
LED	20%			2039	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Installed Four Years Ago								
Egress Lighting								
Emergency, Service	50%			2039	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Installed Four Years Ago								
Exit, Service	50%			2039	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Installed Four Years Ago								
Exterior Lighting								
HID	100%			2039	* *	10	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Building Exterior								
Explanation : Installed Four Years Ago								
Alarm								
Security System								
Generic	100%			2039	* *	1	$57,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$95,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Installed Four Years Ago. Includes Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns And Alam Bells.								

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2051	* *	1		
Conversion Equipment								
Furnace	100%			2036	* *	1	$76,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1 Big Unit In Warehouse, 2 Units On Roof								
Explanation : 3 Package Units								
Air Conditioning								
Energy Source								
Electricity	100%			2047	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	90%			2036	* *	1	$64,500	
Other Observation, Extent : Light, Area Affected : 90%								
Location : Roof								
Explanation : 30 Units, R-404a								
Ext Pkg Unit - Heating/Cooling	10%			2036	* *	2	$900	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Roof								
Explanation : 2 Package Units, R-410a								
Terminal Devices								
Fan Coil - 2 Pipe	90%			2036	* *	1	$44,900	
Fan Coil - 4 Pipe	10%			2036	* *	1	$5,000	
Heat Rejection								
Air Cooled Condenser Unit	90%			2036	* *	2	$96,800	
No Component	10%							
Dehumidifier								
No Component	90%							
Generic	10%			2032	* *			
Other Observation, Extent : Light, Area Affected : 10%								
Location : Roof								
Explanation : 2 Package Units								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$136,300	
Exhaust Fans								
Roof	100%			2031	$256,300	2	$4,700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2041	* *	1		
Sanitary Piping								
Cast Iron	100%	Now	$1,130,000	LIFE	* *	1		
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Underground								
Explanation : Underground Storm And Sewer Broken								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT MARKET FRUIT AUCTION WHSE BLDGS 1
Asset # : 2143

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Storm Drain Piping								
Cast Iron	100%	Now	$321,700	LIFE	* *	1		
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Underground								
Explanation : Underground Storm And Sewer Broken								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2051	* *	1-2	$43,200	
Fire Pump								
Generic	100%			2040	* *	1	$28,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Office Building Mechanical Room								
Explanation : Located In Office Building								

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Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	$137,000	$137,000
Interior Architecture	$90,000	$46,900
Total	**$227,000**	**$183,900**
Importance Code A	$137,000	$137,000
Importance Code B	$90,000	$46,900
Total	**$227,000**	**$183,900**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Interior Architecture	$200			
Electrical	$200			
Total	**$400**			
Importance Code A				
Importance Code B	$200			
Importance Code C	$200			
Total	**$400**			



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 NEW TRAIN SHED
Asset # : 15009

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	100%			LIFE	* *	5	$274,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Base Of Train Shed Platform								
Explanation : Knee Walls To Platform								
Roof								
Metal, Corrugated	100%			2048	* *	1		
Soffits								
Metal, Corrugated	100%			2057	* *	1		
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	* *	5	$93,800	
Interior Walls								
Concrete Masonry Unit	100%			LIFE	* *	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Service Wall								
Explanation : Back-up Wall For Electrical Panels								
Ceilings								
Exposed Struc: Steel	100%			LIFE	* *	10	$43,100	
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2075	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Entrance Ramp								
Explanation : Cheek Walls To Ramp								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2048	* *			
Parking/Driveway								
Asphalt	70%			2044	* *			
Cast in Place Concrete	30%			2048	* *			

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

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

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

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **JULIA DEBURGOS LATINO CULTURAL CENTER**		
Address	: **1680 LEXINGTON AVENUE @ E,106 ST**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0032.000 / 4338**	**Yr Built/Renovated**	: **1879 / 2003**
Area Sq Ft	: **59,744**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **12-Feb-2019**	**Landmark Status**	: **HISTORICAL LANDMARK DISTRICT**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,5**		
Block	: **1633** **Lot** : **13**	**BIN**	: **1051991**

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	$589,100	$200,600
Interior Architecture	$147,700	$68,200
Electrical	$91,300	
Mechanical	$11,900	$513,200
Total	**$840,000**	**$782,100**
Importance Code A	$589,100	$200,600
Importance Code B	$208,700	$581,500
Importance Code C	$42,200	
Total	**$840,000**	**$782,100**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	$61,800	$9,200		$5,000
Interior Architecture	$8,700	$11,200		$3,700
Electrical	$27,400	$1,600	$1,100	$8,600
Mechanical	$68,500	$10,700	$13,700	$28,800
Site Pavements	$9,100			
Elevators/Escalators	$4,900	$4,900	$4,900	$4,900
Total	**$180,400**	**$37,600**	**$19,800**	**$51,200**
Importance Code A	$67,700	$15,100	$5,900	$11,000
Importance Code B	$106,800	$22,500	$13,900	$40,100
Importance Code C	$6,000			
Total	**$180,400**	**$37,600**	**$19,800**	**$51,200**



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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF SMALL BUSINESS SERV. - 801
JULIA DEBURGOS LATINO CULTURAL CENTER
Asset # : 4338

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	7%			LIFE	* *	5	$48,600	
Masonry: Brick	15%			LIFE	* *	5	$13,300	
Masonry: Brick	65%	Now	$202,200	LIFE	* *	5	$57,800	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Efflorescence, Extent : Moderate, Area Affected : 15%								
Location : All Facades								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%								
Location : At Window Openings And Corner Details								
Masonry: Limestone	10%	Now	$125,000	LIFE	* *	5	$6,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : All Facades								
Caulking Deteriorated, Extent : Severe, Area Affected : 10%								
Location : Above Main Entrance And Details Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
Location : All Facades And 1st Floor Level								
Window Wall	3%			2050	* *	5	$10,000	
Windows								
Aluminum	25%			2046	* *	5	$5,400	
Other Observation, Extent : Light, Area Affected : 40%								
Location : First Floor								
Explanation : Windows Were Installed In The Interior.								
Wood	75%	Now	$141,200	2038	* *	5	$80,900	1
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Dry Rot/Decay, Extent : Severe, Area Affected : 40%								
Location : Exterior Casing Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st And 2nd Floor Windows								
Explanation : Custom Curve								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	25%	Now	$8,000	LIFE	* *	5	$2,400	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Metal Cornice	70%	Now	$22,700	2045	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : South East Corner, 5th Floor Roof								
Corrosion/Rusting, Extent : Severe, Area Affected : 5%								
Location : South East Corner, 5th Floor Roof								
Deformed/Dented, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Slate	5%	Now	$31,100	LIFE	* *	5	$500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%								
Location : Coping								
Misaligned/Bulging, Extent : Severe, Area Affected : 25%								
Location : Coping								
Roof								
Metal Panel	10%			2043	* *	10	$9,200	
Modified Bitumen	87%	Now	$69,000	2035	* *			
Alligatoring, Extent : Moderate, Area Affected : 40%								
Location : At Seams								
Blisters, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Ponding, Extent : Light, Area Affected : 20%								
Location : 4th Floor Roofs								
Seams Open/Split, Extent : Moderate, Area Affected : 15%								
Location : Various Locations Including 4th Floor Roof South Side And At Roof Penetrations								
Other Observation, Extent : Light, Area Affected : 90%								
Location : Throughout								
Explanation : Unable To See Due To Snow.								
Skylight, Metal/Glass	3%	Now	$51,800	2040	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Over Fifth Floor								
Interior								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$21,800	
Ceramic Tile	5%			2033	* *	5	$5,000	
Mosaic Tile	2%	4+	$2,800	2035	* *	5	$2,500	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : 1st Floor Toilets								
Quarry Tile	5%			2043	* *	5	$7,500	
Sheet Vinyl/Rubber	5%			2035	* *	5	$7,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Stair								
Explanation : Stair Treads And Platforms								
Wood	73%			2045	* *	5	$136,500	
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Dry Rot/Decay, Extent : Light, Area Affected : 5%								
Location : 1st Floor Exabit Rooms								
Poor Subfloor Evident, Extent : Moderate, Area Affected : 5%								
Location : 5th Floor Office								
Worn/Eroded, Extent : Light, Area Affected : 10%								
Location : 3rd Floor Cafeteria								
Interior Walls								
Ceramic Tile	8%	Now	$6,000	2033	* *	5	$4,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Base Tiles And Main Stair								
Concrete Masonry Unit	2%			LIFE	* *	5	$900	
Glass Block	2%			LIFE	* *			
Gypsum Board	35%			LIFE	* *	5	$24,500	
Masonry: Brick	10%			LIFE	* *			
Masonry: Brick	8%	4+	$42,200	LIFE	* *			
Paint Peeling, Extent : Moderate, Area Affected : 20%								
Location : Stairwells And Basement								
Spalling, Extent : Moderate, Area Affected : 15%								
Location : Various Locations And In Basement Walls								
Plaster	35%			LIFE	* *	5	$12,200	
Ceilings								
AcousTileSusp.Lay-In	10%			2043	* *	5	$10,000	
Embossed Metal	70%			LIFE	* *	5	$31,400	
Paint Peeling, Extent : Light, Area Affected : 15%								
Location : Throughout								
Exposed Concrete	5%	Now	$37,200	LIFE	* *	5	$800	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Beams In Basement								
Exposed Reinforcement, Extent : Severe, Area Affected : 10%								
Location : Beams In Basement								
Gypsum Board	15%			LIFE	* *	5	$18,700	
Site Enclosure								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2050	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$9,100	2043	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 90%								
Location : Throughout								
Explanation : Covered In Snow, Unable To See.								
On-Site Walkways								
Cast in Place Concrete	100%			2043	* *			
Other Observation, Extent : Light, Area Affected : 90%								
Location : Throughout								
Explanation : Covered In Snow, Unable To See.								
Parking/Driveway								
Cast in Place Concrete	100%			2035	* *			
Other Observation, Extent : Light, Area Affected : 95%								
Location : Throughout Rear Of Building								
Explanation : Covered In Snow, Unable To See.								

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2043	* *	5	$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Water Main								
Lighting								
Interior Lighting								
Fluorescent	90%			2035	* *	10	$49,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fluorescent	5%	Now	$5,600	2035	* *			
Damaged Fixtures, Extent : Moderate, Area Affected : 50%								
Location : Gymnasium								
Incandescent	5%			2025	$42,000	2	$100	
Egress Lighting								
Emergency, Battery	50%			2035	* *	10	$7,200	
Exit, Service	50%			2035	* *	1		
Exterior Lighting								
HID	20%			2035	* *	10		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside Perimeter								
Explanation : Operated Via Timer								
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%	Now	$21,000	2035	* *	1	$4,000	
Control Panel Damaged, Extent : Moderate, Area Affected : 50%								
Location : 1st Floor								
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2035	* *	1-3	$7,400	

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Steam Boiler	100%			2035	* *	1	$59,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 1 Unit								
Distribution								
Steam Piping/Pump	100%			2050	* *			
Terminal Devices								
Convector/Radiator	100%	0-2	$34,800	2035	* *	1	$17,400	
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Leaks Reported At 3rd And 4th Floor Classroom Radiators.								
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	10%			2028	$242,700	2	$400	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2nd Floor								
Window/Wall Unit	60%			2028	$81,200	1		
No Component	30%							
Terminal Devices								
No Component	90%							
Not Accessible	10%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2030	$9,200	2	$4,200	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2-5	$10,000	
No Component	70%							
Exhaust Fans								
Interior	70%	Now	$16,200	2030	$161,700	2	$1,000	
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Exhaust Fan In 5th Floor Attic								
Roof	30%			2030	$32,300	2	$600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	* *	1		
Water Heater								
Gas Fired	70%			2028	$27,700	2	$600	
Gas Fired	30%	2-4	$3,600	2023	$11,900	2	$200	
Corroded, Extent : Severe, Area Affected : 50%								
Location : Basement								
Leak Evident, Extent : Severe, Area Affected : 50%								
Location : Basement								

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2022	$2,200	4	$1,900	
Backflow Preventer								
Generic	100%			2030	$16,500	1	$3,700	
Fixtures								
Generic	100%							
Other Observation, Extent : Light, Area Affected : 10%								
Location : 3rd And 4th Floors								
Explanation : Low Flow To Corridor Drinking Fountains								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Cellar To 4th Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
Generic	100%			2040	* *	1-5	$31,200	
Sprinkler								
No Component	80%							
Generic	20%			2040	* *	1-2	$3,300	
Fire Pump								
Generic	100%			2033	* *	1	$11,200	

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Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	$8,030,100	$1,668,400
Interior Architecture	$16,086,000	$1,273,600
Electrical	$4,014,600	$89,000
Mechanical	$14,743,100	$700,200
Site Enclosure	$99,500	
Site Pavements	$134,400	
Total	**$43,107,800**	**$3,731,200**
Importance Code A	$10,751,300	$2,054,100
Importance Code B	$29,063,600	$1,640,400
Importance Code C	$3,293,000	$36,700
Total	**$43,107,800**	**$3,731,200**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	$56,200			
Interior Architecture	$14,400			$10,600
Electrical	$112,400	$38,600	$38,700	$39,300
Mechanical	$22,200	$58,400	$73,400	$58,400
Site Pavements	$6,200			
Total	**$211,400**	**$97,000**	**$112,100**	**$108,300**
Importance Code A	$58,200	$41,000	$43,000	$41,000
Importance Code B	$132,600	$56,000	$69,100	$67,300
Importance Code C	$20,600			
Total	**$211,400**	**$97,000**	**$112,100**	**$108,300**



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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	$214,900	LIFE	* *	5	$222,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : At Watertable Accent Throughout								
Copper/Terne	5%	Now	$217,100	2051	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : East And West Facade								
Fiberglass Panel	7%	Now	$311,000	2046	* *	5	$74,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : East And West Facade								
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : East And West Facade								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : East And West Facade								
Explanation : Corrugated Panels								
Masonry: Brick	80%	0-2	$1,465,900	LIFE	* *	5	$455,100	
Efflorescence, Extent : Moderate, Area Affected : 25%								
Location : North And East Elevations								
Vegetation Growth, Extent : Moderate, Area Affected : 15%								
Location : South West Facade								
Worn/Eroded, Extent : Light, Area Affected : 20%								
Location : Throughout								
Metal Coiling Doors	3%			2036	* *	5	$53,300	
Windows								
Aluminum	25%			2047	* *	5	$53,600	
Wood	75%	Now	$4,817,400	2056	* *	5	$803,800	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5-10	$35,000	
Masonry: Brick	95%			LIFE	* *	5-10	$160,100	
Efflorescence, Extent : Moderate, Area Affected : 25%								
Location : Throughout								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Copper/Terne	7%			2071	* *	10	$112,600	
Modified Bitumen	10%	Now	$93,200	2036	* *			
Blisters, Extent : Moderate, Area Affected : 25%								
Location : Various Locations Over Second Floor Flat Roof								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Ponding, Extent : Light, Area Affected : 10%								
Location : Flat Section Over Second Floor								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Modified Bitumen	83%	Now	$773,800	2036	* *			
Blisters, Extent : Moderate, Area Affected : 20%								
Location : Barrel Vault								
Ridging, Extent : Moderate, Area Affected : 35%								
Location : Base Of Barrel Vault Roof								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Barrel Vault								
Soffits								
Cast Stone/Terra Cotta	100%	0-2	$4,000	LIFE	* *	5	$2,100	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : Main Entrance								
Interior								

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

Architecture	Current Repair			Future Replacement			Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
Cast in Place Concrete	75%	Now	$3,255,600	LIFE	* *		5	$1,069,000	
Loose/Delam Surface, Extent : Severe, Area Affected : 20%									
Location : Basement And 2nd Floor									
Uneven Surface, Extent : Moderate, Area Affected : 15%									
Location : Drill Hall Floor And Mezzanine									
Water Penetration, Extent : Severe, Area Affected : 25%									
Location : Old Lecture Hall, Boiler Room And Sub-basement									
Other Observation, Extent : Severe, Area Affected : 15%									
Location : Sub-basement									
Explanation : Constant Running Water And Flooding									
Ceramic Tile	2%	Now	$53,900	2034	* *		5	$6,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Toilets, Lockers, Showers And Throughout									
Worn/Eroded, Extent : Moderate, Area Affected : 100%									
Location : Toilets, Lockers, Showers And Throughout									
Marble Panels	2%	Now	$1,008,000	LIFE	* *		5	$9,800	
Broken/Missing Elements, Extent : Severe, Area Affected : 50%									
Location : Main Entry Stair									
Steel Plate	3%	Now	$1,904,200	LIFE	* *		1		
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%									
Location : Stairs Throughout									
Vinyl Tile 9" X 9"	13%	Now	$996,100	2041	* *		3	$31,800	
Broken/Missing Elements, Extent : Severe, Area Affected : 25%									
Location : Offices Throughout									
Cracking/Crumbling, Extent : Severe, Area Affected : 25%									
Location : Offices Throughout									
Worn/Eroded, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Wood	5%	Now	$1,147,100	2071	* *		5	$30,500	
Broken/Missing Elements, Extent : Severe, Area Affected : 100%									
Location : Basketball Court And Bowling Alley									

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	40%	Now	$1,943,200	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Basement And Sub-basements								
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Throughout Basement And Sub-basements								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout Basement And Sub-basements								
Concrete Masonry Unit	5%			LIFE	* *	5	$28,800	
Gypsum Board	5%			LIFE	* *	5-10	$61,100	
Masonry: Brick	30%	Now	$449,100	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Basketball Court								
Diagonal Cracks, Extent : Severe, Area Affected : 5%								
Location : Basketball Court								
Efflorescence, Extent : Light, Area Affected : 10%								
Location : Throughout								
Plaster	17%	Now	$628,400	LIFE	* *	5	$36,700	
Broken/Missing Elements, Extent : Severe, Area Affected : 75%								
Location : Throughout								
Loose/Delam Surface, Extent : Severe, Area Affected : 75%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : Second Floor And Basement.								
Steel Plate	3%	Now	$43,900	LIFE	* *	5	$12,900	
Corrosion/Rusting, Extent : Severe, Area Affected : 20%								
Location : Columns At Loading Dock.								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%	Now	$337,600	2036	* *	5	$32,600	
Broken/Missing Elements, Extent : Severe, Area Affected : 70%								
Location : All								
Worn/Eroded, Extent : Severe, Area Affected : 30%								
Location : All								
Exposed Concrete	65%	Now	$2,909,700	LIFE	* *	5	$66,200	
Corrosion/Rusting, Extent : Severe, Area Affected : 5%								
Location : Steel Members At Lower Levels								
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Lower Levels								
Exposed Reinforcement, Extent : Moderate, Area Affected : 8%								
Location : Loading Dock Area And Various Basement Ceiling Locations								
Staining/Discoloring, Extent : Severe, Area Affected : 5%								
Location : Steel Members At Lower Levels								
Plaster	25%	Now	$1,369,500	LIFE	* *	5	$101,800	
Broken/Missing Elements, Extent : Severe, Area Affected : 75%								
Location : All Areas.								
Loose/Delam Surface, Extent : Severe, Area Affected : 75%								
Location : All Areas.								
Site Enclosure								
Fence/Gates								
Chain Link	50%			2051	* *			
Iron Picket	50%	0-2	$99,500	2051	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	75%			2051	* *			
Masonry: Fieldstone	25%			2041	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$45,200	2036	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Along Reservoir Avenue								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Along Reservoir Avenue								
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Along Reservoir Avenue								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	$6,200	2036	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Throughout								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Parking/Driveway								
Cast in Place Concrete	100%	Now	$89,200	2036	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Rear Lot								
Ponding, Extent : Moderate, Area Affected : 15%								
Location : Rear Lot								
Sinking/Subsiding, Extent : Moderate, Area Affected : 15%								
Location : Rear Lot								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%	Now	$44,900	2061	* *	5	$1,200	
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Electrical Room.								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room.								
Explanation : Rated At 950 Amperes.								
Transformers								
Dry Type	100%	Now	$16,900	2051	* *	5	$1,000	
Not in Service, Extent : Severe, Area Affected : 100%								
Location : First Floor								
Switchgear / Switchboard								
Molded Case Bkrs	20%			2031	$62,600	5	$2,900	
Molded Case Bkrs	80%	Now	$250,400	2061	* *	5	$5,800	
On Extended Life, Extent : Severe, Area Affected : 80%								
Location : First Floor								
Raceway								
Conduit	10%			2031	$7,200	1		
Conduit	90%	0-2	$64,800	2061	* *	1		
Corroded, Extent : Severe, Area Affected : 100%								
Location : Throughout Building								
Panelboards								
Molded Case Bkrs	10%			2030	$19,200	5	$1,500	
Molded Case Bkrs	90%	Now	$172,400	2056	* *	5	$6,600	
On Extended Life, Extent : Severe, Area Affected : 60%								
Location : First Floor And Throughout Building								
Aged Component, Extent : Severe, Area Affected : 100%								
Location : Basement								
Wiring								
Braided Cloth	90%	Now	$141,600	2056	* *	1		
Insulation Aged, Extent : Severe, Area Affected : 80%								
Location : Throughout Building								
Thermoplastic	10%			2031	$15,700	1		

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	5%			2029	$1,200	5	$200	
Locally Mounted	95%	Now	$23,600	2051	* *	5	$1,800	
Not Functioning, Extent : Severe, Area Affected : 100%								
Location : Throughout Building								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location :								
Ground								
Grounding Devices								
Generic	100%	0-2	$10,200	LIFE	* *	5	$8,200	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement								
Explanation : Corroded								
Stand-by Power								
Transfer Switches								
Automatic	100%	Now	$9,500	2051	* *	1	$153,800	
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : First Floor Electrical Room								
Generators								
Diesel	100%	Now	$78,100	2046	* *	1	$193,600	
Engine Inoperable, Extent : Severe, Area Affected : 100%								
Location : First Floor								
Batteries								
Lead/Acid	100%	Now	$1,600	2026	$1,600	5	$10,300	
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Generator Room								
Fuel Storage								
Main Tank	100%	Now	$56,300	2071	* *	5	$6,400	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Corroded								
Explanation : 200 Gallons								
Lighting								
Interior Lighting								
Fluorescent	5%			2041	* *	10	$20,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Explanation : T-8 Lamps								
Fluorescent	95%	Now	$966,800	2041	* *			
Damaged Fixtures, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Egress Lighting								
Emergency, Battery	50%	Now	$16,900	2041	* *			
Not Functioning, Extent : Moderate, Area Affected : 100%								
Location : 1st Floor								
Exit, Battery	50%	Now	$33,800	2041	* *			
Not Functioning, Extent : Severe, Area Affected : 100%								
Location : 1st Floor								

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Exterior Lighting								
HID	100%	Now	$2,239,300	2041	* *			
Damaged Fixtures, Extent : Severe, Area Affected : 100%								
Location : Outside Perimeter								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	5%			2041	* *	1		
Natural Gas	95%			2031	$49,000	1		
Not in Service, Extent : Light, Area Affected : 95%								
Location : Boiler Room.								
Other Observation, Extent : Moderate, Area Affected : 95%								
Location : Basement.								
Explanation : Gas Supply Has Been Shut Off.								
Conversion Equipment								
Radiant Heater	5%			2026	$385,700	2	$10,100	
Steam Boiler	95%	Now	$2,676,300	2051	* *	1	$368,600	
Abandoned in Place, Extent : Severe, Area Affected : 95%								
Location : Sub-basement Boiler Room								
Other Observation, Extent : Light, Area Affected : 95%								
Location : Sub-basement Boiler Room								
Explanation : 3 Units								
Distribution								
Steam Piping/Pump	95%	Now	$1,828,600	2061	* *			
Abandoned in Place, Extent : Severe, Area Affected : 95%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 95%								
Location : Throughout								
Explanation : Piping Cut Loose From Radiator And Broken Or Missing Throughout								
No Component	5%							

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	15%	Now	$918,200	2041	* *	1	$36,300	
Abandoned in Place, Extent : Severe, Area Affected : 15%								
Location : Various								
Other Observation, Extent : Severe, Area Affected : 15%								
Location : Basement								
Explanation : Air Handlers Severly Damaged With Steam Coils Cut Out								
Convector/Radiator	80%	Now	$1,864,300	2051	* *	1	$101,200	
Abandoned in Place, Extent : Severe, Area Affected : 80%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 80%								
Location : Throughout								
Explanation : Damaged Radiators. Many With Missing Or Broken Valves And Steam Traps Throughout								
No Component	5%							
Ventilation								
Distribution								
Ductwork/Diffusers	30%	Now	$1,203,400	LIFE	* *	2-5	$72,800	
Abandoned in Place, Extent : Severe, Area Affected : 30%								
Location : Various								
No Component	70%							
Exhaust Fans								
Interior	30%	Now	$464,600	2041	* *	2	$3,200	
Abandoned in Place, Extent : Severe, Area Affected : 30%								
Location : Basement								
No Component	70%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	Now	$1,910,100	2051	* *	1		
Corroded, Extent : Severe, Area Affected : 100%								
Location : Throughout								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Explanation : Piping Broken Or Missing								
Water Heater								
Gas Fired	100%	Now	$265,500	2031	$265,500	2	$5,100	
Abandoned in Place, Extent : Severe, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Boiler Room								
Explanation : Boiler Room Flooded. No Hot Water Supplied To Any Fixtures.								

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sanitary Piping								
Cast Iron	100%	Now	$3,185,900	LIFE	* *	1		
Broken, Extent : Severe, Area Affected : 100%								
Location : Connections At Fixtures								
Damaged, Extent : Severe, Area Affected : 80%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : Piping In Poor Condition. Majority Has Been Out Of Service For An Extended Period								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : All Piping Above Slabs Up To Roof Drains								
Sump Pump(s)								
Submersible	100%	Now	$18,800	2026	$18,800	4	$11,700	
Obsolete Equipment, Extent : Severe, Area Affected : 100%								
Location : Boiler Room And Basement								
Other Observation, Extent : Severe, Area Affected : 20%								
Location : Boiler Room And Basement								
Explanation : Flooding Evident.								
Backflow Preventer								
No Component	50%							
Generic	50%			2036	* *	1	$13,300	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%								
Location : Throughout.								
Other Observation, Extent : Severe, Area Affected : 80%								
Location : Throughout.								
Explanation : Broken And Missing Fixtures.								
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%	Now	$426,300	2061	* *	1-2	$10,600	
Corroded, Extent : Severe, Area Affected : 10%								
Location : Loading Dock And Basement Storage								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Loading Dock And Basement Storage								
Explanation : System Not In Service / Main Valve Closed								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	$756,800	$643,000
Interior Architecture	$2,167,000	$1,300,800
Electrical		$2,579,500
Mechanical	$98,000	$571,400
Site Enclosure	$284,600	
Site Pavements	$2,124,500	
Total	**$5,430,900**	**$5,094,700**
Importance Code A	$756,800	$869,600
Importance Code B	$1,992,400	$4,076,900
Importance Code C	$2,681,700	$148,200
Total	**$5,430,900**	**$5,094,700**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	$10,300			
Interior Architecture	$38,700		$35,100	$15,500
Electrical	$10,200	$4,200	$10,300	$4,000
Mechanical	$97,700	$54,500	$105,600	$54,500
Elevators/Escalators	$7,900	$7,900	$7,900	$7,900
Total	**$164,800**	**$66,600**	**$158,900**	**$81,900**
Importance Code A	$18,700	$9,600	$8,400	$9,600
Importance Code B	$107,400	$57,000	$150,500	$66,500
Importance Code C	$38,700			$5,800
Total	**$164,800**	**$66,600**	**$158,900**	**$81,900**



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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	85%	Now	$345,800	2051	* *	5	$422,200	
Deformed/Dented, Extent : Severe, Area Affected : 15%								
Location : Throughout Surrounds Of Coiling Doors								
Seams Open/Split, Extent : Severe, Area Affected : 15%								
Location : North East And South East Expansion Joints								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : At Expansion Joints At Perimeter Mezzanine Corridors								
Metal Coiling Doors	10%	4+	$80,200	2044	* *	5	$41,400	
Deformed/Dented, Extent : Moderate, Area Affected : 20%								
Location : At Framed Openings								
Weathering Steel	5%			LIFE	* *	1		
Windows								
Aluminum	100%			2047	* *	5		
Roof								
Metal Panel	70%	Now	$151,300	2044	* *			
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%								
Location : Missing Downspouts Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : At Roof Pentration At Exhaust Hood								
Spray-on Foam	30%			2039	* *	5	$358,900	
Soffits								
Alum/Vinyl Siding	90%			2051	* *	10	$9,200	
Exposed Struc: Steel	10%			LIFE	* *	5	$20,500	
Interior								
Floors								
Cast in Place Concrete	75%	4+	$585,000	LIFE	* *	5	$1,152,600	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : At Expansion Joints On Mezzanine Level								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Service Area								
Uneven Surface, Extent : Moderate, Area Affected : 10%								
Location : At Trench Drains And Expansion Joints								
Ceramic Tile	2%			2040	* *	5	$14,100	
Vinyl Tile	3%	Now	$38,300	2036	* *	3	$7,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : At Expansion Joint Failures In Mezzanine Corridors And Throughout								
Vinyl Tile	20%			2036	* *	3	$52,700	

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	2%			2040	* *	5	$11,600	
Concrete Masonry Unit	10%			LIFE	* *	5	$46,500	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Stair S104								
Fiberglass Panel	48%	Now	$229,000	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Office Walls Overlooking Warehouse Space								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Reinforced Fiberglass Panel								
Glass: Single Pane	10%			LIFE	* *	5	$87,200	
Gypsum Board	30%	Now	$15,400	LIFE	* *	5	$104,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : At Expansion Joints								
Ceilings								
AcousTileSusp.Lay-In	5%			2044	* *	5	$35,100	
Exposed Concrete	10%			LIFE	* *	5-10	$87,800	
Exposed Struc: Steel	85%			LIFE	* *	10	$1,194,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Observed As Metal Decking								
Site Enclosure								
Fence/Gates								
Chain Link	95%	2-4	$284,600	2041	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout Site Perimeter								
Corrosion/Rusting, Extent : Moderate, Area Affected : 75%								
Location : Throughout Site Perimeter								
Chain Link	5%			2057	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Chain Link Gates								
Explanation : New Gates								
Retaining Walls								
Cast in Place Concrete	100%			2066	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2044	* *			

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Parking/Driveway								
Asphalt	98%	0-2	$2,124,500	2034	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Parking Lot								
Ponding, Extent : Moderate, Area Affected : 5%								
Location : Throughout Parking Lot								
Potholes, Extent : Severe, Area Affected : 10%								
Location : Throughout Parking Lot								
Cast in Place Concrete	2%			2044	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2041	* *	5	$1,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Four 3,000 Ampere Main Disconnect Switches								
Transformers								
Dry Type	100%			2036	* *	5	$1,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room And Electrical Closets								
Explanation : One 30 Kilovolt-ampere And One 75 Kilovolt-ampere Transformers								
Switchgear / Switchboard								
Fused Disc Sw	100%			2041	* *	5	$1,800	
Raceway								
Conduit	95%			2041	* *	1		
Conduit	5%			2057	* *	1		
Panelboards								
Fused Disc Sw	3%			2039	* *	5	$300	
Fused Disc Sw	2%			2053	* *	5	$200	
Molded Case Bkrs	95%			2039	* *	5	$10,700	
Wiring								
Thermoplastic	95%			2041	* *	1		
Thermoplastic	5%			2057	* *	1		
Motor Controllers								
Locally Mounted	90%			2036	* *	5	$2,600	
Locally Mounted	10%			2048	* *	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$12,500	
Lighting								

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

DEPT. OF SMALL BUSINESS SERV. - 801

NEW FULTON FISH MARKET

Asset # : 13881

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	50%			2031	$1,295,900	10	$195,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Offices, Bath Room First Floor								
Explanation : T-8 Lamps								
Fluorescent	40%			2036	* *	10	$156,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Interior Open Space Market Selling Area								
Explanation : T-5 Lamps								
Fluorescent	10%			2031	$259,200	10	$39,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Entrances, Mechanical And Electrical Room								
Explanation : T-12 Lamps								
Egress Lighting								
Emergency, Battery	50%			2031	$306,800	10	$51,400	
Exit, Service	50%			2031	$75,800	1		
Exterior Lighting								
HID	10%			2031	$171,800	10	$100	
No Component	90%							
Alarm								
Security System								
No Component	90%							
Generic	8%			2036	* *	1	$12,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Public Spaces								
Explanation : CCTV Surveillance Cameras								
Generic	2%			2031	$27,500	1	$3,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Exit Doors								
Explanation : Intrusion Alarm								
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2036	* *	1-3	$26,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Open Space Market Selling Area, Hallways Second Floor								
Explanation : Strobes, Bell, Pull Box Station, Smoke Detector And Fire Alam Panel								

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

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

DEPT. OF SMALL BUSINESS SERV. - 801

NEW FULTON FISH MARKET

Asset # : 13881

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	40%			2036	* *	1	$84,300	
Other Observation, Extent : Light, Area Affected : 40%								
Location : Throughout								
Explanation : 35 Units								
Radiant Heater	3%			2031	$226,600	2	$5,900	
Other Observation, Extent : Light, Area Affected : 3%								
Location : Restrooms And Stairwell								
Explanation : 10 Units								
No Component	57%							
Air Conditioning								
Energy Source								
Electricity	100%			2047	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	60%			2036	* *	1	$118,600	
R-22 Refrigerant, Extent : Light, Area Affected : 60%								
Location : Roof								
Other Observation, Extent : Light, Area Affected : 60%								
Location : Roof								
Explanation : 17 Units								
Ext Pkg Unit - Heating/Cooling	40%			2036	* *	2	$10,400	
Other Observation, Extent : Light, Area Affected : 40%								
Location : Roof								
Explanation : 35 Units, R404a/r507								
Terminal Devices								
Air Handler/Dir Expansion	60%			2036	* *	1		
No Component	40%							
Heat Rejection								
Dry Cooler	60%			2036	* *	2	$178,100	
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2-5	$150,500	
No Component	60%							
Exhaust Fans								
Interior	40%			2036	* *	2	$5,200	
Roof	60%			2036	* *	2	$7,800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2051	* *	1		
Water Heater								
Electric	5%			2029	$18,800	4	$100	
Gas Fired	95%			2029	$246,900	2	$5,900	

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

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

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

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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 : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	$970,800	$8,129,200
Interior Architecture	$747,800	$1,538,000
Electrical	$1,340,000	$3,498,600
Mechanical	$839,200	
Total	**$3,897,900**	**$13,165,700**
Importance Code A	$1,429,700	$8,353,500
Importance Code B	$2,137,200	$4,767,700
Importance Code C	$330,900	$44,600
Total	**$3,897,900**	**$13,165,700**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture				
Interior Architecture	$69,000			$31,200
Electrical	$5,900	$8,900	$71,400	$4,700
Mechanical	$23,300	$1,700	$6,400	$1,700
Total	**$98,200**	**$10,600**	**$77,800**	**$37,500**
Importance Code A	$2,700	$1,700	$6,800	$1,700
Importance Code B	$62,700	$8,900	$71,000	$35,900
Importance Code C	$32,800			
Total	**$98,200**	**$10,600**	**$77,800**	**$37,500**



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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	$132,800	LIFE	* *	5	$55,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Loading Dock								
Concrete Masonry Unit	25%	Now	$484,900	LIFE	* *	5	$34,500	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : East Facade, West Facade								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : East Facade, West Facade								
Metal Panel	35%	Now	$59,300	2049	* *	5	$144,800	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal Coiling Doors	30%			2034	* *	5	$206,800	
Weathering Steel	5%			LIFE	* *	1		
Windows								
Aluminum	100%	Now	$190,400	2037	* *	5	$42,600	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Roof								
Modified Bitumen	100%			2029	$7,280,800	10	$502,500	
Recent Repair Evident, Extent : Light, Area Affected : 10%								
Location : Throughout								
Soffits								
Exposed Struc: Steel	100%			LIFE	* *	5		
Interior								
Floors								
Carpet	10%			2028	$485,200	3	$71,200	
Cast in Place Concrete	55%	Now	$217,400	LIFE	* *	5	$428,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : Loading Dock At Six Locations								
Explanation : Deteriorating Expansion Joint Assemblies								
Ceramic Tile	5%	Now	$18,400	2038	* *	5	$8,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Vinyl Tile	30%	Now	$97,000	2029	$969,600	3	$40,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	0-2	$32,800	2032	* *	5	$5,600	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Concrete Masonry Unit	50%	Now	$264,200	LIFE	* *	5	$44,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Gypsum Board	10%			LIFE	* *	5	$13,400	
Plaster	35%	Now	$66,800	LIFE	* *	5	$23,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Ceilings								
AcousTileSusp.Lay-In	20%			2042	* *	5	$74,500	
Exposed Concrete	10%			LIFE	* *	5	$5,800	
Exposed Struc: Steel	45%			LIFE	* *			
Plaster	25%	4+	$65,200	LIFE	* *	5	$58,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	100%			2049	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Dock Areas								
Explanation : Off Load Ramps								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2034	* *			
Parking/Driveway								
Asphalt	70%			2038	* *			
Cast in Place Concrete	30%			2042	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2029	$224,300	5	$6,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Closet								
Explanation : Three 1600 Ampere Main Disconnect Switches For Sections A1, A2 And A3								
Transformers								
Dry Type	100%			2027	$16,900	5	$800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Closet								
Explanation : Three 75 Kilovolt-ampere, One For Each Section A1, A2 And A3								

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	$573,900	5	$1,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Closet								
Explanation : All Switchgear Belongs To Tenant								
Raceway								
Conduit	95%			2029	$639,400	1		
Under Construction	5%							
Panelboards								
Fused Disc Sw	15%			2028	$76,600	5	$800	
Molded Case Bkrs	85%			2028	$434,100	5	$5,100	
Wiring								
Braided Cloth	51%	2-4	$530,400	2054	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	49%			2029	$509,600	1		
Motor Controllers								
Locally Mounted	100%			2027	$31,500	5	$1,500	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	80%			2034	* *	10	$167,700	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : 70 Percent Of Interior Lighting Belongs To Tenant								
Fluorescent	15%			2029	$208,500	10	$31,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : 70 Percent Of Interior Lighting Belongs To Tenant								
Under Construction	5%							
Egress Lighting								
Emergency, Battery	55%			2024	$181,000	10	$30,300	
Exit, Service	40%			2024	$32,500	1		
Under Construction	5%							
Exterior Lighting								
HID	50%			2024	$460,800	10	$400	
No Component	50%							
Alarm								
Security System								
No Component	90%							
Generic	10%			2029	$73,800	1	$8,500	

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2029	$758,200	1-3	$42,300	

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	10%			2039	* *	1		
Natural Gas	10%			2039	* *	1		
No Component	80%							
Conversion Equipment								
Furnace	10%	2-4	$53,800	2039	* *	1	$10,200	
Not Energy Efficient, Extent : Moderate, Area Affected : 100%								
Location : Utility Rooms And Stairways Outdated								
Other Observation, Extent : Light, Area Affected : 10%								
Location : 7 Utility Rooms, And 8 Stairways								
Explanation : 7 Gas Fired Furnaces, 8 Modine Heaters On Extended Life								
Furnace	5%			2034	* *	1	$5,700	
Recent Replace Evident, Extent : Light, Area Affected : 5%								
Location : Utility Room								
Radiant Heater	10%			2024	$405,000	2	$10,600	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Hallway								
Explanation : 50 Electric Baseboard Radiants								
No Component	75%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Throughout								
Explanation : Businesses Supply And Maintain Their Own Heating And Air Conditioning Equipment								
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	$12,700	
No Component	90%							
Exhaust Fans								
Roof	8%			2024	$30,400	2	$600	
Roof	2%			2034	* *	2	$100	
No Component	90%							
Plumbing								

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Brass/Copper	58%	Now	$19,800	2039	* *	1		
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : Utility Rooms								
Explanation : Faulty Valves								
Galvanized Steel	42%	Now	$210,600	2034	* *	1		
Antiquated, Extent : Severe, Area Affected : 100%								
Location : Underground								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 8 Inch Main								
Explanation : Multiple Cracks And Leaks Every Year								
Water Heater								
Gas Fired	40%			2024	$55,800	2	$1,300	
Other Observation, Extent : Light, Area Affected : 40%								
Location : 3 Utility Rooms								
Explanation : 3 Units								
Gas Fired	60%			2022	$83,600	2	$2,000	
Other Observation, Extent : Light, Area Affected : 60%								
Location : 4 Utility Rooms								
Explanation : 4 Units								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Bathrooms								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	$602,700	$8,129,200
Interior Architecture	$542,800	$1,493,600
Electrical	$1,103,800	$4,735,500
Mechanical	$808,900	
Total	**$3,058,200**	**$14,358,300**
Importance Code A	$1,061,500	$8,353,500
Importance Code B	$1,706,100	$5,955,800
Importance Code C	$290,600	$49,000
Total	**$3,058,200**	**$14,358,300**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	$29,600			
Interior Architecture	$98,900			$516,400
Electrical	$5,900	$8,900	$105,600	$4,700
Mechanical	$22,600	$1,100	$24,700	$1,100
Total	**$157,100**	**$10,100**	**$130,400**	**$522,200**
Importance Code A	$31,800	$1,100	$6,300	$1,100
Importance Code B	$77,600	$8,900	$124,100	$521,100
Importance Code C	$47,700			
Total	**$157,100**	**$10,100**	**$130,400**	**$522,200**



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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	$66,400	LIFE	* *	5	$55,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Loading Dock								
Concrete Masonry Unit	25%	Now	$242,500	LIFE	* *	5	$34,500	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : East Facade, West Facade								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : West Facade, East Facade								
Metal Panel	35%	Now	$29,600	2049	* *	5	$144,800	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal Coiling Doors	30%			2034	* *	5	$206,800	
Weathering Steel	5%			LIFE	* *	1		
Windows								
Aluminum	100%	Now	$190,400	2037	* *	5	$42,600	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Roof								
Modified Bitumen	100%			2029	$7,280,800	10	$502,500	
Recent Replace Evident, Extent : Light, Area Affected : 10%								
Location : Throughout								
Soffits								
Exposed Struc: Steel	100%			LIFE	* *	5		
Interior								
Floors								
Carpet	10%			2025	$485,200	3	$71,200	
Cast in Place Concrete	55%	Now	$108,700	LIFE	* *	5	$428,400	
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : Loading Dock At Six Locations								
Explanation : Deteriorating Expansion Joint Assemblies								
Ceramic Tile	5%	4+	$7,400	2038	* *	5	$8,900	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Bathrooms								
Vinyl Tile	30%	Now	$97,000	2029	$969,600	3	$40,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	Now	$16,400	2032	* *	5	$5,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Bathrooms								
Concrete Masonry Unit	55%	0-2	$290,600	LIFE	* *	5	$49,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Gypsum Board	15%	4+	$7,400	LIFE	* *	5	$20,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Plaster	25%	4+	$23,900	LIFE	* *	5	$16,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Ceilings								
AcousTileSusp.Lay-In	25%			2034	* *	5	$93,100	
Exposed Concrete	10%			LIFE	* *	5	$5,800	
Exposed Struc: Steel	55%			LIFE	* *			
Plaster	10%	Now	$26,100	LIFE	* *	5	$23,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	100%			2049	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Dock Areas								
Explanation : Off Load Ramps								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2034	* *			
Parking/Driveway								
Asphalt	70%			2038	* *			
Cast in Place Concrete	30%			2042	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2029	$224,300	5	$6,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,000 Ampere Main Disconnect Switch For Sections B1, B2 And B3								

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2027	$16,900	5	$800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Closet								
Explanation : Three 75 Kilovolt-ampere One For Each Section								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	$573,900	5	$1,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Closet								
Explanation : All Switch Gear Belongs To Tenant								
Raceway								
Conduit	100%			2029	$673,100	1		
Panelboards								
Fused Disc Sw	10%			2028	$51,100	5	$500	
Molded Case Bkrs	90%			2028	$459,600	5	$5,400	
Wiring								
Braided Cloth	46%	2-4	$478,400	2054	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	54%			2029	$561,700	1		
Motor Controllers								
Locally Mounted	100%			2027	$31,500	5	$1,500	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	85%			2029	$1,181,600	10	$178,200	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : 70 Percent Of Interior Lighting Belongs To Tenant								
Fluorescent	15%			2034	* *	10	$31,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : 70 Percent Of Interior Lighting Belongs To Tenant								
Egress Lighting								
Emergency, Battery	50%			2024	$164,600	10	$27,600	
Emergency, Battery	10%			2034	* *	10	$5,500	
Exit, Service	40%			2024	$32,500	1		
Exterior Lighting								
HID	50%			2024	$460,800	10	$400	
No Component	50%							
Alarm								

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Security System								
No Component	90%							
Generic	10%			2029	$73,800	1	$8,500	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2029	$758,200	1-3	$42,300	

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	10%			2039	* *	1		
Natural Gas	10%			2039	* *	1		
No Component	80%							
Conversion Equipment								
Furnace	10%	2-4	$53,800	2039	* *	1	$10,200	
Not Energy Efficient, Extent : Moderate, Area Affected : 100%								
Location : Utility Rooms And Stairway								
Other Observation, Extent : Light, Area Affected : 10%								
Location : 7 Utility Rooms, And 8 Stairways								
Explanation : 7 Gas Fired Furnaces, 8 Modine Heaters On Extended Life								
Radiant Heater	10%			2024	$405,000	2	$10,600	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Hallways								
Explanation : 50 Electric Baseboard Radiants								
No Component	80%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Throughout								
Explanation : Businesses Supply And Maintain Their Own Heating And Air Conditioning Equipment								
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	$12,700	
No Component	90%							
Exhaust Fans								
Roof	5%			2024	$19,000	2	$400	
No Component	95%							
Plumbing								

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Brass/Copper	58%	Now	$19,800	2039	* *	1		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Utility Rooms								
Explanation : Faulty Valves								
Galvanized Steel	42%	Now	$210,600	2034	* *	1		
Antiquated, Extent : Moderate, Area Affected : 100%								
Location : 8 Inch Main Underground								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 8 Inch Mains								
Explanation : Multiple Cracks And Leaks Per Year								
Water Heater								
Gas Fired	40%			2024	$55,800	2	$1,300	
Other Observation, Extent : Light, Area Affected : 40%								
Location : 3 Utility Rooms								
Explanation : 3 Units								
Gas Fired	60%			2022	$83,600	2	$2,000	
Other Observation, Extent : Light, Area Affected : 60%								
Location : 4 Utility Rooms								
Explanation : 4 Units								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Light, Area Affected : 100%								
Location : Bathrooms								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	$228,500	$628,500
Interior Architecture		$47,300
Electrical	$73,600	$201,500
Total	**$302,100**	**$877,300**
Importance Code A	$228,500	$628,500
Importance Code B	$73,600	$248,800
Total	**$302,100**	**$877,300**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	$5,800		$9,000	
Interior Architecture	$4,800			
Electrical	$10,500	$600	$11,500	$300
Mechanical		$100	$12,800	$100
Total	**$21,100**	**$700**	**$33,300**	**$400**
Importance Code A	$5,800	$100	$9,100	$100
Importance Code B	$15,300	$600	$24,300	$300
Importance Code C				
Total	**$21,100**	**$700**	**$33,300**	**$400**



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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	$5,800	LIFE	* *	5	$9,600	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Concrete Masonry Unit	60%			LIFE	* *	5	$7,200	
Metal Coiling Doors	30%			2034	* *	5	$18,000	
Windows								
Metal Louvers	75%			2032	* *	10	$104,300	
Steel	25%	Now	$124,100	2037	* *	5	$34,800	
Air Infiltration, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Roof								
Modified Bitumen	100%			2029	$587,900	10	$40,600	
Soffits								
Exposed Struc: Steel	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	100%	Now	$4,800	LIFE	* *	5	$47,300	
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : Loading Dock At One Location								
Explanation : Deteriorating Expansion Joint Assembly								
Interior Walls								
Concrete Masonry Unit	85%			LIFE	* *	5	$6,600	
Metal Panel	15%			LIFE	* *			
Ceilings								
Exposed Struc: Steel	10%			LIFE	* *			
Metal Panel	90%			LIFE	* *	5	$24,300	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2034	* *			
Parking/Driveway								
Asphalt	70%			2038	* *			
Cast in Place Concrete	30%			2042	* *			

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	$5,200	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 600 Ampere Main Disconnect Switch								
Transformers								
Dry Type	100%			2027	$16,900	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Four 25 Kilovolt-ampere								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	$104,300	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Closet								
Explanation : All Switchgear Belongs To Tenant								
Raceway								
Conduit	100%			2029	$29,700	1		
Panelboards								
Fused Disc Sw	10%			2028	$3,200	5		
Molded Case Bkrs	90%			2028	$28,700	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : 70 Percent Belongs To The Tenant								
Wiring								
Thermoplastic	100%			2029	$49,900	1		
Motor Controllers								
Locally Mounted	100%			2027	$31,500	5	$100	
Ground								
Grounding Devices								
Generic	100%	4+	$10,200	LIFE	* *	5	$200	
Corroded, Extent : Moderate, Area Affected : 100%								
Location : First Floor Utility Room								
Lighting								
Interior Lighting								
Fluorescent	85%			2024	$73,600	10	$11,100	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : 70 Percent Belongs To The Tenant								
HID	15%			2024		10	$100	
Egress Lighting								
Emergency, Battery	60%			2029	$12,300	10	$2,100	
Exit, Service	40%			2029	$2,000	1		
Exterior Lighting								
HID	50%			2039	* *	10		
No Component	50%							

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Security System								
No Component	90%							
Generic	10%			2029	$4,600	1	$500	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2029	$47,200	1-3	$2,600	

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	5%			2039	* *	1		
Natural Gas	5%			2039	* *	1		
No Component	90%							
Conversion Equipment								
Furnace	5%			2029	$1,700	1	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Utility Room								
Explanation : One Unit, Gas Fired								
Radiant Heater	5%			2029	$12,600	2	$300	
Other Observation, Extent : Light, Area Affected : 5%								
Location : Restroom								
Explanation : 1 Electrical Unit								
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	$1,600	
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	* *	1		
Water Heater								
Electric	100%			2024	$12,500	4	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Utility Room								
Explanation : 1 Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	$426,600	$8,129,200
Interior Architecture	$316,900	$1,538,000
Electrical	$1,705,700	$3,735,600
Mechanical	$698,600	
Total	**$3,147,700**	**$13,402,700**
Importance Code A	$885,500	$8,353,500
Importance Code B	$2,205,000	$5,004,700
Importance Code C	$57,200	$44,600
Total	**$3,147,700**	**$13,402,700**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	$29,600			
Interior Architecture	$41,800			$516,400
Electrical	$8,400	$12,400	$75,300	$7,300
Mechanical	$30,100	$1,100	$24,700	$1,100
Total	**$110,000**	**$13,500**	**$100,100**	**$524,800**
Importance Code A	$31,800	$1,100	$3,700	$1,100
Importance Code B	$72,700	$12,400	$96,300	$523,600
Importance Code C	$5,600			
Total	**$110,000**	**$13,500**	**$100,100**	**$524,800**



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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	$132,800	LIFE	* *	5	$55,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Loading Dock								
Concrete Masonry Unit	25%			LIFE	* *	5	$34,500	
Metal Panel	35%	Now	$29,600	2039	* *	5	$144,800	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Throughout								
Metal Coiling Doors	30%			2034	* *	5	$206,800	
Weathering Steel	5%			LIFE	* *	1		
Windows								
Aluminum	100%	Now	$190,400	2037	* *	5	$42,600	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Roof								
Modified Bitumen	100%			2029	$7,280,800	10	$502,500	
Recent Repair Evident, Extent : Light, Area Affected : 10%								
Location : Throughout								
Soffits								
Exposed Struc: Steel	100%			LIFE	* *	5		
Interior								
Floors								
Carpet	10%			2025	$485,200	3	$71,200	
Cast in Place Concrete	55%	Now	$43,500	LIFE	* *	5	$428,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%								
Location : Stair C1								
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : Loading Dock At Six Locations								
Explanation : Deteriorating Expansion Joint Assemblies								
Ceramic Tile	5%	4+	$18,400	2032	* *	5	$8,900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Bathrooms								
Vinyl Tile	30%	Now	$48,500	2029	$969,600	3	$40,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Interior Walls								
Ceramic Tile	5%			2032	* *	5	$11,100	
Concrete Masonry Unit	50%			LIFE	* *	5	$44,600	
Gypsum Board	15%			LIFE	* *	5	$20,100	
Plaster	30%	4+	$57,200	LIFE	* *	5	$20,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	20%			2034	* *	5	$74,500	
Exposed Concrete	10%			LIFE	* *	5	$5,800	
Exposed Struc: Steel	45%			LIFE	* *			
Plaster	25%	4+	$130,500	LIFE	* *	5	$58,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	100%			2049	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Loading Dock Area								
Explanation : At Off Load Ramp								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2034	* *			
Parking/Driveway								
Asphalt	70%			2038	* *			
Cast in Place Concrete	30%			2042	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	$224,300	5	$1,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Closet								
Explanation : Three 600 Ampere Main Disconnect Switches For Sections C1, C2 And C3								
Transformers								
Dry Type	100%			2027	$16,900	5	$800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 75 Kilovolt-ampere								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	$573,900	5	$1,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Closet								
Explanation : All Switchgear Belongs To Tenant								
Raceway								
Conduit	100%			2029	$673,100	1		
Panelboards								
Fused Disc Sw	10%			2028	$51,100	5	$500	
Molded Case Bkrs	90%			2028	$459,600	5	$5,400	

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	60%	2-4	$624,100	2054	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	40%			2029	$416,000	1		
Motor Controllers								
Locally Mounted	100%			2027	$31,500	5	$1,500	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	20%			2024	$278,000	10	$41,900	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : 70 Percent Of Interior Lighting Belongs To Tenant								
Fluorescent	65%			2034	* *	10	$136,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : 70 Percent Of Interior Lighting Belongs To Tenant								
HID	15%			2024		10	$1,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : 70 Percent Of Interior Lighting Belongs To Tenant								
Egress Lighting								
Emergency, Battery	50%			2024	$164,600	10	$27,600	
Emergency, Battery	10%			2034	* *	10	$5,500	
Exit, Service	40%			2024	$32,500	1		
Exterior Lighting								
HID	50%			2024	$460,800	10	$400	
No Component	50%							
Alarm								
Security System								
No Component	90%							
Generic	10%			2029	$73,800	1	$8,500	
Fire/Smoke Detection								
No Component	50%							
Generic, Digital	50%			2029	$1,263,700	1-3	$70,400	

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	10%			2039	* *	1		
Natural Gas	10%			2039	* *	1		
No Component	80%							
Conversion Equipment								
Furnace	10%	2-4	$53,800	2039	* *	1	$10,200	
Not Energy Efficient, Extent : Moderate, Area Affected : 100%								
Location : Utility Rooms And Stairway								
Other Observation, Extent : Light, Area Affected : 10%								
Location : 7 Utility Rooms, And 8 Stairways								
Explanation : 7 Gas Fired Furnaces, 8 Modine Heaters On Extended Life								
Radiant Heater	10%			2024	$405,000	2	$10,600	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Hallway								
Explanation : 50 Electric Baseboard Radiants								
No Component	80%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Throughout								
Explanation : Businesses Supply And Maintain Their Own Heating And Air Conditioning Equipment								
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	$12,700	
No Component	90%							
Exhaust Fans								
Roof	5%			2024	$19,000	2	$400	
No Component	95%							
Plumbing								
H/C Water Piping								
Brass/Copper	80%	Now	$27,300	2039	* *	1		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Utility Rooms								
Explanation : Faulty Valves								
Galvanized Steel	20%	Now	$100,300	2034	* *	1		
Antiquated, Extent : Moderate, Area Affected : 100%								
Location : 8 Inch Mains Underground								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 8 Inch Mains Underground								
Explanation : Multiple Cracks And Leaks Per Year								
Water Heater								
Gas Fired	100%			2024	$139,400	2	$3,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 7 Utility Rooms								
Explanation : 7 Units								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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

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

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

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	$303,400	$587,900
Interior Architecture		$47,300
Electrical	$64,900	$201,500
Total	**$368,300**	**$836,700**
Importance Code A	$303,400	$587,900
Importance Code B	$64,900	$248,800
Total	**$368,300**	**$836,700**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	$11,600		$7,500	
Interior Architecture	$4,800			
Electrical	$10,500	$600	$46,500	$300
Mechanical	$100		$14,400	
Total	**$27,000**	**$600**	**$68,400**	**$300**
Importance Code A	$11,700		$9,300	
Importance Code B	$15,300	$600	$59,100	$300
Importance Code C				
Total	**$27,000**	**$600**	**$68,400**	**$300**



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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	$11,600	LIFE	* *	5	$4,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Loading Dock And Ramp Cheek Wall								
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : Loading Dock								
Concrete Masonry Unit	70%			LIFE	* *	5	$8,400	
Metal Coiling Doors	25%			2034	* *	5	$15,000	
Windows								
Metal Louvers	80%			2032	* *	10	$111,300	
Steel	20%	Now	$74,500	2037	* *	5	$27,800	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Roof								
Modified Bitumen	100%	Now	$117,600	2029	$587,900			
Recent Repair Evident, Extent : Light, Area Affected : 10%								
Location : Throughout								
Soffits								
Exposed Struc: Steel	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	100%	Now	$4,800	LIFE	* *	5	$47,300	
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : Loading Dock At One Location								
Explanation : Deteriorating Expansion Joint Assembly								
Interior Walls								
Concrete Masonry Unit	100%			LIFE	* *	5	$7,800	
Ceilings								
Exposed Concrete	20%			LIFE	* *	5	$700	
Exposed Struc: Steel	80%			LIFE	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2034	* *			
Parking/Driveway								
Asphalt	70%			2038	* *			
Cast in Place Concrete	30%			2042	* *			

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	$5,200	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 600 Ampere Main Disconnect Switch								
Transformers								
Dry Type	100%			2027	$16,900	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 25 Kilovolt-ampere								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	$104,300	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Closet								
Explanation : All Switchgear Belongs To Tenant								
Raceway								
Conduit	100%			2029	$29,700	1		
Panelboards								
Fused Disc Sw	10%			2028	$3,200	5		
Molded Case Bkrs	90%			2028	$28,700	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : 70 Percent Belongs To Tenant								
Wiring								
Thermoplastic	100%			2029	$49,900	1		
Motor Controllers								
Locally Mounted	100%			2027	$31,500	5	$100	
Ground								
Grounding Devices								
Generic	100%	4+	$10,200	LIFE	* *	5	$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 1st Floor								
Explanation : Corroded								
Lighting								
Interior Lighting								
Fluorescent	75%			2024	$64,900	10	$9,800	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	10%			2034	* *	10	$1,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
HID	15%			2024		10	$100	
Egress Lighting								
Emergency, Battery	50%			2034	* *	10	$1,700	
Exit, Service	50%			2029	$2,500	1		

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Exterior Lighting								
HID	50%			2024	$28,700	10		
No Component	50%							
Alarm								
Security System								
No Component	90%							
Generic	10%			2024	$4,600	1	$500	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2029	$47,200	1-3	$2,600	

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	5%			2039	* *	1		
Natural Gas	5%			2039	* *	1		
No Component	90%							
Conversion Equipment								
Furnace	5%			2024	$1,700	1	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Utility Room								
Explanation : One Unit, Gas Fired								
Radiant Heater	5%			2034	* *	2	$300	
Other Observation, Extent : Light, Area Affected : 5%								
Location : Restroom								
Explanation : 1 Electrical Unit								
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	* *	1		
Water Heater								
Electric	100%			2024	$12,500	4	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Utility Room								
Explanation : 1 Small Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	$695,300	$8,370,400
Interior Architecture	$379,800	$1,602,600
Electrical	$1,618,000	$3,239,100
Mechanical	$706,100	
Total	**$3,399,300**	**$13,212,200**
Importance Code A	$1,159,200	$8,594,700
Importance Code B	$2,240,100	$4,572,900
Importance Code C		$44,600
Total	**$3,399,300**	**$13,212,200**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture				
Interior Architecture	$49,100			$416,700
Electrical	$16,100	$9,000	$37,600	$4,700
Mechanical	$40,700	$1,100	$25,000	$1,100
Total	**$105,900**	**$10,200**	**$62,600**	**$422,500**
Importance Code A	$2,100	$1,100	$6,300	$1,100
Importance Code B	$87,300	$9,000	$56,300	$421,400
Importance Code C	$16,400			
Total	**$105,900**	**$10,200**	**$62,600**	**$422,500**



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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	$66,400	LIFE	* *	5	$55,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Loading Dock								
Concrete Masonry Unit	25%			LIFE	* *	5	$34,500	
Metal Panel	35%			2039	* *	5-10	$530,800	
Metal Coiling Doors	30%			2034	* *	5	$206,800	
Weathering Steel	5%			LIFE	* *	1		
Windows								
Aluminum	100%	Now	$380,800	2037	* *	5	$42,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Roof								
Modified Bitumen	100%			2029	$7,280,800	10	$502,500	
Recent Repair Evident, Extent : Light, Area Affected : 10%								
Location : Throughout								
Soffits								
Exposed Struc: Steel	100%			LIFE	* *	5		
Interior								
Floors								
Carpet	8%			2025	$388,200	3	$57,000	
Cast in Place Concrete	55%	Now	$108,700	LIFE	* *	5	$428,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Basement								
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : Loading Docks At Six Locations								
Explanation : Deteriorating Expansion Joint Assemblies								
Ceramic Tile	5%	4+	$18,400	2038	* *	5	$8,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Bathrooms								
Vinyl Tile	32%	4+	$103,400	2029	$1,034,300	3	$42,700	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Interior Walls								
Ceramic Tile	5%	4+	$16,400	2032	* *	5	$5,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Bathrooms								
Concrete Masonry Unit	50%			LIFE	* *	5	$44,600	
Gypsum Board	20%			LIFE	* *	5	$26,700	
Plaster	25%			LIFE	* *	5	$16,700	

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	20%			2034	* *	5	$74,500	
Exposed Concrete	10%			LIFE	* *	5	$5,800	
Exposed Struc: Steel	45%			LIFE	* *			
Plaster	25%	4+	$130,500	LIFE	* *	5	$58,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	100%			2049	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : At Dock Areas								
Explanation : Off Load Ramps								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2034	* *			
Parking/Driveway								
Asphalt	70%			2038	* *			
Cast in Place Concrete	30%			2042	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2029	$224,300	5	$6,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three 400 Ampere Main Disconnect Switches								
Transformers								
Dry Type	100%			2027	$16,900	5	$800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 112.5 Kilovolt-ampere And Three 75 Kilovolt-ampere								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	$573,900	5	$1,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Closet								
Explanation : All Switchgear Belongs To Tenant								
Raceway								
Conduit	100%			2029	$673,100	1		
Panelboards								
Fused Disc Sw	10%			2028	$51,100	5	$500	
Molded Case Bkrs	90%			2028	$459,600	5	$5,500	

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

Electrical	Current Repair			Future Replacement		Maintenance		
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	$624,100	2054	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	40%			2029	$416,000	1		
Motor Controllers								
Locally Mounted	100%			2027	$31,500	5	$1,600	
Ground								
Grounding Devices								
Generic	100%	2-4	$10,200	LIFE	* *	5	$3,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Water Main								
Explanation : Corroded								
Lighting								
Interior Lighting								
Fluorescent	10%			2024	$140,500	10	$21,200	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : 70 Percent Of Interior Lighting Belongs To Tenant								
Fluorescent	75%			2034	* *	10	$158,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : 70 Percent Of Interior Lighting Belongs To Tenant								
HID	15%			2024		10	$1,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : 70 Percent Of Interior Lighting Belongs To Tenant								
Egress Lighting								
Emergency, Battery	50%			2024	$166,400	10	$27,900	
Exit, Service	50%			2024	$41,100	1		
Exterior Lighting								
HID	50%			2024	$465,800	10	$400	
No Component	50%							
Alarm								
Security System								
No Component	90%							
Generic	10%			2029	$74,600	1	$8,600	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2029	$766,500	1-3	$42,700	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF SMALL BUSINESS SERV. - 801
NEW YORK CITY TERMINAL MARKET BUILDING D
Asset # : 2149

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	10%			2039	* *	1		
Natural Gas	10%			2039	* *	1		
No Component	80%							
Conversion Equipment								
Furnace	10%	2-4	$54,400	2039	* *	1	$10,300	
Not Energy Efficient, Extent : Moderate, Area Affected : 100%								
Location : Utility Rooms And Stairway								
Other Observation, Extent : Light, Area Affected : 100%								
Location : 7 Utility Rooms, And 8 Stairways								
Explanation : 7 Gas Fired Furnaces, 8 Modine Heaters On Extended Life								
Radiant Heater	10%			2024	$409,400	2	$10,700	
Other Observation, Extent : Light, Area Affected : 20%								
Location : Hallway								
Explanation : 50 Electric Baseboard Radiants								
No Component	80%							
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : Businesses Supply And Maintain Their Own Heating And Air Conditioning Equipment								
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	$12,900	
No Component	90%							
Exhaust Fans								
Roof	5%			2024	$19,200	2	$400	
No Component	95%							
Plumbing								
H/C Water Piping								
Brass/Copper	80%	Now	$27,600	2039	* *	1		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Utility Rooms								
Explanation : Faulty Valves								
Galvanized Steel	20%	Now	$101,400	2034	* *	1		
Antiquated, Extent : Moderate, Area Affected : 100%								
Location : 8 Inch Main Underground								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 8 Inch Main Underground								
Explanation : Multiple Cracks And Leaks Per Year								
Water Heater								
Gas Fired	100%			2024	$140,900	2	$3,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 7 Utility Rooms								
Explanation : 7 Units								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2022	$7,800	4	$7,300	
Fixtures								
Generic	100%							

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	$144,600	$1,412,600
Interior Architecture	$58,000	$329,400
Electrical	$443,600	$762,800
Mechanical	$197,800	$656,100
Total	**$844,000**	**$3,160,900**
Importance Code A	$199,200	$2,000,300
Importance Code B	$644,800	$1,160,600
Total	**$844,000**	**$3,160,900**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	$6,600			
Interior Architecture	$24,000		$12,100	$64,200
Electrical	$1,800	$2,800	$22,200	$1,500
Mechanical	$27,800	$5,300	$7,600	$5,300
Site Pavements	$14,300			
Total	**$74,500**	**$8,100**	**$41,900**	**$71,000**
Importance Code A	$6,600	$3,500	$3,700	$3,500
Importance Code B	$53,600	$4,600	$38,300	$67,500
Importance Code C	$14,300			
Total	**$74,500**	**$8,100**	**$41,900**	**$71,000**



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

DEPT. OF SMALL BUSINESS SERV. - 801

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

Asset # : 2128

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$6,600	
Concrete Masonry Unit	25%			LIFE	* *	5	$4,100	
Metal Panel	65%	4+	$6,600	2049	* *	5	$32,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Weathering Steel	5%			LIFE	* *	1		
Windows								
Aluminum	100%	Now	$144,600	2037	* *	5	$16,200	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Roof								
Modified Bitumen	100%			2029	$1,321,400	10	$91,200	
Soffits								
Exposed Struc: Steel	100%			LIFE	* *	5		
Interior								
Floors								
Carpet	8%			2025	$58,000	3	$8,500	
Cast in Place Concrete	25%			LIFE	* *	5	$29,100	
Ceramic Tile	5%	Now	$2,800	2032	* *	5	$1,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Bathrooms								
Slate	2%			LIFE	* *	5	$1,100	
Vinyl Tile	60%	Now	$58,000	2029	$290,000	3	$12,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Concrete Masonry Unit	15%			LIFE	* *	5	$1,600	
Gypsum Board	25%			LIFE	* *	5	$3,900	
Plaster	55%			LIFE	* *	5	$4,300	
Ceilings								
AcousTileConcealSpLn	20%			2034	* *	5	$24,200	
AcousTileSusp.Lay-In	5%			2042	* *	5	$4,800	
Exposed Concrete	10%	Now	$16,600	LIFE	* *	5	$1,500	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Under Stair								
Plaster	65%			LIFE	* *	5	$39,400	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	4+	$14,300	2034	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Parking/Driveway								
Asphalt	80%			2038	* *			
Cast in Place Concrete	20%			2042	* *			

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

DEPT. OF SMALL BUSINESS SERV. - 801

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

Asset # : 2128

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	$41,900	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three 600 Ampere Main Disconnect Switches								
Transformers								
Dry Type	100%			2027	$16,900	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement And Second Floor Electrical Closet								
Explanation : One 225 Kilovolt-ampere And One 75 Kilovolt-ampere								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	$182,600	5	$300	
Raceway								
Conduit	100%			2029	$122,600	1		
Panelboards								
Fused Disc Sw	10%			2028	$12,800	5	$200	
Molded Case Bkrs	90%			2028	$114,900	5	$1,700	
Wiring								
Braided Cloth	60%	2-4	$98,800	2054	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	40%			2029	$65,900	1		
Motor Controllers								
Locally Mounted	100%			2027	$31,500	5	$500	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	80%			2034	* *	10	$51,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fluorescent	20%			2024	$86,100	10	$13,000	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Egress Lighting								
Emergency, Battery	50%			2024	$51,000	10	$8,500	
Emergency, Battery	10%			2034	* *	10	$1,700	
Exit, Service	40%			2024	$10,100	1		
Exterior Lighting								
HID	50%			2024	$142,700	10	$100	
No Component	50%							
Alarm								
Security System								
No Component	90%							
Generic	10%			2029	$22,900	1	$2,600	

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

DEPT. OF SMALL BUSINESS SERV. - 801

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

Asset # : 2128

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2029	$234,900	1-3	$13,100	

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%	Now	$400	2039	* *	1		
Unit Inoperable, Extent : Severe, Area Affected : 10%								
Location : Gas Booster Pump, Basement Boiler Room								
Conversion Equipment								
Hot Water Boiler	100%	Now	$54,600	2027	$545,700	1	$31,500	
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Boiler								
Malfunctioning, Extent : Severe, Area Affected : 2%								
Location : Controller Needs To Be Replaced								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	100%	Now	$22,100	2028	$110,300	4	$3,500	
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Throughout Boiler Room								
On Extended Life, Extent : Moderate, Area Affected : 20%								
Location : Pumps In Boiler Room								
Terminal Devices								
Convector/Radiator	80%			2034	* *	1	$18,300	
Unit Heater - Hot Water	20%			2024	$53,000			
Ventilation								
Distribution								
Ductwork/Diffusers	35%			LIFE	* *	2-5	$13,800	
No Component	65%							
Exhaust Fans								
Roof	40%			2024	$47,000	2	$900	
No Component	60%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	* *	1		
Water Heater								
Gas Fired	100%			2024	$43,200	2	$1,000	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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

DEPT. OF SMALL BUSINESS SERV. - 801

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

Asset # : 2128

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sump Pump(s)								
Submersible	100%			2022	$2,400	4	$2,200	
Fixtures								
Generic	100%							

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	$4,600			
Interior Architecture				
Electrical			$22,700	
Mechanical	$100			
Total	**$4,700**		**$22,800**	
Importance Code A	$4,600			
Importance Code B	$100		$22,700	
Total	**$4,700**		**$22,800**	



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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	75%	Now	$4,200	LIFE	* *	5	$3,000	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Metal: Cage/Fence	25%	4+	$400	2034	* *	5	$3,500	
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : South Elevation								
Windows								
Metal Louvers	100%			2032	* *	10		
Roof								
Not Accessible	100%							
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	* *	5	$4,700	
Interior Walls								
Concrete Masonry Unit	100%			LIFE	* *	5		
Ceilings								
Exposed Concrete	100%			LIFE	* *	5	$300	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2042	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2029	$5,200	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 3,000 Ampere Main Disconnect Switch Fed To Buildings A And B								
Switchgear / Switchboard								
Fused Disc Sw	65%			2029	$33,900	5		
Molded Case Bkrs	35%			2029	$18,300	5		
Raceway								
Busway	50%			2027	$2,900	1		
Conduit	50%			2029	$2,900	1		
Panelboards								
Molded Case Bkrs	100%			2028	$8,000	5		
Wiring								
Thermoplastic	100%			2029	$7,100	1		
Lighting								

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	100%			2024	$15,600	10	$1,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-12 Lamps								
Exterior Lighting								
HID	100%			2024	$5,800	10		

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

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	$22,000			
Interior Architecture				
Electrical			$22,700	
Mechanical			$300	
Site Pavements	$4,700			
Total	**$26,600**		**$23,000**	
Importance Code A	$22,000			
Importance Code B			$23,000	
Importance Code C	$4,700			
Total	**$26,600**		**$23,000**	



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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	75%	Now	$21,000	LIFE	* *	5	$3,000	
Diagonal Cracks, Extent : Moderate, Area Affected : 15%								
Location : Corners								
Metal: Cage/Fence	25%	4+	$1,000	2034	* *	5	$3,500	
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : South Elevation								
Windows								
Metal Louvers	100%			2032	* *	10		
Roof								
Not Accessible	100%							
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	* *	5	$4,700	
Interior Walls								
Concrete Masonry Unit	100%			LIFE	* *	5		
Ceilings								
Exposed Concrete	100%			LIFE	* *	5	$300	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$4,700	2034	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2029	$5,200	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 5,000 Ampere Main Disconnect Switch Fed To Buildings C And D								
Switchgear / Switchboard								
Fused Disc Sw	65%			2029	$33,900	5		
Molded Case Bkrs	35%			2029	$18,300	5		
Raceway								
Busway	50%			2027	$2,900	1		
Conduit	50%			2029	$2,900	1		
Panelboards								
Molded Case Bkrs	100%			2028	$8,000	5		
Wiring								
Thermoplastic	100%			2029	$7,100	1		
Lighting								

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

DEPT. OF SMALL BUSINESS SERV. - 801

NEW YORK CITY TERMINAL MARKET TRANSFORMER VAULT B

Asset # : 2289

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	100%			2024	$15,600	10	$1,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-12 Lamps								
Exterior Lighting								
HID	100%			2024	$5,800	10		

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

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Electrical		$41,700
Total		**$41,700**
Importance Code B		$41,700
Total		**$41,700**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	$3,800			
Interior Architecture				
Electrical			$22,700	
Mechanical			$300	
Site Pavements	$2,300			
Total	**$6,200**		**$23,000**	
Importance Code A	$3,800			
Importance Code B			$23,000	
Importance Code C	$2,300			
Total	**$6,200**		**$23,000**	



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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	75%			LIFE	* *	5	$3,000	
Recent Repair Evident, Extent : Light, Area Affected : 15%								
Location : Throughout								
Metal: Cage/Fence	25%	Now	$3,800	2034	* *	5	$3,500	
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Windows								
Metal Louvers	100%			2032	* *	10		
Roof								
Not Accessible	100%							
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	* *	5	$4,700	
Interior Walls								
Concrete Masonry Unit	100%			LIFE	* *	5		
Ceilings								
Exposed Concrete	100%			LIFE	* *	5	$300	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$2,300	2034	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2029	$5,200	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 5,000 Ampere Main Disconnect Switch Fed To Buildings A, B And Cafeteria								
Switchgear / Switchboard								
Air Circuit Breaker	80%			2029	$41,700	5		
Molded Case Bkrs	20%			2029	$10,400	5		
Raceway								
Busway	50%			2027	$2,900	1		
Conduit	50%			2029	$2,900	1		
Panelboards								
Molded Case Bkrs	100%			2028	$8,000	5		
Wiring								
Thermoplastic	100%			2029	$7,100	1		
Lighting								

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

DEPT. OF SMALL BUSINESS SERV. - 801

NEW YORK CITY TERMINAL MARKET TRANSFORMER VAULT C

Asset # : 2290

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	100%			2024	$15,600	10	$1,300	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Exterior Lighting								
HID	100%			2024	$5,800	10		

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

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Electrical		$52,200
Total		**$52,200**
Importance Code B		$52,200
Total		**$52,200**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	$24,900			
Interior Architecture	$2,000			
Electrical			$19,800	
Mechanical	$100			
Site Pavements	$4,700			
Total	**$31,700**		**$19,800**	
Importance Code A	$24,900			
Importance Code B	$100		$19,800	
Importance Code C	$6,700			
Total	**$31,700**		**$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

NEW YORK CITY TERMINAL MARKET TRANSFORMER VAULT D

Asset # : 2291

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2029	$5,200	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 5,000 Ampere And One 3,000 Ampere Main Disconnect Switch Fed To Building D And Service Bridge								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2029	$52,200	5		
Raceway								
Busway	50%			2027	$2,900	1		
Conduit	50%			2029	$2,900	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 TRANSFORMER VAULT D
Asset # : 2291

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Molded Case Bkrs	100%			2028	$8,000	5		
Wiring								
Thermoplastic	100%			2029	$7,100	1		
Lighting								
Interior Lighting								
Fluorescent	100%			2024	$15,600	10	$1,300	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Exterior Lighting								
HID	50%			2024	$2,900	10		
No Component	50%							

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

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	$4,578,600	$617,000
Interior Architecture	$1,415,200	$314,400
Electrical	$1,471,500	$424,800
Mechanical		$491,100
Site Enclosure	$45,300	
Site Pavements	$271,200	
Total	**$7,781,800**	**$1,847,200**
Importance Code A	$4,649,000	$678,000
Importance Code B	$2,627,200	$1,169,100
Importance Code C	$505,600	
Total	**$7,781,800**	**$1,847,200**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	$40,500			
Interior Architecture	$39,900			$900
Electrical	$66,100	$6,400	$7,600	$5,700
Mechanical	$4,900	$9,000	$1,000	$1,000
Total	**$151,300**	**$15,400**	**$8,600**	**$7,600**
Importance Code A	$45,200	$1,200	$1,000	$1,000
Importance Code B	$98,100	$14,200	$7,600	$6,600
Importance Code C	$8,000			
Total	**$151,300**	**$15,400**	**$8,600**	**$7,600**



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

DEPT. OF SMALL BUSINESS SERV. - 801

PIER 42 TERMINAL

Asset # : 2404

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	8%	Now	$103,200	LIFE	* *	5	$7,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : South Facade								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : South Facade								
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Fiberglass Panel	15%	Now	$68,700	2031	$171,800	5	$41,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Metal Panel	25%	Now	$84,500	2038	* *	5	$68,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Metal Sect. OHD	25%	Now	$366,700	2033	* *	5	$57,300	
Bent/Warped Elements, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Deformed/Dented, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Unit Inoperable, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 100%								
Location : River Side Of Building								
Explanation : East Side Of Building								
Metal Coiling Doors	25%	Now	$666,400	2033	* *	5	$57,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Manhattan Side Of Building								
Explanation : West Side Of Building								
Window Wall	2%	Now	$45,200	2038	* *	5	$5,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
Location : North Facade								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 30%								
Location : North Facade								

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DEPT. OF SMALL BUSINESS SERV. - 801

PIER 42 TERMINAL

Asset # : 2404

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Windows								
Aluminum	100%	Now	$12,900	2027	$42,900	5	$500	1
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : North Facade								
Roof								
Fiberglass Panel	10%	Now	$27,600	2031	$138,100	1		
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Metal Panel	90%	Now	$2,990,000	2048	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Soffits								
Exposed Struc: Steel	100%	2-4	$253,800	LIFE	* *	5	$39,700	
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Interior								
Floors								
Cast in Place Concrete	95%	Now	$478,700	LIFE	* *	5	$314,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Vinyl Tile	5%	Now	$68,700	2038	* *	3	$2,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
Location : Office								
Loose Units, Extent : Moderate, Area Affected : 50%								
Location : Office								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Office								
Interior Walls								
Ceramic Tile	1%			2031	$26,700	5	$900	
Concrete Masonry Unit	88%	2-4	$189,100	LIFE	* *	5	$31,900	
Cracking/Crumbling, Extent : Light, Area Affected : 25%								
Location : Throughout								
Gypsum Board	10%	2-4	$8,000	LIFE	* *	5	$5,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Wood	1%			LIFE	* *	5	$3,600	

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DEPT. OF SMALL BUSINESS SERV. - 801

PIER 42 TERMINAL

Asset # : 2404

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	5%	Now	$65,400	2048	* *	5	$4,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
Location : Office								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Office								
Exposed Struc: Steel	90%	2-4	$613,300	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Plaster	5%	Now	$31,900	LIFE	* *	5	$4,700	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Staining/Discoloring, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	$45,300	2048	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Impact Damage, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Site Pavements								
Parking/Driveway								
Cast in Place Concrete	80%	Now	$217,000	2033	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Potholes, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Sinking/Subsiding, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Cast in Place Concrete	20%	Now	$54,200	2033	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Throughout								

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

PIER 42 TERMINAL

Asset # : 2404

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	84%	Now	$70,500	2058	* *	5	$1,100	
Enclosure Corroded, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Suspect Water Damage, Extent : Severe, Area Affected : 100%								
Location : Electrical Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,000 Amperes Main Disconnect Switch								
Molded Case Bkrs	16%			2028	$13,400	5	$400	
Transformers								
Dry Type	100%			2026	$16,900	5	$400	
Not in Service, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical And Mechanical Room								
Explanation : One 300 And One 150 Kilovolt-ampere 277/120 V								
Switchgear / Switchboard								
Molded Case Bkrs	67%	Now	$174,800	2058	* *	5	$900	
Enclosure Corroded, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Suspect Water Damage, Extent : Severe, Area Affected : 100%								
Location : Electrical Room								
Molded Case Bkrs	33%			2028	$86,100	5	$900	
Raceway								
Conduit	100%			2028	$163,000	1		
Panelboards								
Molded Case Bkrs	39%	0-2	$80,900	2053	* *	5	$500	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Ground Floor								
Suspect Water Damage, Extent : Severe, Area Affected : 100%								
Location : Ground Floor								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Ground Floor								
Explanation : Not In Service								
Molded Case Bkrs	61%			2027	$126,600	5	$1,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Not In Service								

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DEPT. OF SMALL BUSINESS SERV. - 801

PIER 42 TERMINAL

Asset # : 2404

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	90%	2-4	$321,400	2053	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2028	$35,700	1		
Motor Controllers								
Locally Mounted	100%	0-2	$31,500	2048	* *	5	$300	
Aged Component, Extent : Moderate, Area Affected : 100%								
Location : Machinery Room								
Ground								
Grounding Devices								
Generic	100%	2-4	$10,200	LIFE	* *	5	$1,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Water Main								
Explanation : Corroded								
Lighting								
Interior Lighting								
Fluorescent	65%	0-2	$399,500	2038	* *			
Fluorescent	28%	Now	$172,100	2038	* *			
Damaged Fixtures, Extent : Severe, Area Affected : 100%								
Location : Ground Floor								
Incandescent	7%	Now	$57,300	2033	* *	2	$100	
Damaged Fixtures, Extent : Severe, Area Affected : 100%								
Location : Mechanical Room								
Egress Lighting								
Emergency, Battery	50%	Now	$72,800	2038	* *			
Not Functioning, Extent : Severe, Area Affected : 100%								
Location : Ground Floor								
Exit, Service	50%	Now	$18,000	2038	* *	1		
Not Functioning, Extent : Severe, Area Affected : 100%								
Location : Ground Floor								
Exterior Lighting								
HID	30%			2023	$122,200	10	$100	
Not in Service, Extent : Light, Area Affected : 100%								
Location : Building Exterior								
No Component	70%							
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2033	* *	1-3	$62,300	
Not in Service, Extent : Light, Area Affected : 100%								
Location : Machinery Room								

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

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DEPT. OF SMALL BUSINESS SERV. - 801

PIER 42 TERMINAL

Asset # : 2404

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2028	$2,400	1		
Not in Service, Extent : Light, Area Affected : 100%								
Location : Incoming Gas Service Is Shut Off At Main								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Entire Building								
Explanation : The Building Has Been Vacant For Many Years. All Mechanical Equipment Has Been Removed								
Conversion Equipment								
Furnace	20%	0-2	$4,800	2028	$47,600	1	$9,000	
Not in Service, Extent : Moderate, Area Affected : 20%								
Location : 1st Floor								
No Component	80%							
Ventilation								
Exhaust Fans								
Wall Unit	5%			2023	$1,800	2	$200	
No Component	95%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2026	$443,500	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Next To Office								
Explanation : Incoming Water Service Is Shut Off At Main								
Water Heater								
Gas Fired	10%	Now	$100	2023	$6,200	2	$100	
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : Office Area								
No Component	90%							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Not in Service, Extent : Light, Area Affected : 100%								
Location : Bathrooms In Office Area								
Fire Suppression								
Sprinkler								
Not Accessible	100%							

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Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	$531,000	$796,500
Interior Architecture	$118,800	$234,100
Electrical	$65,600	$321,600
Mechanical	$63,000	$59,400
Total	**$778,400**	**$1,411,600**
Importance Code A	$531,000	$796,500
Importance Code B	$247,400	$615,100
Total	**$778,400**	**$1,411,600**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	$28,000			
Electrical	$1,300	$900	$700	$1,800
Mechanical	$19,000	$5,800	$8,800	$4,900
Total	**$48,400**	**$6,700**	**$9,500**	**$6,700**
Importance Code A	$34,100	$700	$5,900	$700
Importance Code B	$14,300	$6,000	$3,700	$6,000
Total	**$48,400**	**$6,700**	**$9,500**	**$6,700**



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL
Asset # : 134

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	15%			LIFE	* *	5	$70,500	
Concrete Masonry Unit	20%	0-2	$165,200	LIFE	* *	5	$11,700	
Diagonal Cracks, Extent : Severe, Area Affected : 25%								
Location : North And South Facades								
Horizontal Cracks, Extent : Severe, Area Affected : 25%								
Location : North And South Facades								
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%								
Location : North And South Facades								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Fiberglass Panel	25%			2036	* *	5	$88,100	
Metal, Corrugated	20%			2037	* *	1		
Metal/Glass Curt Wall	5%			LIFE	* *	5	$8,800	
Metal Coiling Doors	15%	Now	$42,700	2032	* *	5	$22,000	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : North And South Facades								
Deformed/Dented, Extent : Moderate, Area Affected : 15%								
Location : North And South Facades								
Windows								
Steel	100%	Now	$233,700	2052	* *	5	$26,200	
Bent/Warped Elements, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Roof								
Fiberglass Panel	15%			2030	$114,800	1		
Metal Panel	10%			2032	* *	10	$28,000	
Spray-on Foam	75%	0-2	$89,300	2027	$446,700	5	$76,500	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%								
Location : Throughout - Bird Damage								
Interior								
Floors								
Cast in Place Concrete	100%	0-2	$118,800	LIFE	* *	5	$234,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Vegetation Growth, Extent : Severe, Area Affected : 15%								
Location : Within Control Joints								
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.
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DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL
Asset # : 134

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2037	* *	5	$300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1,200 Amperes								
Transformers								
Dry Type	100%			2032	* *	5	$300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Service Area								
Explanation : One 75 Kilovolt-ampere								
Raceway								
Conduit	100%			2037	* *	1		
Panelboards								
Molded Case Bkrs	100%			2035	* *	5	$2,100	
Wiring								
Thermoplastic	100%			2037	* *	1		
Motor Controllers								
Locally Mounted	100%			2032	* *	5	$500	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	100%			2032	* *	10	$65,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Using T-8 Lamps								
Egress Lighting								
Exit, Service	50%			2027	$12,700	1		
No Component	50%							
Exterior Lighting								
HID	100%			2027	$321,600	10	$200	
Alarm								
Security System								
No Component	90%							
Generic	10%			2027	$25,800	1	$3,000	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2032	* *	1-3	$4,900	

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	2%			2047	* *	1		
Natural Gas	98%			2047	* *	1		
Conversion Equipment								
Furnace	20%			2032	* *	1	$7,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 1 Gas Fired Packaged Rooftop Unit								
Radiant Heater	78%			2032	* *	2	$25,900	
Other Observation, Extent : Light, Area Affected : 80%								
Location : Throughout Warehouse								
Explanation : 20 Gas Fired Infared Heaters								
No Component	2%							
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	5%			2035	* *	2	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Rear Of Building								
Explanation : Split Unit, Condensing Unit Section								
Ext Pkg Unit - Heating/Cooling	20%			2032	* *	2	$900	
No Component	75%							
Terminal Devices								
Fan Coil - 2 Pipe	5%			2035	* *	1	$1,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Above Ceiling								
Explanation : Spilt Unit, Fan Coil Section								
No Component	95%							
Ventilation								
Exhaust Fans								
Roof	50%	0-2	$3,000	2027	$59,400	2	$900	
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Defective Controls 1 Of 6 Units								
Noisy/Vibrating, Extent : Moderate, Area Affected : 30%								
Location : Roof, 2 Of 6 Units								
Wall Unit	30%			2027	$7,600	2	$700	
No Component	20%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2047	* *	1		
Water Heater								
Electric	100%			2025	$63,000	4	$400	

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
No Component	20%							
Generic	80%			2047	* *	1-5	$28,800	
Sprinkler								
Generic	100%			2047	* *	1-2	$20,000	

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022	FY 2023	FY 2024	FY 2025
Electrical	$100			
Mechanical				
Total	**$100**			
Importance Code A				
Importance Code B	$100			
Total	**$100**			



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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal/Glass Curt Wall	50%			LIFE	* *	5		
Metal Panel	50%			2047	* *	5-10		
Windows								
Aluminum	100%			2043	* *	5		
Roof								
Metal Panel	100%			2040	* *	10		
Interior								
Floors								
Steel Plate	100%			LIFE	* *	1		
Interior Walls								
Glass: Single Pane	50%			LIFE	* *	5		
Metal Panel	50%			LIFE	* *			
Ceilings								
Metal Panel	100%			LIFE	* *	5		

Electrical	Current Repair			Future Replacement		Maintenance		
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%			2027	$4,000	1		
Panelboards								
Molded Case Bkrs	100%			2026	$8,000	5		
Wiring								
Thermoplastic	100%			2027	$8,700	1		
Lighting								
Interior Lighting								
Fluorescent	100%			2032	* *	10	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : T-8 Lamps								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	100%			2053	* *	1		
Conversion Equipment								
Radiant Heater	100%			2035	* *	2		
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		

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

DEPT. OF SMALL BUSINESS SERV. - 801

SOUTH BROOKLYN MARINE TERMINAL GATEHOUSE/GUARDHOUSE

Asset # : 2282

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	$1,802,700	$46,500
Interior Architecture	$1,318,000	
Electrical	$106,300	
Mechanical	$531,000	
Total	**$3,757,900**	**$46,500**
Importance Code A	$1,914,700	$46,500
Importance Code B	$1,303,000	
Importance Code C	$540,300	
Total	**$3,757,900**	**$46,500**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	$18,600			
Interior Architecture	$46,700	$74,000		$2,700
Mechanical	$27,200	$2,300	$4,100	$6,800
Total	**$92,400**	**$76,400**	**$4,100**	**$9,500**
Importance Code A	$30,000	$1,000	$1,000	$1,000
Importance Code B	$38,000	$75,400	$3,100	$8,500
Importance Code C	$24,400			
Total	**$92,400**	**$76,400**	**$4,100**	**$9,500**



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 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	$92,100	LIFE	* *	5	$19,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Exposed Reinforcement, Extent : Severe, Area Affected : 15%								
Location : West Facade								
Spalling, Extent : Moderate, Area Affected : 20%								
Location : North Facade								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Building Entire								
Explanation : No Access - Report To Follow Is A Carryover From 2012 - No Sign Of Recent Work Done								
Concrete Masonry Unit	10%	0-2	$84,100	LIFE	* *	5	$2,400	1
Cracking/Crumbling, Extent : Severe, Area Affected : 60%								
Location : Throughout								
Masonry: Brick	60%	Now	$369,600	LIFE	* *	5	$22,900	1
Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
Location : West Facade								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 60%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 40%								
Location : East Facade, West Facade								
Metal Panel	10%	0-2	$11,700	2037	* *	5	$7,200	1
Broken/Missing Elements, Extent : Severe, Area Affected : 60%								
Location : Throughout								
Metal Coiling Doors	10%	Now	$115,800	2032	* *	5	$6,000	
Corrosion/Rusting, Extent : Severe, Area Affected : 10%								
Location : West Facade								
Deformed/Dented, Extent : Moderate, Area Affected : 25%								
Location : West Facade								
Windows								
Aluminum	20%	0-2	$83,200	2052	* *	5	$900	1
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Steel	80%	Now	$414,800	2052	* *	5	$46,500	
Bent/Warped Elements, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Severe, Area Affected : 100%								
Location : Throughout								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost 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									
Parapets									
Cast Stone/Terra Cotta	5%	Now	$40,500	LIFE		* *	5	$2,300	1
Cracking/Crumbling, Extent : Severe, Area Affected : 25%									
Location : Coping									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Coping									
Masonry: Brick	85%	Now	$94,000	LIFE		* *	5	$5,100	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%									
Location : West Parapet									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%									
Location : East Facade									
Metal Rail	10%	0-2	$6,800	2032		* *	5	$4,200	
Corrosion/Rusting, Extent : Moderate, Area Affected : 40%									
Location : Throughout									
Roof									
Modified Bitumen	100%	Now	$508,600	2037		* *			
Blisters, Extent : Moderate, Area Affected : 25%									
Location : Over Second Floor									
Vegetation Growth, Extent : Moderate, Area Affected : 25%									
Location : Over Second Floor									
Water Penetration, Extent : Moderate, Area Affected : 25%									
Location : Over Tower									
Interior									
Floors									
Carpet	15%	0-2	$22,200	2023	$74,000		3	$8,200	
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 30%									
Location : Throughout									
Cast in Place Concrete	30%	Now	$120,700	LIFE		* *	5	$23,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%									
Location : Boiler Room									
Cracking/Crumbling, Extent : Moderate, Area Affected : 80%									
Location : Boiler Room									
Ceramic Tile	5%	0-2	$37,500	2042		* *	5	$900	
Cracking/Crumbling, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Terrazzo	50%	Now	$269,700	LIFE		* *	5	$14,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 100%									
Location : Second Floor And Stairs									

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

DEPT. OF SMALL BUSINESS SERV. - 801

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
Interior								
Interior Walls								
Ceramic Tile	5%	2-4	$54,200	2042	* *	5	$900	
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Concrete Masonry Unit	50%	0-2	$436,300	LIFE	* *	5	$7,400	
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Gypsum Board	15%	2-4	$24,400	LIFE	* *	5	$3,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Plywood/Hardboard	30%	0-2	$49,800	LIFE	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Ceilings								
AcousTileConcealSpLn	20%	2-4	$62,600	2047	* *	5	$4,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : Throughout								
AcousTileSusp.Lay-In	60%	Now	$187,700	2047	* *	5	$10,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Tower, Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Tower, Throughout								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Tower								
Exposed Concrete	20%	2-4	$99,500	LIFE	* *	5	$1,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : Throughout								

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
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	$106,300	2037	* *			
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Throughout The Perimeter								
Alarm								
Security System								
Not Accessible	100%							
Fire/Smoke Detection								
Not Accessible	100%							

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	10%			2047	* *	1		
Other Observation, Extent : Moderate, Area Affected : 60%								
Location : First Floor, Tower And Rear Section								
Explanation : Building Is Abandoned								
Natural Gas	90%			2037	* *	1		
Conversion Equipment								
Furnace	20%	Now	$11,400	2037	* *	1	$2,200	
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Hot Water Boiler	60%	Now	$111,900	2047	* *	1	$6,500	
Not in Service, Extent : Severe, Area Affected : 60%								
Location : Boiler Room								
No Component	20%							
Distribution								
Hot Wtr Piping/Pump	100%			2043	* *	4	$1,800	
Not in Service, Extent : Moderate, Area Affected : 40%								
Location : Various Locations								
Terminal Devices								
Convector/Radiator	60%			2040	* *	1	$4,700	
Fan Coil Unit/Heat	40%			2032	* *	1	$3,100	
Air Conditioning								

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2035	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	90%	Now	$272,700	2037	* *	2	$1,100	
Not in Service, Extent : Severe, Area Affected : 100% Location : Roof								
Window/Wall Unit	10%			2025	$5,000	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$13,500	
Exhaust Fans								
Roof	100%			2022	$40,200	2	$700	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2025	$106,200	1		
Water Heater								
Gas Fired	100%			2022	$14,800	2	$400	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Not Accessible	100%							
Sprinkler								
Not Accessible	100%							
Fire Pump								
Not Accessible	100%							

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	$5,437,300	$1,343,400
Interior Architecture	$3,668,500	$1,034,200
Electrical	$2,125,900	$1,829,000
Mechanical	$691,600	$294,900
Total	**$11,923,300**	**$4,501,500**
Importance Code A	$5,572,000	$1,529,200
Importance Code B	$5,913,100	$2,935,300
Importance Code C	$438,200	$37,000
Total	**$11,923,300**	**$4,501,500**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	$3,100			
Interior Architecture	$1,900			
Electrical	$5,700	$1,400		$33,300
Mechanical	$46,400	$47,700	$34,600	$41,100
Total	**$57,000**	**$49,000**	**$34,600**	**$74,400**
Importance Code A	$8,500	$1,800	$900	$1,800
Importance Code B	$48,500	$47,200	$33,800	$72,600
Total	**$57,000**	**$49,000**	**$34,600**	**$74,400**



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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	25%	Now	$1,761,900	LIFE	* *	5	$125,200	1
Diagonal Cracks, Extent : Severe, Area Affected : 25%								
Location : South Facade, West Entrance								
Horizontal Cracks, Extent : Severe, Area Affected : 25%								
Location : North And South Facades								
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 60%								
Location : North Facade, South Facade								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : North Facade, South Facade								
Fiberglass Panel	20%	0-2	$62,600	2036	* *	5	$300,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : North And South Facades								
Metal, Corrugated	20%	0-2	$374,200	2037	* *	1		
Corrosion/Rusting, Extent : Severe, Area Affected : 30%								
Location : South Facade								
Metal/Glass Curt Wall	5%			LIFE	* *	5	$75,100	
Metal Coiling Doors	15%	Now	$1,456,600	2032	* *	5	$187,800	
Corrosion/Rusting, Extent : Severe, Area Affected : 50%								
Location : North Facade, South Facade								
Deformed/Dented, Extent : Severe, Area Affected : 50%								
Location : North Facade, South Facade								
Pre-Cast Concrete	15%	0-2	$848,500	LIFE	* *	5	$390,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : East Facade								
Windows								
Aluminum	70%	Now	$471,300	2035	* *	5	$17,600	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Steel	30%	Now	$335,800	2035	* *	5	$94,100	1
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : North Facade								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Throughout								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Concrete Masonry Unit	3%	Now	$1,600	LIFE	* *	5	$700	
Diagonal Cracks, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Pre-Cast Concrete	2%	Now	$1,500	LIFE	* *	5	$2,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : East Facade								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : East Facade								
No Component	95%							
Roof								
Fiberglass Panel	10%			2036	* *	1		
Metal Panel	10%			2040	* *	10	$43,500	
Spray-on Foam	80%			2032	* *	5	$252,800	
Interior								
Floors								
Asphalt Poured	5%	0-2	$1,900	2032	* *	5	$6,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : East Entrance								
Cast in Place Concrete	85%	Now	$242,900	LIFE	* *	5	$957,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Vegetation Growth, Extent : Moderate, Area Affected : 15%								
Location : Control Joints								
Terrazzo	10%	Now	$2,554,600	LIFE	* *	5	$40,200	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 1st And 2nd Floors								
Explanation : Offices Are Abandonded And Area In Severe Disrepair								
Interior Walls								
Concrete Masonry Unit	10%	Now	$438,200	LIFE	* *	5	$37,000	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Perimeter Office Walls								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 1st And 2nd Floors								
Explanation : Offices Are Abandoned And Area In Severe Disrepair								
No Component	90%							
Ceilings								
AcousTileConcealSpLn	10%	Now	$432,800	2047	* *	5	$31,300	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 1st And 2nd Floor Offices								
Explanation : Offices Are Abandoned And Area In Severe Disrepair								
Exposed Struc: Steel	90%			LIFE	* *			

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2047	* *	5	$9,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 800 Amperes								
Transformers								
Dry Type	100%			2040	* *	5	$1,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Service Area								
Explanation : One 30 Kilovolt-ampere, 480v pri - 208/120v sec								
Raceway								
Conduit	95%			2027	$639,400	1		
Conduit	5%			2047	* *	1		
Panelboards								
Molded Case Bkrs	70%			2026	$357,500	5	$6,400	
Molded Case Bkrs	30%			2043	* *	5	$2,800	
Wiring								
Thermoplastic	80%			2027	$832,100	1		
Thermoplastic	20%			2047	* *	1		
Motor Controllers								
Locally Mounted	100%			2025	$31,500	5	$2,400	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	100%	Now	$2,125,900	2037	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Missing All Bulbs								
Exterior Lighting								
HID	100%			2032	* *	10	$1,100	
Recent Installation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	5%			2047	* *	1		
No Component	95%							

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Hot Water Boiler	5%			2025	$134,700	1	$8,600	
Obsolete Equipment, Extent : Light, Area Affected : 100%								
Location : Office Section Of Building								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Office Section Of Building								
Explanation : Building Expected To Be Renovated By Tenant								
Radiant Heater	3%			2027	$185,800	2	$4,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Water Meter Rooms								
Explanation : Electric Unit Heaters								
No Component	92%							
Terminal Devices								
Convector/Radiator	100%			2025	$149,700	1	$112,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Office Section Of Building								
Explanation : Equipment To Be Upgraded By Propective Tenant								
Air Conditioning								
Energy Source								
Electricity	100%			2026	$63,400	1		
Conversion Equipment								
Reciprocating Compr/Chiller	5%			2022	$148,300	1	$8,100	
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Office Section Of Building								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Office Section Of Building								
Explanation : Equipment To Be Upgraded By Propective Tenant								
Window/Wall Unit	1%			2027	$7,300	1		
Recent Installation, Extent : Light, Area Affected : 100%								
Location : Electrical Vault								
No Component	94%							
Terminal Devices								
Air Handler/Cool/Ht	5%			2022	$11,800	1	$10,800	
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Office Section Of Building								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Office Section Of Building								
Explanation : Equipment To Be Upgraded By Propective Tenant								
No Component	95%							
Plumbing								
H/C Water Piping								
Galvanized Steel	5%			2032	* *	1		
No Component	95%							

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater								
Gas Fired	100%			2022	$213,200	2	$5,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Office Section Of Building								
Explanation : Equipment To Be Upgraded By Propective Tenant								
Sanitary Piping								
Cast Iron	5%			LIFE	* *	1		
No Component	95%							
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fire Suppression								
Standpipe								
Generic	100%			2047	* *	1-5	$176,200	
Sprinkler								
Generic	100%			2047	* *	1-2	$97,900	
Fire Pump								
Generic	100%			2036	* *	1	$65,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Water Meter Rooms								
Explanation : Building Has Been Divided Into Two Sections								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	$1,845,700	$164,400
Interior Architecture	$783,200	$457,700
Mechanical		$113,000
Total	**$2,628,900**	**$735,100**
Importance Code A	$1,845,700	$204,500
Importance Code B	$515,400	$440,300
Importance Code C	$267,800	$90,300
Total	**$2,628,900**	**$735,100**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	$25,500			$10,400
Electrical	$300			
Mechanical	$3,600	$6,600	$4,200	$6,600
Total	**$29,400**	**$6,600**	**$4,200**	**$16,900**
Importance Code A	$25,500	$200		$10,600
Importance Code B	$3,900	$6,300	$4,200	$6,300
Total	**$29,400**	**$6,600**	**$4,200**	**$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
SOUTH BROOKLYN MARINE TERMINAL SHED - BLDG N
Asset # : 2503

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	40%	Now	$291,600	LIFE	* *	5	$13,800	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : North Facade, South Facade								
Vertical Cracks, Extent : Moderate, Area Affected : 20%								
Location : South Facade								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : North Facade, South Facade								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Building entire								
Explanation : No Access - Report To Follow Is A Carryover From 2012 - No Sign Of Recent Work Done								
Fiberglass Panel	10%			2040	* *	5	$20,700	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								
Metal Panel	20%	Now	$25,500	2047	* *	5	$20,700	1
Corrosion/Rusting, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Deformed/Dented, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Metal Coiling Doors	30%	Now	$502,300	2032	* *	5	$25,900	1
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : North Facade, South Facade								
Corrosion/Rusting, Extent : Severe, Area Affected : 50%								
Location : South Facade, North Facade								
Windows								
Steel	100%	Now	$1,051,800	2052	* *	5	$117,900	1
Bent/Warped Elements, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Corrosion/Rusting, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Roof								
Metal Panel	20%			2047	* *	10	$46,500	
Not Accessible	80%							
Interior								
Floors								
Cast in Place Concrete	100%	0-2	$93,200	LIFE	* *	5	$367,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	75%	0-2	$267,800	LIFE	* *	5	$90,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout								
Masonry: Brick	25%			LIFE	* *			
Ceilings								
Exposed Struc: Steel	25%			LIFE	* *			
Exposed Struc: Wood	75%	0-2	$422,200	LIFE	* *			
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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Not Accessible	100%							
Transformers								
Not Accessible	100%							
Switchgear / Switchboard								
Not Accessible	100%							
Raceway								
Not Accessible	100%							
Panelboards								
Not Accessible	100%							
Wiring								
Not Accessible	100%							
Motor Controllers								
Not Accessible	100%							
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Not Accessible	100%							
Generators								
Not Accessible	100%							
Batteries								
Not Accessible	100%							
Fuel Storage								
Not Accessible	100%							
Lighting								
Interior Lighting								
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 SHED - BLDG N
Asset # : 2503

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Not Accessible	100%							
Exterior Lighting								
HID	100%			2032	* *	10	$300	
Recent Installation, Extent : Light, Area Affected : 100%								
Location : Exterior								
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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	2%			2047	* *	1		
No Component	98%							
Conversion Equipment								
Radiant Heater	2%			2027	$40,100	2	$1,100	
No Component	98%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2032	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fire Suppression								
Sprinkler								
Generic	100%			2037	* *	1-2	$31,700	
Fire Pump								
Generic	100%	0-2	$1,500	2030	$72,900	1	$19,000	
Damaged, Extent : Moderate, Area Affected : 100%								
Location : Sprinkler Room, Damaged Drive Coupling								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Sprinkler Room								
Explanation : Engine Driven Fire Pump								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	$35,300			
Interior Architecture				
Electrical				
Mechanical				
Total	**$35,300**			
Importance Code A	$35,300			
Importance Code B				
Importance Code C				
Total	**$35,300**			



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 TRANSFORMER BLDG. 'S'
Asset # : 2557

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	90%	Now	$30,600	LIFE	* *	5	$1,500	1
Diagonal Cracks, Extent : Severe, Area Affected : 10%								
Location : North East Corner								
Vertical Cracks, Extent : Severe, Area Affected : 25%								
Location : Southeast Corner								
Other Observation, Extent : Severe, Area Affected : 25%								
Location : Building Entire								
Explanation : Building Scheduled To Be Demolished - New Transformer Scheduled To Come Online In 2017								
Metal Coiling Doors	10%	Now	$4,700	2040	* *	5	$400	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : West Facade								
Deformed/Dented, Extent : Moderate, Area Affected : 25%								
Location : West Facade								
Windows								
Metal Louvers	100%			2030	$300	10	$100	
Roof								
Not Accessible	100%							
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	* *	5	$1,200	
Interior Walls								
Concrete Masonry Unit	100%			LIFE	* *	5	$100	
Ceilings								
Exposed Concrete	65%			LIFE	* *	5	$100	
Exposed Struc: Steel	35%			LIFE	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Not Accessible	100%							
Transformers								
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		
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		
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 : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name : **23RD ST. MARINA PKG. GARAGE BUILDING FOUNDATION**
Address : **23RD ST. MARINA**
Borough : **MANHATTAN**
Agency's Number : **N/A**
Program / Asset # : **DGSPR30.001 / 2666**
Yr Built/Renovated : **1960 /**
Area Sq Ft : **42,000**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **27-Mar-2020**
Landmark Status : **NONE**
Areas Surveyed :
Block : **991** **Lot** : **50** **BIN** :

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Piers	$258,500	$98,600
Total	**$258,500**	**$98,600**
Importance Code A	$258,500	$98,600
Total	**$258,500**	**$98,600**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Piers	$44,000			
Total	**$44,000**			
Importance Code A	$25,300			
Importance Code C	$18,800			
Total	**$44,000**			



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

DEPT. OF SMALL BUSINESS SERV. - 801
23RD ST. MARINA PKG. GARAGE BUILDING FOUNDATION
Asset # : 2666

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	73%			LIFE	* *	5	$114,300	
Cracking, Extent : Light, Area Affected : 2%								
Location : Isolated Locations Up To 1/16 Inch Wide With Efflorescence								
Other Observation, Extent : Light, Area Affected : 2%								
Location : Deck Surface								
Explanation : Delaminations								
Concrete	2%	4+	$52,600	LIFE	* *	5	$1,600	
Spalling, Extent : Moderate, Area Affected : 40%								
Location : Along Inshore Edge Of Pier								
Not Accessible	25%							
Pile Caps								
Concrete	9%	4+	$111,500	LIFE	* *	5	$300	
Spalling, Extent : Moderate, Area Affected : 40%								
Location : Around Top Edge Of Pile Caps								
Steel	1%			2032	* *	5	$3,500	
Corrosion, Extent : Light, Area Affected : 100%								
Location : Center Of Pier								
Not Accessible	90%							
Piles and Bracing								
Concrete	28%			LIFE	* *	5	$74,500	
Concrete	2%	4+	$23,500	LIFE	* *	5	$2,700	
Cracking, Extent : Light, Area Affected : 5%								
Location : One Isolated Pile At Offshore End Of Pier								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : One Isolated Pile Near Center Of Pier								
Not Accessible	70%							
Coping/Curb								
Concrete	10%	4+	$18,800	LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Concrete Curb On Northwest Side Of Pier, Garage Exterior								
Explanation : Delaminations With Staining								
Concrete	85%			LIFE	* *			
No Component	5%							
Deck Elements								
Railing								
Concrete	15%			2032	* *			
Fencing	10%			2032	* *	3		
Guard Rail	70%			LIFE	* *			
No Component	5%							

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022	FY 2023	FY 2024	FY 2025
Piers	$41,300			
Total	**$41,300**			
Importance Code A	$40,300			
Importance Code C	$1,000			
Total	**$41,300**			



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

DEPT. OF SMALL BUSINESS SERV. - 801

APPROACH PLATFORM PIER 4 BROOKLYN ARMY TERMINAL

Asset # : 13548

Piers	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	90%			LIFE	* *	5	$24,300	
Cracking, Extent : Light, Area Affected : 2%								
Location : Isolated Throughout								
Spalling, Extent : Light, Area Affected : 2%								
Location : Isolated Throughout								
Not Accessible	10%							
Deck Surface								
Concrete	20%			2037	* *	5	$2,000	
No Component	80%							
Pile Caps								
Concrete	95%			LIFE	* *	5	$900	
Spalling, Extent : Light, Area Affected : 2%								
Location : Typical Throughout								
Concrete	5%	4+	$6,400	LIFE	* *	5		
Spalling, Extent : Severe, Area Affected : 100%								
Location : At Southwest Corner End Of Sheet Pile Bulkhead								
Piles and Bracing								
Concrete	50%	4+	$33,900	LIFE	* *	5	$23,000	
Spalling, Extent : Light, Area Affected : 2%								
Location : Typical Throughout. Isolated Piles More Significant								
Not Accessible	50%							
Deck Elements								
Railing								
Steel	53%			2026				
Corrosion, Extent : Light, Area Affected : 10%								
Location : Throughout								
Missing Coating, Extent : Light, Area Affected : 50%								
Location : Throughout								
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 : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Piers		$65,200
Total		**$65,200**
Importance Code A		$65,200
Total		**$65,200**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Piers		$19,200		
Total		**$19,200**		
Importance Code A				
Importance Code B		$19,200		
Total		**$19,200**		



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

DEPT. OF SMALL BUSINESS SERV. - 801

BERTHS 8, 8A, AND 8B

Asset # : 14872

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	100%			LIFE	* *	5	$65,200	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Entire Pier Completed 2015								
Pile Caps								
Concrete	5%			LIFE	* *	5	$100	
Discolor & Bleeding, Extent : Light, Area Affected : 10%								
Location : At Exposed Ends Of Caps								
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	* *			
Mechanical/ Plumbing								
Water Supply								
Galvanized Steel	100%			2026				

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Piers		$65,000
Total		**$65,000**
Importance Code A		$65,000
Total		**$65,000**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Piers				$2,700
Total				**$2,700**
Importance Code A				
Importance Code B				$2,700
Total				**$2,700**



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

DEPT. OF SMALL BUSINESS SERV. - 801

E. MIDTOWN WATERFRONT ESPLANADE WATERSIDE PIER

Asset # : 4110

Piers	Current Repair			Future Replacement			Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
Deck									
Concrete	100%			LIFE	* *		5	$65,000	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Throughout									
Pile Caps									
Concrete	100%			LIFE	* *		5	$2,300	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Throughout									
Piles and Bracing									
Concrete	25%			LIFE	* *		5	$27,600	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Throughout									
Not Accessible	75%								
Fender									
Wales and Chocks									
Timber	8%			2041	* *		4	$4,100	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : At North And South End Of Platform									
No Component	92%								
Piles									
Timber	6%			2041	* *		4	$1,400	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : At North And South End Of Platform									
No Component	92%								
Not Accessible	2%								
Deck Elements									
Railing									
Steel	100%			2027					
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Throughout									

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **EAST RIVER ESPLANADE PILE SUPPORTED PLATFORM**		
Address	: **FROM NORTH SIDE PIER 11 TO SOUTH SIDE PIER 15**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DBSR002.020 / 2580**	**Yr Built/Renovated**	:
Area Sq Ft	: **44,650**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **06-Mar-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **36** **Lot** : **25**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Piers	$208,800	$1,263,200
Total	**$208,800**	**$1,263,200**
Importance Code A	$208,800	$208,800
Importance Code B		$1,014,900
Importance Code C		$39,500
Total	**$208,800**	**$1,263,200**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Piers	$145,400		$3,200	
Total	**$145,400**		**$3,200**	
Importance Code A	$132,300			
Importance Code B	$2,500			
Importance Code C	$10,600		$3,200	
Total	**$145,400**		**$3,200**	



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

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

Piers	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	10%			LIFE	* *	5	$16,600	
Steel	20%			2032	* *	5	$74,400	
	Corrosion, Extent : Light, Area Affected : 5%							
	Location : On Hardware							
Not Accessible	70%							
Deck Surface								
Asphalt Pavers	65%			2040	* *			
Asphalt Pavers	5%	4+	$10,600	2040	* *			
	Settlement, Extent : Moderate, Area Affected : 5%							
	Location : 65, 300, And 566 Feet From South							
Topsoil	10%			2029	$39,500	5	$6,300	
No Component	20%							
Pile Caps								
Concrete	30%			LIFE	* *	5	$1,800	
Timber	50%			LIFE	* *	4	$263,100	
	Rotting/Splitting, Extent : Light, Area Affected : 10%							
	Location : At Ends Of Caps							
Not Accessible	20%							
Piles and Bracing								
Concrete	10%			LIFE	* *	5	$28,300	
Concrete Encased Timber	15%			LIFE	* *	5	$42,400	
	Other Observation, Extent : Moderate, Area Affected : 10%							
	Location : Above Water							
	Explanation : Section Loss							
Steel	25%			LIFE	* *	5	$343,200	
	Corrosion, Extent : Light, Area Affected : 5%							
	Location : Above Water							
Not Accessible	50%							
Deck Elements								
Railing								
Steel	5%	Now	$2,500	2029	$50,700			
	Broken, Extent : Severe, Area Affected : 25%							
	Location : Broken Wire Strand 250 Feet To 293 Feet From South							
Steel	95%			2029	$964,200			

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.*

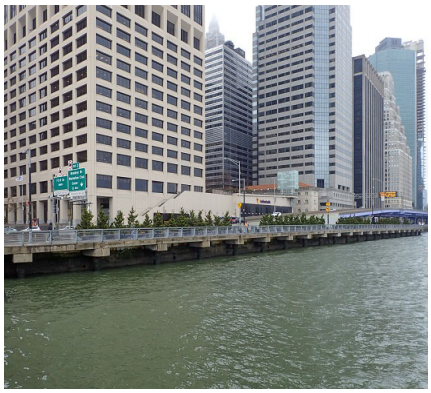
Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	:	**EAST RIVER ESPLANADE PILE SUPPORTED PLATFORM**			
Address	:	**BATTERY MARITIME BLDG NORTH TO NORTH SIDE OF OLD SLIP**			
Borough	:	**MANHATTAN**		**Agency's Number**	: **N/A**
Program / Asset #	:	**DBS0057.000 / 14655**		**Yr Built/Renovated**	:
Area Sq Ft	:	**9,584**		**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	:	**19-Mar-2020**		**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	:	**2**	**Lot** : **23**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Piers	$36,800	$36,800
Total	**$36,800**	**$36,800**
Importance Code A	$36,800	$36,800
Total	**$36,800**	**$36,800**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Piers	$7,800			$5,000
Total	**$7,800**			**$5,000**
Importance Code A	$7,800			
Importance Code C				$5,000
Total	**$7,800**			**$5,000**



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

DEPT. OF SMALL BUSINESS SERV. - 801
EAST RIVER ESPLANADE PILE SUPPORTED PLATFORM
Asset # : 14655

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	40%			LIFE	* *	5	$14,300	
No Component	5%							
Not Accessible	55%							
Deck Surface								
Asphalt	95%			2040	* *	5	$10,000	
No Component	5%							
Pile Caps								
Concrete	95%			LIFE	* *	5	$1,200	
No Component	5%							
Piles and Bracing								
Concrete Encased Steel	5%			LIFE	* *			
Steel	25%			LIFE	* *	5	$73,700	
	Corrosion, Extent : Light, Area Affected : 10%							
	Location : Isolated In Top 2 Feet Of Piles							
No Component	5%							
Not Accessible	65%							
Deck Elements								
Railing								
Steel	95%			2029				
No Component	5%							

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **EAST RIVER ESPLANADE PILE SUPPORTED PLATFORM**				
Address	: **EAST RIVER, 17TH ST TO 18TH ST IN FRONT OF ASSET 4083**				
Borough	: **MANHATTAN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0058.000 / 14656**			**Yr Built/Renovated**	:
Area Sq Ft	: **7,300**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **17-Mar-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **991**	**Lot**	: **29**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Piers	$215,800	$855,100
Total	**$215,800**	**$855,100**
Importance Code A	$174,200	$67,300
Importance Code B		$746,100
Importance Code C	$41,700	$41,700
Total	**$215,800**	**$855,100**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Piers	$12,700		$25,300	
Total	**$12,700**		**$25,300**	
Importance Code A	$5,300			
Importance Code B	$7,500		$25,300	
Total	**$12,700**		**$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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	35%			LIFE	* *	5	$9,500	
Cracking, Extent : Light, Area Affected : 5%								
Location : Underdeck								
Not Accessible	65%							
Deck Surface								
Brick Pavers	100%			2040	* *	5	$83,300	
Other Observation, Extent : Light, Area Affected : 5%								
Location : Isolated Locations								
Explanation : Loose Bricks								
Pile Caps								
Concrete	100%			LIFE	* *	5	$1,000	
Cracking, Extent : Light, Area Affected : 5%								
Location : Isolated Locations								
Piles and Bracing								
Steel	60%	4+	$174,200	LIFE	* *	5	$67,300	
Corrosion, Extent : Moderate, Area Affected : 30%								
Location : Splash Zone								
Not Accessible	40%							
Fender								
Wales and Chocks								
Timber	100%			2040	* *	4	$39,600	
Piles								
Timber	60%			2040	* *	4	$11,000	
Not Accessible	40%							
Deck Elements								
Railing								
Steel	95%			2029	$708,800			
Steel	5%	4+	$7,500	2029	$37,300			
Broken, Extent : Severe, Area Affected : 75%								
Location : Temporary Repair 200 Feet From North								
Electrical								
Lighting Fixture								
Incandescent	100%			2025				
Other Observation, Extent : Light, Area Affected : 100%								
Location : 14 Fixtures Total								
Explanation : Count								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **FULTON FERRY LANDING PIER BROOKLYN BRIDGE PARK**				
Address	: **1 OLD FULTON STREET**				
Borough	: **BROOKLYN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0031.000 / 4337**			**Yr Built/Renovated**	: **1850 / 1995**
Area Sq Ft	: **14,976**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **03-Feb-2020**			**Landmark Status**	: **HISTORICAL LANDMARK DISTRICT**
Areas Surveyed	:				
Block	: **1850**	**Lot**	: **1995**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Piers	$462,300	
Total	**$462,300**	
Importance Code A	$44,100	
Importance Code C	$418,200	
Total	**$462,300**	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Piers	$24,200		$700	$100
Total	**$24,200**		**$700**	**$100**
Importance Code A	$16,500			
Importance Code B			$700	
Importance Code C	$7,800			$100
Total	**$24,200**		**$700**	**$100**



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

DEPT. OF SMALL BUSINESS SERV. - 801
FULTON FERRY LANDING PIER BROOKLYN BRIDGE PARK
Asset # : 4337

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	5%			LIFE	* *	5	$2,800	
Not Accessible	95%							
Deck Surface								
Concrete	1%			2040	* *	5	$100	
Cracking, Extent : Light, Area Affected : 2%								
Location : Isolated Locations At East End Of Pier								
Stone Pavers	2%			2040	* *			
Stone Pavers	1%	Now	$7,800	2046	* *			
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Loose And Displaced Pavers At East End Of Pier								
Timber	90%	4+	$418,200	2046	* *	5	$27,200	
Surface Wearing/Scaling, Extent : Moderate, Area Affected : 20%								
Location : Pier Deck Planks								
Other Observation, Extent : Light, Area Affected : 5%								
Location : Pier Deck Planks								
Explanation : Loose Connections								
No Component	6%							
Pile Caps								
Concrete	15%			LIFE	* *	5	$300	
Spalling, Extent : Light, Area Affected : 2%								
Location : Isolated Locations On Edge Beams								
Not Accessible	85%							
Piles and Bracing								
Concrete	30%			LIFE	* *	5	$28,500	
Erosion, Extent : Light, Area Affected : 10%								
Location : Tidal Zone								
Not Accessible	70%							
Fender								
Piles								
Timber	15%			2040	* *	4	$1,500	
Rotting/Splitting, Extent : Light, Area Affected : 30%								
Location : Above Mean Low Water								
Worn, Extent : Moderate, Area Affected : 20%								
Location : Tidal Zone								
No Component	70%							
Not Accessible	15%							
Deck Elements								
Railing								
Steel	100%			2029				
Electrical								

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

DEPT. OF SMALL BUSINESS SERV. - 801
FULTON FERRY LANDING PIER BROOKLYN BRIDGE PARK
Asset # : 4337

Piers	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Electrical								
Lighting Fixture								
Incandescent	30%	4+	$300	2025	$13,200			
Other Observation, Extent : Light, Area Affected : 2%								
Location : 3 Fixtures On North Side And 2 On West Side								
Explanation : Loose Fixtures								
Incandescent	10%	4+	$400	2025	$4,400			
Other Observation, Extent : Light, Area Affected : 5%								
Location : 2 Fixtures On South Side								
Explanation : Missing Caps								
Incandescent	60%			2025	$26,400			

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022	FY 2023	FY 2024	FY 2025
Piers	$16,300			$2,800
Total	**$16,300**			**$2,800**
Importance Code A	$14,000			
Importance Code B	$2,300			$2,800
Total	**$16,300**			**$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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	100%			LIFE	* *	5	$28,000	
Cracking, Extent : Light, Area Affected : 5%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 5%								
Location : Isolated								
Explanation : Annulus Void Between Cap And Pile								
Pile Caps								
Concrete	100%			LIFE	* *	5	$1,000	
Cracking, Extent : Light, Area Affected : 5%								
Location : Throughout								
Piles and Bracing								
Concrete	65%			LIFE	* *	5	$30,900	
Concrete	5%	4+	$14,000	LIFE	* *	5	$2,400	
Spalling, Extent : Moderate, Area Affected : 75%								
Location : Northeast Pile								
Not Accessible	30%							
Coping/Curb								
Concrete	100%			LIFE	* *			
Cracking, Extent : Light, Area Affected : 5%								
Location : Throughout								
Fender								
Wales and Chocks								
Timber	20%			2037	* *	4	$3,400	
No Component	80%							
Piles								
Timber	30%			2037	* *	4	$2,300	
Timber	5%	Now	$2,300	2037	* *	4	$400	
Loose Connections, Extent : Severe, Area Affected : 100%								
Location : One Fender Pile Disconnected From Wharf Face								
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 : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **HIGH LEVEL DECK (WHARF)**				
Address	: **FOOT OF E 96TH ST TO NO. SIDE E 94TH ST. SUB 2 A/T, SUB 1 BL**				
Borough	: **MANHATTAN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBSR099.000 / 13847**			**Yr Built/Renovated**	:
Area Sq Ft	: **6,295**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **29-Dec-2017**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **1573**	**Lot**	: **52**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Piers	$310,500	$485,500
Total	**$310,500**	**$485,500**
Importance Code A	$310,500	
Importance Code B		$485,500
Total	**$310,500**	**$485,500**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	10%	4+	$39,400	LIFE	* *	5	$1,200	
Spalling, Extent : Moderate, Area Affected : 50%								
Location : Offshore Surface Entire Length And Undermining Railing Bases Throughout Length								
Concrete	50%			LIFE	* *	5	$5,900	
Cracking, Extent : Moderate, Area Affected : 25%								
Location : Throughout With Efflorescence								
Not Accessible	40%							
Pile Caps								
Timber	25%	4+	$85,400	LIFE	* *	4	$12,400	
Rotting/Splitting, Extent : Light, Area Affected : 100%								
Location : Outboard Ends Of Pile Caps And Along Line Cap								
Timber	15%	Now	$51,200	LIFE	* *	4	$7,400	
Rotting/Splitting, Extent : Severe, Area Affected : 100%								
Location : Line Cap								
Not Accessible	60%							
Piles and Bracing								
Timber	25%			LIFE	* *	4-5	$7,100	
Rotting/Splitting, Extent : Light, Area Affected : 50%								
Location : Isolated Throughout At Abandoned Hardware Holes In Piles And In Tidal Zone								
Timber	25%	2-4	$134,400	LIFE	* *	4-5	$7,100	
Broken, Extent : Severe, Area Affected : 50%								
Location : Braces Throughout								
Rotting/Splitting, Extent : Moderate, Area Affected : 100%								
Location : Isolated At Abandoned Hardware Holes And In Tidal Zone								
Not Accessible	50%							
Deck Elements								
Deck Surface								
Asphalt Pavers	100%			2032	* *	5		
Cracking, Extent : Light, Area Affected : 10%								
Location : Intermittent Longitudinal Cracking Throughout								
Settlement, Extent : Moderate, Area Affected : 30%								
Location : Offshore 3 Feet For Full Length Of Asset								
Railing								
Steel	100%			2027	$485,500			
Missing Coating, Extent : Light, Area Affected : 5%								
Location : Isolated Throughout								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Piers	$347,300	
Total	**$347,300**	
Importance Code A	$209,400	
Importance Code B	$137,900	
Total	**$347,300**	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Piers	$31,700			
Total	**$31,700**			
Importance Code A	$19,400			
Importance Code B	$12,300			
Total	**$31,700**			



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

DEPT. OF SMALL BUSINESS SERV. - 801

HIGH-LEVEL DECK (WHARF) INFRONT OF ASSET 13854

Asset # : 13803

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Timber	90%	4+	$156,800	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	$17,400	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	$11,300	
Rotting/Splitting, Extent : Moderate, Area Affected : 10%								
Location : At Ends Of Pile Caps								
Timber	15%	2-4	$14,600	LIFE	* *	4	$2,100	
Rotting/Splitting, Extent : Severe, Area Affected : 100%								
Location : At Southern Pile Cap Of Wharf								
Timber	5%	Now	$4,900	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	$2,800	
Rotting/Splitting, Extent : Light, Area Affected : 20%								
Location : Throughout Tidal Zone And Above Mhw Elevation								
Timber	15%	2-4	$22,900	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	$12,200	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	$76,900	2043	* *	4	$8,800	
Missing Part, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Piles								
Timber	100%	Now	$61,000	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+	$4,900	LIFE	* *			
Rotting/Splitting, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Timber	60%	Now	$7,400	LIFE	* *			
Broken, Extent : Severe, Area Affected : 100%								
Location : Missing Sections At North And South Ends								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Piers	$525,200	$2,689,900
Total	**$525,200**	**$2,689,900**
Importance Code A	$81,900	$128,000
Importance Code B	$75,400	$1,152,900
Importance Code C	$367,900	$1,409,000
Total	**$525,200**	**$2,689,900**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Piers	$77,600	$400		$24,100
Total	**$77,600**	**$400**		**$24,100**
Importance Code A	$42,900			
Importance Code B	$19,300	$400		$1,200
Importance Code C	$15,300			$22,900
Total	**$77,600**	**$400**		**$24,100**



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

DEPT. OF SMALL BUSINESS SERV. - 801
HIGH-LEVEL DECK AND TIM DOLPHINS HARLEM RIVER DRIVE
Asset # : 13821

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	2%	4+	$20,900	LIFE	* *	5	$1,000	
Spalling, Extent : Moderate, Area Affected : 5%								
Location : At 75 Feet And 560 Feet From South								
Concrete	38%			LIFE	* *	5	$19,600	
Discolor & Bleeding, Extent : Light, Area Affected : 20%								
Location : Efflorescence At Deck Joints Between Deck Planks								
Not Accessible	60%							
Deck Surface								
Asphalt	100%			2037	* *	5	$30,600	
Cracking, Extent : Light, Area Affected : 2%								
Location : Above Pilecaps Throughout								
Surface Wearing/Scaling, Extent : Light, Area Affected : 50%								
Location : Throughout								
Pile Caps								
Concrete	75%			LIFE	* *	5	$1,400	
Cracking, Extent : Light, Area Affected : 30%								
Location : Isolated Corrosion Cracks Throughout								
Discolor & Bleeding, Extent : Light, Area Affected : 20%								
Location : Isolated Throughout								
Spalling, Extent : Light, Area Affected : 5%								
Location : Throughout At Edges								
Concrete	25%	4+	$81,900	LIFE	* *	5	$500	
Cracking, Extent : Moderate, Area Affected : 10%								
Location : Horizontal Cracking With Delamination And Rust Staining, Along Bottom Of Pile Caps At Isolated Caps								
Spalling, Extent : Moderate, Area Affected : 20%								
Location : Throughout At Offshore Ends								
Piles and Bracing								
Steel	30%	4+	$22,100	LIFE	* *	5	$128,000	
Corrosion, Extent : Moderate, Area Affected : 50%								
Location : Tidal Zone								
Missing Coating, Extent : Moderate, Area Affected : 50%								
Location : Tidal Zone								
Not Accessible	70%							
Fender								
Buffer								
Rubber	10%			2031	$12,000	4-5	$3,300	
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Isolated At Hardware Of Tire Fender System								
Explanation : Corrosion Of Attachment Hardware								
No Component	90%							

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

DEPT. OF SMALL BUSINESS SERV. - 801
HIGH-LEVEL DECK AND TIM DOLPHINS HARLEM RIVER DRIVE
Asset # : 13821

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender								
Wales and Chocks								
Steel	15%	Now	$75,400	2043	* *	3-5	$5,600	
Buckling, Extent : Severe, Area Affected : 10%								
Location : At Impact Location North End Of Wale								
Corrosion, Extent : Severe, Area Affected : 100%								
Location : Throughout								
No Component	85%							
Pile Cluster								
Timber	60%			2029	$1,103,700	4-10	$351,100	
Other Observation, Extent : Moderate, Area Affected : 33%								
Location : Throughout Tidal Zone								
Explanation : Corrosion Of Cable Wrapping								
Timber	20%	4+	$367,900	2033	* *	4	$15,300	
Loose Wrapping, Extent : Severe, Area Affected : 33%								
Location : Several Bottom Cable Wraps In Tidal Zone								
Rotting/Splitting, Extent : Severe, Area Affected : 5%								
Location : Isolated At Timber Located Above Mlw								
No Component	20%							
Deck Elements								
Railing								
Steel	3%	4+	$6,900	2026	$34,600			
Corrosion, Extent : Light, Area Affected : 100%								
Location : At North End Of Asset								
Missing Coating, Extent : Severe, Area Affected : 100%								
Location : At North End Of Asset								
Steel	97%			2026	$1,118,300			
Missing Coating, Extent : Light, Area Affected : 5%								
Location : Throughout								
Coping/Curb								
Concrete	5%	4+	$12,400	LIFE	* *			
Exposed Reinforcement, Extent : Moderate, Area Affected : 50%								
Location : At Roadside Of Parapet, 150 Feet From South And Isolated								
Spalling, Extent : Moderate, Area Affected : 50%								
Location : At Roadside Of Parapet, 150 To 200 Feet From South And Isolated Others								
Concrete	95%			LIFE	* *			
Cracking, Extent : Light, Area Affected : 10%								
Location : At Roadside And Riverside Throughout								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name : **NAVY HOMEPORT CONCRETE PIER**
Address : **FOOT OF WAVE STREET AND MURRAY HULBERT STREET**
Borough : **STATEN ISLAND** **Agency's Number** : **N/A**
Program / Asset # : **DGS0047.030 / 13504** **Yr Built/Renovated** :
Area Sq Ft : **131,595** **Project Type** : **ECONOMIC DEVELOPMENT**
Date of Survey : **13-Feb-2019** **Landmark Status** : **NONE**
Areas Surveyed :
Block : **487** **Lot** : **100** **BIN** :

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Piers	$62,700	$110,300
Total	**$62,700**	**$110,300**
Importance Code A		$110,300
Importance Code B	$62,700	
Total	**$62,700**	**$110,300**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Piers	$23,500	$21,800		$8,700
Total	**$23,500**	**$21,800**		**$8,700**
Importance Code B	$23,500	$21,800		$8,700
Total	**$23,500**	**$21,800**		**$8,700**



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

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

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	45%			LIFE	* *	5	$110,300	
Cracking, Extent : Light, Area Affected : 25%								
Location : Isolated Locations In Deck Surface								
Not Accessible	55%							
Piles and Bracing								
Not Accessible	100%							
Fender								
Buffer								
Rubber	20%	Now	$62,700	2045	* *	4-5	$9,800	
Broken, Extent : Severe, Area Affected : 40%								
Location : Two Fenders With Severe Impact Damage								
Missing Part, Extent : Severe, Area Affected : 60%								
Location : Three Missing Fenders								
Rubber	80%			2033	* *	4-5	$61,000	
Facing								
Concrete	90%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 25%								
Location : In Tidal Zone Of Vertical Concrete Aprons Around Pier								
Explanation : Light Spalling And Cracking								
Not Accessible	10%							
Deck Elements								
Coping/Curb								
Concrete	98%			LIFE	* *			
Spalling, Extent : Light, Area Affected : 2%								
Location : Isolated Locations								
Concrete	2%	Now	$23,500	LIFE	* *			
Spalling, Extent : Severe, Area Affected : 100%								
Location : Northwest Corner Of Pier								

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

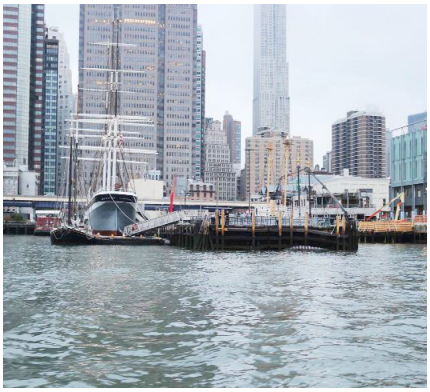
Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Piers	$685,900	$1,260,900
Total	**$685,900**	**$1,260,900**
Importance Code A	$120,100	$41,700
Importance Code B	$333,900	$1,041,200
Importance Code C	$231,900	$178,000
Total	**$685,900**	**$1,260,900**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Piers	$49,400	$2,700		$24,600
Total	**$49,400**	**$2,700**		**$24,600**
Importance Code A	$19,900			
Importance Code B	$6,200	$2,700		$24,600
Importance Code C	$23,200			
Total	**$49,400**	**$2,700**		**$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

PIER 16, EAST RIVER

Asset # : 1769

Piers	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	53%			LIFE	* *	5	$40,200	
Concrete	2%	Now	$15,300	LIFE	* *	5	$1,500	
Corrosion of Reinforcement, Extent : Severe, Area Affected : 10%								
Location : Corroded Strands Within Spalls								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Deck Soffit Between Bents 18-20 And 48-49								
Not Accessible	45%							
Deck Surface								
Brick Pavers	10%			2037	* *	5	$46,500	
Surface Wearing/Scaling, Extent : Light, Area Affected : 1%								
Location : Isolated At Inshore Concrete Brick Pavers								
Timber	75%			2037	* *	5	$123,100	
Timber	10%	2-4	$116,300	2043	* *	5	$8,200	
Cracking, Extent : Light, Area Affected : 60%								
Location : Throughout								
Surface Wearing/Scaling, Extent : Light, Area Affected : 100%								
Location : Throughout								
Not Accessible	5%							
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : Under Cafe And Under Museum								
Firewalls								
Concrete	8%			LIFE	* *	5	$400	
Concrete	2%	Now	$4,600	LIFE	* *	5	$100	
Spalling, Extent : Severe, Area Affected : 5%								
Location : Typical Along Bottom Edge Within Tidal Zone								
No Component	90%							
Pile Caps								
Concrete	10%	4+	$120,100	LIFE	* *	5	$300	
Erosion, Extent : Moderate, Area Affected : 50%								
Location : Throughout Within Tidal Zone								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : Isolated Throughout								
Timber	90%			LIFE	* *	4	$287,900	
Rotting/Splitting, Extent : Light, Area Affected : 5%								
Location : Isolated Throughout								
Piles and Bracing								
Not Accessible	100%							
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : 80 Percent Encased; 20 Percent Wrapped								
Fender								

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

DEPT. OF SMALL BUSINESS SERV. - 801

PIER 16, EAST RIVER

Asset # : 1769

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender								
Buffer								
Rubber	5%	Now	$5,700	2043	* *	4-5	$900	
Missing Part, Extent : Severe, Area Affected : 100%								
Location : East End Of Pier On Ferry Fender Posts								
Rubber	5%			2037	* *	4-5	$1,400	
No Component	90%							
Wales and Chocks								
Timber	85%			2037	* *	4	$48,800	
Rotting/Splitting, Extent : Light, Area Affected : 20%								
Location : Throughout								
Timber	15%	Now	$37,700	2043	* *	4	$8,600	
Rotting/Splitting, Extent : Severe, Area Affected : 40%								
Location : Above Mhw Throughout								
Worn, Extent : Severe, Area Affected : 50%								
Location : At Vertical 12x12 At East Face Of Pier								
Piles								
Timber	20%	Now	$159,400	2043	* *	4	$5,300	
Broken, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Timber	10%	2-4	$79,700	2043	* *	4	$2,700	
Rotting/Splitting, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Worn, Extent : Severe, Area Affected : 30%								
Location : Above Mlw Throughout								
Timber	20%			2031	$159,400	4	$8,000	
Worn, Extent : Moderate, Area Affected : 25%								
Location : In Tidal Zone								
Not Accessible	50%							
Pile Cluster								
Timber	100%	Now	$54,100	2029	$108,200	4	$4,500	
Broken, Extent : Severe, Area Affected : 100%								
Location : Two Clusters At East End Of Pier								
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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Railing								
Steel	40%	4+	$41,500	2028	$415,000			
Displaced Elements, Extent : Light, Area Affected : 100%								
Location : Isolated Throughout Impact Damage								
Loose Connections, Extent : Moderate, Area Affected : 50%								
Location : Throughout At Bolted Connections With Timber Deck								
Missing Coating, Extent : Light, Area Affected : 20%								
Location : Throughout								
Steel	40%			2026	$415,000			
Missing Coating, Extent : Light, Area Affected : 20%								
Location : Throughout								
Steel	5%	Now	$15,600	2026	$51,900			
Broken, Extent : Severe, Area Affected : 100%								
Location : On The North Face								
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 : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Piers		$296,400
Total		**$296,400**
Importance Code A		$85,100
Importance Code B		$211,300
Total		**$296,400**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Piers	$30,500	$3,500		$6,500
Total	**$30,500**	**$3,500**		**$6,500**
Importance Code A				
Importance Code B	$30,500	$3,500		$6,500
Total	**$30,500**	**$3,500**		**$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		
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	$25,800	
Cracking, Extent : Light, Area Affected : 1%								
Location : Minor Shrinkage Cracking At Underside Of Deck And On Top Of Deck								
Spalling, Extent : Light, Area Affected : 1%								
Location : Isolated At Underside Of Precast Deck Planks								
Under Construction	50%							
Pile Caps								
Concrete	80%			LIFE	* *	5	$1,500	
Cracking, Extent : Light, Area Affected : 20%								
Location : Throughout								
Spalling, Extent : Light, Area Affected : 5%								
Location : Isolated At Bottom Edges And Along Pile Cap Faces								
Not Accessible	20%							
Piles and Bracing								
Steel	20%			LIFE	* *	5	$85,100	
Corrosion, Extent : Light, Area Affected : 10%								
Location : Above Mean Low Water								
Damaged Concrete Jacket, Extent : Light, Area Affected : 5%								
Location : Above Mean Low Water								
Not Accessible	80%							
Fender								
Wales and Chocks								
Timber	60%			2037	* *	4	$13,100	
Timber	40%	Now	$30,500	2037	* *	4	$8,700	
Loose Connections, Extent : Moderate, Area Affected : 35%								
Location : Southeast Corner								
Missing Part, Extent : Severe, Area Affected : 35%								
Location : Throughout								
Piles								
Timber	70%			2031	$211,300	4	$10,600	
Worn, Extent : Light, Area Affected : 10%								
Location :								
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 : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **PIER 36**		
Address	: **EAST RIVER BET CLINTON AND MONTGOMERY STS.**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DGSP005.032 / 1771**	**Yr Built/Renovated**	:
Area Sq Ft	: **342,515**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **20-Mar-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **241** **Lot** : **13**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Piers	$25,570,600	$3,033,300
Total	**$25,570,600**	**$3,033,300**
Importance Code A	$24,884,000	$1,919,600
Importance Code B	$295,500	$1,113,700
Importance Code C	$391,100	
Total	**$25,570,600**	**$3,033,300**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Piers	$70,800		$21,800	$60,700
Total	**$70,800**		**$21,800**	**$60,700**
Importance Code A	$30,700			
Importance Code B	$40,100		$21,800	$8,900
Importance Code C				$51,800
Total	**$70,800**		**$21,800**	**$60,700**



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

DEPT. OF SMALL BUSINESS SERV. - 801

PIER 36

Asset # : 1771

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	43%			LIFE	* *	5	$548,900	
Concrete	2%	4+	$429,200	LIFE	* *	5	$12,800	
Spalling, Extent : Severe, Area Affected : 10%								
Location : Isolated Locations								
Not Accessible	55%							
Deck Surface								
Asphalt	15%			2040	* *	5	$56,700	
Cracking, Extent : Light, Area Affected : 2%								
Location : Parking Area								
Asphalt	5%	4+	$65,600	2046	* *	5	$9,400	
Settlement, Extent : Moderate, Area Affected : 80%								
Location : West Side Of Pier At Department Of Sanitation Parking Area								
Concrete	20%			2040	* *	5	$46,900	
Surface Wearing/Scaling, Extent : Light, Area Affected : 100%								
Location : Offshore Apron And East End Of Parking Area								
Concrete	10%	Now	$325,500	2046	* *	5	$11,700	
Spalling, Extent : Severe, Area Affected : 50%								
Location : Primarily Within A 35 Foot Wide Area Along The North Side Of The Building								
Other Observation, Extent : Severe, Area Affected : 5%								
Location : Isolated Locations In Parking Area Adjacent To Spalls								
Explanation : Exposed Reinforcement								
Not Accessible	50%							
Firewalls								
Concrete	80%			LIFE	* *	5-10	$61,400	
Erosion, Extent : Light, Area Affected : 100%								
Location : West End Of Pier								
Not Accessible	20%							
Pile Caps								
Concrete	65%	4+	$6,569,300	LIFE	* *	5	$15,000	
Cracking, Extent : Moderate, Area Affected : 25%								
Location : Bottom Of Pile Caps								
Spalling, Extent : Light, Area Affected : 20%								
Location : Bottom Of Pile Caps								
Concrete	35%	2-4	$3,537,300	LIFE	* *	5	$8,100	
Cracking, Extent : Severe, Area Affected : 30%								
Location : Primarily At North End								
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Primarily At North End								

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

DEPT. OF SMALL BUSINESS SERV. - 801

PIER 36

Asset # : 1771

Piers	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Piles and Bracing								
Concrete Encased Steel	4%			LIFE	* *			
Steel	8%	4+	$3,631,900	LIFE	* *	5	$421,300	
Corrosion, Extent : Moderate, Area Affected : 2%								
Location : Splash Zone								
Steel	23%	2-4	$10,441,700	LIFE	* *	5	$1,211,100	
Corrosion, Extent : Severe, Area Affected : 30%								
Location : Tidal Zone								
Not Accessible	65%							
Fender								
Buffer								
Rubber	70%			2040	* *	4-5	$25,000	
Rubber	3%	Now	$4,400	2046	* *	4-5	$700	
Missing Part, Extent : Severe, Area Affected : 100%								
Location : Isolated Locations								
No Component	27%							
Wales and Chocks								
Timber	40%			2040	* *	4	$29,600	
Timber	10%	Now	$64,700	2046	* *	4	$7,400	
Broken, Extent : Severe, Area Affected : 100%								
Location : Two Sections 500 And 800 Feet From East End								
Timber	23%	0-2	$148,800	2046	* *	4	$17,000	
Loose Connections, Extent : Moderate, Area Affected : 100%								
Location : Multiple Sections Totaling 420 Feet								
No Component	27%							
Piles								
Timber	20%			2040	* *	4	$6,800	
Worn, Extent : Light, Area Affected : 5%								
Location : Tidal Zone								
Other Observation, Extent : Moderate, Area Affected : 75%								
Location : Typical Condition								
Explanation : Corrosion Of Chain								
Timber	8%	Now	$82,000	2046	* *	4	$2,700	
Broken, Extent : Severe, Area Affected : 5%								
Location : Chain Connections At East End Of Pier								
No Component	27%							
Not Accessible	45%							
Deck Elements								

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

DEPT. OF SMALL BUSINESS SERV. - 801

PIER 36

Asset # : 1771

Piers	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Railing								
Steel	78%			2029	$1,085,800			
Steel	2%	4+	$27,800	2031	$27,800			
Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Isolated Areas Along Offshore Edge								
Fencing	10%	Now	$7,900	2036	* *	3	$100	
Broken, Extent : Severe, Area Affected : 75%								
Location : 150 Feet Of Damaged Fencing Running North-south, Approximately 375 Feet From East End Of Building								
Fencing	10%			2032	* *	3	$100	
Coping/Curb								
Concrete	75%			LIFE	* *			
Cracking, Extent : Light, Area Affected : 2%								
Location : Isolated Locations								
No Component	25%							

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Piers	$645,800	$3,352,900
Total	**$645,800**	**$3,352,900**
Importance Code A	$115,100	$428,700
Importance Code B	$464,000	$2,857,500
Importance Code C	$66,700	$66,700
Total	**$645,800**	**$3,352,900**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Piers	$1,800			$1,900
Total	**$1,800**			**$1,900**
Importance Code A				
Importance Code B	$1,800			$1,900
Total	**$1,800**			**$1,900**



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

DEPT. OF SMALL BUSINESS SERV. - 801
PIER 4 BROOKLYN ARMY TERMINAL
Asset # : 13647

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	50%			LIFE	* *	5	$181,700	
Discolor & Bleeding, Extent : Light, Area Affected : 15%								
Location : Efflorescence On Deck Soffit At Pile Caps								
Spalling, Extent : Light, Area Affected : 5%								
Location : Deck Soffit Along Isolated Plank Joints								
Not Accessible	50%							
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : Due To Concrete Topping Surface								
Deck Surface								
Concrete	100%			2037	* *	5	$133,500	
Cracking, Extent : Light, Area Affected : 5%								
Location : Along Centerline Of Pier								
Pile Caps								
Concrete	98%			LIFE	* *	5	$12,800	
Erosion, Extent : Light, Area Affected : 10%								
Location : Along Pier Fascias								
Concrete	2%	4+	$115,100	LIFE	* *	5	$300	
Exposed Reinforcement, Extent : Moderate, Area Affected : 2%								
Location : Along South Pier Fascia								
Spalling, Extent : Moderate, Area Affected : 2%								
Location : Along South Pier Fascia								
Piles and Bracing								
Concrete	40%			LIFE	* *	5	$247,000	
Spalling, Extent : Light, Area Affected : 5%								
Location : Isolated Throughout								
Not Accessible	60%							
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : Below Water Surface								
Fender								
Wales and Chocks								
Timber	2%			2037	* *	4	$3,000	
Timber	2%	Now	$26,200	2043	* *	4	$3,000	
Broken, Extent : Severe, Area Affected : 50%								
Location : Isolated Throughout								
Displaced Elements, Extent : Severe, Area Affected : 50%								
Location : Isolated Throughout								
Timber	18%	2-4	$235,900	2043	* *	4	$27,000	
Cracking, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Rotting/Splitting, Extent : Severe, Area Affected : 25%								
Location : At Ends Of Chocks Throughout								
No Component	78%							

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

DEPT. OF SMALL BUSINESS SERV. - 801
PIER 4 BROOKLYN ARMY TERMINAL
Asset # : 13647

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender								
Piles								
Steel	2%	4+	$1,800	2031	$36,500	3-5	$12,300	
Corrosion, Extent : Moderate, Area Affected : 75%								
Location : Throughout Tidal And Splash Zone								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Both Offshore Donut Fenders								
Explanation : Mod Corrosion And Loose Fender Elementson Donut Piles								
Timber	7%	4+	$145,400	2043	* *	4	$4,800	
Rotting/Splitting, Extent : Light, Area Affected : 5%								
Location : Throughout								
No Component	76%							
Not Accessible	15%							
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : Below Water Surface								
Deck Elements								
Railing								
Steel	100%	4+	$56,400	2026	$2,821,000			
Other Observation, Extent : Light, Area Affected : 25%								
Location : Typical Throughout								
Explanation : Coating Loss. No Corrosion								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name : **PIER 42**
Address : **EAST RIVER @CLINTON ST AND SOUTH ST VIADUCT**
Borough : **MANHATTAN**
Agency's Number : **N/A**
Program / Asset # : **DBS0006.010 / 1772**
Yr Built/Renovated : **1961 /**
Area Sq Ft : **120,262**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **20-Mar-2020**
Landmark Status : **NONE**
Areas Surveyed :
Block : **241** **Lot** : **18** **BIN** :

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Piers	$1,873,100	$92,400
Total	**$1,873,100**	**$92,400**
Importance Code A	$698,300	$92,400
Importance Code B	$1,174,900	
Total	**$1,873,100**	**$92,400**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Piers	$6,500		$200	$400
Total	**$6,500**		**$200**	**$400**
Importance Code A	$6,500			
Importance Code B			$200	$400
Total	**$6,500**		**$200**	**$400**



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

DEPT. OF SMALL BUSINESS SERV. - 801

PIER 42

Asset # : 1772

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	5%	4+	$113,000	LIFE	* *	5	$11,200	
Corrosion of Reinforcement, Extent : Severe, Area Affected : 10%								
Location : Along Bottom Corner Of Edge Beam								
Exposed Reinforcement, Extent : Severe, Area Affected : 10%								
Location : Along Bottom Corner Of Edge Beam								
Spalling, Extent : Severe, Area Affected : 10%								
Location : Along Bottom Corner Of Edge Beam								
Not Accessible	95%							
Pile Caps								
Concrete	80%			LIFE	* *	5	$12,900	
Concrete	20%	4+	$425,800	LIFE	* *	5	$1,600	
Other Observation, Extent : Severe, Area Affected : 15%								
Location : At Bottoms Of Longitudinal Pile Caps And At East Ends Of Transverse Pile Caps								
Explanation : Delamination								
Piles and Bracing								
Concrete Encased Steel	30%			LIFE	* *			
Steel	5%	4+	$159,400	LIFE	* *	5	$92,400	
Corrosion, Extent : Moderate, Area Affected : 30%								
Location : Above Mean Low Water								
Not Accessible	65%							
Fender								
Buffer								
Rubber	5%			2040	* *	4-5	$1,200	
Rubber	55%	Now	$54,100	2046	* *	4-5	$8,500	
Missing Part, Extent : Severe, Area Affected : 100%								
Location : Offshore Face Of Pier								
No Component	40%							
Wales and Chocks								
Timber	100%	Now	$433,600	2046	* *	4	$49,500	
Missing Part, Extent : Severe, Area Affected : 100%								
Location : Entire Timber Fender System Missing								
Piles								
Timber	100%	Now	$687,200	2046	* *	4	$22,900	
Missing Pile, Extent : Severe, Area Affected : 100%								
Location : Entire Timber Fender System Missing								

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

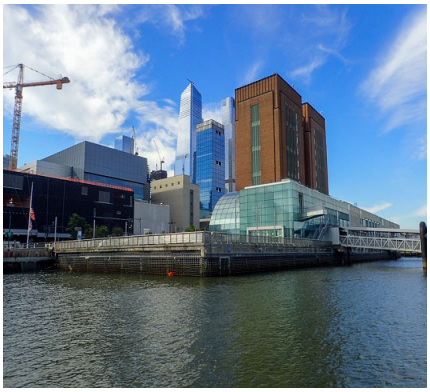
Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **PIER 79 LINCOLN TUNNEL VENT**				
Address	: **39TH ST AND HUDSON RIVER**				
Borough	: **MANHATTAN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBSR039.000 / 13485**			**Yr Built/Renovated**	:
Area Sq Ft	: **48,060**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **26-Jun-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **665**	**Lot**	: **14**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Piers	$249,700	$36,900
Total	**$249,700**	**$36,900**
Importance Code A	$249,700	$36,900
Total	**$249,700**	**$36,900**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Piers	$11,200			$39,500
Total	**$11,200**			**$39,500**
Importance Code A	$11,200			$33,000
Importance Code C				$6,600
Total	**$11,200**			**$39,500**



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 79 LINCOLN TUNNEL VENT

Asset # : 13485

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	10%			LIFE	* *	5	$17,900	
Not Accessible	90%							
Deck Surface								
Concrete	40%			2040	* *	5	$13,200	
Not Accessible	60%							
Pile Caps								
Concrete	15%			LIFE	* *	5	$1,000	
Cracking, Extent : Light, Area Affected : 15%								
Location : Primarily At Southwest Corner Of Pier								
Erosion, Extent : Light, Area Affected : 10%								
Location : Isolated Along Bottom Edge, West Face Of Pier								
Concrete	5%	Now	$70,900	LIFE	* *	5	$200	
Spalling, Extent : Severe, Area Affected : 20%								
Location : Bottom Of Pile Caps								
Concrete	10%	4+	$141,800	LIFE	* *	5	$300	
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Delaminating Bottom Face Of Pile Caps								
Not Accessible	70%							
Piles and Bracing								
Concrete Encased Steel	15%			LIFE	* *			
Steel	5%			LIFE	* *	5	$73,900	
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : South Side Of Pier, Splash Zone								
Explanation : H- Pile, Corrosion								
Not Accessible	80%							
Deck Elements								
Railing								
Steel	60%			2029				
No Component	40%							
Electrical								
Lighting Fixture								
Incandescent	54%	Now	$1,800	2025	$17,800			
Broken, Extent : Light, Area Affected : 10%								
Location : 13 Fixtures: 3 Broken On North Side, 4 Broken On South Side								
Incandescent	46%			2025	$15,200			

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **PIER 88 PASSENGER SHIP TERM.**				
Address	: **W 48TH ST AND HUDSON RIVER**				
Borough	: **MANHATTAN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBSR040.000 / 13486**			**Yr Built/Renovated**	:
Area Sq Ft	: **248,040**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **24-Jan-2018**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **1107**	**Lot**	: **12**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Piers	$70,600	$1,833,900
Total	**$70,600**	**$1,833,900**
Importance Code A		$1,040,000
Importance Code B	$70,600	$793,900
Total	**$70,600**	**$1,833,900**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Piers	$18,600	$10,300	$2,600	
Total	**$18,600**	**$10,300**	**$2,600**	
Importance Code A		$10,300		
Importance Code B	$18,600		$2,600	
Total	**$18,600**	**$10,300**	**$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
PIER 88 PASSENGER SHIP TERM.
Asset # : 13486

Piers	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	60%			LIFE	* *	5	$277,300	
Cracking, Extent : Light, Area Affected : 25%								
Location : Hairline Map Cracking And Scaling Top Of Exposed Deck								
Steel	1%			2033	* *	5	$20,700	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Bridge At Offshore Face								
Not Accessible	39%							
Pile Caps								
Concrete	40%			LIFE	* *	5	$6,700	
Spalling, Extent : Moderate, Area Affected : 5%								
Location : South Side Inshore Pile Cap								
No Component	15%							
Not Accessible	45%							
Piles and Bracing								
Steel	20%			LIFE	* *	5	$762,700	
No Component	15%							
Not Accessible	65%							
Fender								
Buffer								
Pneumatic Fenders	100%			2027	$723,300			
Wales and Chocks								
Rubber	5%	4+	$2,900	2042	* *			
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Two Broken Units On Northwest Corner								
Explanation : Broken								
No Component	95%							
Piles								
Steel	15%			2042	* *	3-5	$149,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Adjacent To Floating Fenders								
Explanation : Fender Support Racks								
Timber	5%			2038	* *	4	$4,400	
No Component	80%							
Deck Elements								
Coping/Curb								
Concrete	5%			LIFE	* *			
Timber	80%			LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Explanation : Wear, Aging								
Timber	5%	Now	$14,200	LIFE	* *			
Broken, Extent : Severe, Area Affected : 100%								
Location : South Side Of Pier Near Southwest Corner, 20 Feet Long								
No Component	10%							

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **PIER 90 PASSENGER SHIP TERM.**				
Address	: **W 50TH ST AND HUDSON RIVER**				
Borough	: **MANHATTAN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBSR041.000 / 13487**			**Yr Built/Renovated**	:
Area Sq Ft	: **131,250**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **24-Jan-2018**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **1109**	**Lot**	: **21**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Piers	$1,488,300	$358,600
Total	**$1,488,300**	**$358,600**
Importance Code A	$860,700	$311,500
Importance Code B	$431,600	
Importance Code C	$196,100	$47,100
Total	**$1,488,300**	**$358,600**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Piers	$76,600			$29,300
Total	**$76,600**			**$29,300**
Importance Code A				
Importance Code B	$76,600			$29,300
Total	**$76,600**			**$29,300**



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

DEPT. OF SMALL BUSINESS SERV. - 801

PIER 90 PASSENGER SHIP TERM.

Asset # : 13487

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	55%			LIFE	* *	5	$134,500	
Cracking, Extent : Light, Area Affected : 25%								
Location : Along Pier Perimeter								
Surface Wearing/Scaling, Extent : Moderate, Area Affected : 80%								
Location : Along Pier Perimeter								
Concrete	5%			LIFE	* *	5	$12,200	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Offshore Dolphin Structure								
Not Accessible	40%							
Deck Surface								
Asphalt	65%	4+	$196,100	2038	* *	5	$47,100	
Surface Wearing/Scaling, Extent : Light, Area Affected : 10%								
Location : Isolated Gouges Throughout								
Not Accessible	35%							
Pile Caps								
Timber	25%	4+	$356,200	LIFE	* *	4	$257,800	
Rotting/Splitting, Extent : Light, Area Affected : 5%								
Location : Periodic Throughout								
No Component	30%							
Not Accessible	45%							
Piles and Bracing								
Steel	5%			LIFE	* *	5	$100,900	
Timber	15%	4+	$504,500	LIFE	* *	4-5	$88,200	
Rotting/Splitting, Extent : Moderate, Area Affected : 10%								
Location : Above Waterline And At Fasteners								
Not Accessible	80%							
Fender								
Facing								
Timber	30%	4+	$84,100	2044	* *	3	$26,300	
Other Observation, Extent : Severe, Area Affected : 60%								
Location : Along Concrete Bulkhead								
Explanation : Impact Damage, Missing Components, Deteriorated								
Timber	70%	0-2	$196,200	2038	* *	3	$61,400	
Broken, Extent : Severe, Area Affected : 100%								
Location : Along Concrete Bulkhead								

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

DEPT. OF SMALL BUSINESS SERV. - 801
PIER 90 PASSENGER SHIP TERM.
Asset # : 13487

Piers	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender								
Wales and Chocks								
Timber	15%	0-2	$31,800	2044	* *	4	$18,200	
Displaced Elements, Extent : Severe, Area Affected : 50%								
Location : Isolated Along Pier Perimeter								
Rotting/Splitting, Extent : Severe, Area Affected : 50%								
Location : Typical Along Pier Perimeter								
Timber	60%			2038	* *	4	$109,100	
Worn, Extent : Light, Area Affected : 100%								
Location : Throughout								
No Component	25%							
Piles								
Timber	15%	Now	$151,300	2038	* *	4	$8,400	
Broken, Extent : Severe, Area Affected : 25%								
Location : Offshore Face And Isolated North And South Faces								
Rotting/Splitting, Extent : Moderate, Area Affected : 25%								
Location : Top Of Piles And Periodic Throughout								
Worn, Extent : Moderate, Area Affected : 50%								
Location : Periodic Throughout								
Timber	30%			2038	* *	4	$25,200	
No Component	25%							
Not Accessible	30%							
Deck Elements								
Railing								
Steel	5%			2028				
Other Observation, Extent : Light, Area Affected : 100%								
Location : Offshore Face								
Explanation : Steel Bullrail								
No Component	95%							

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **PIER 92 PASSENGER SHIP TERM.**				
Address	: **W 52ND ST. AND HUDSON RIVER**				
Borough	: **MANHATTAN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBSR042.000 / 13488**			**Yr Built/Renovated**	:
Area Sq Ft	: **93,000**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **24-Jan-2018**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **1109**	**Lot**	: **30**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Piers	$1,996,100	$147,000
Total	**$1,996,100**	**$147,000**
Importance Code A	$1,087,500	$147,000
Importance Code B	$908,600	
Total	**$1,996,100**	**$147,000**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Piers				$4,400
Total				**$4,400**
Importance Code A				
Importance Code B				$4,400
Total				**$4,400**



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

DEPT. OF SMALL BUSINESS SERV. - 801
PIER 92 PASSENGER SHIP TERM.
Asset # : 13488

Piers	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	50%	4+	$582,700	LIFE	* *	5	$86,600	
Cracking, Extent : Moderate, Area Affected : 60%								
Location : Around Perimeter Apron								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Around Perimeter Apron								
Surface Wearing/Scaling, Extent : Light, Area Affected : 80%								
Location : Throughout Interior Top Of Deck								
Not Accessible	50%							
Pile Caps								
Timber	50%	4+	$504,700	LIFE	* *	4	$365,400	
Rotting/Splitting, Extent : Severe, Area Affected : 10%								
Location : Beneath Pile Cluster Supports								
Not Accessible	50%							
Piles and Bracing								
Timber	20%			LIFE	* *	4-5	$83,300	
Recent Repair Evident, Extent : Light, Area Affected : 10%								
Location : Numerous Epoxy Jackets Installed								
Rotting/Splitting, Extent : Light, Area Affected : 10%								
Location : Above Waterline And At Fasteners								
Not Accessible	80%							
Fender								
Facing								
Timber	20%	4+	$126,500	2044	* *	3	$13,200	
Broken, Extent : Moderate, Area Affected : 75%								
Location : Along Inshore South Side At Bulkhead								
No Component	80%							
Wales and Chocks								
Timber	60%	2-4	$478,700	2044	* *	4	$54,700	
Broken, Extent : Severe, Area Affected : 25%								
Location : Typical Throughout								
Worn, Extent : Severe, Area Affected : 60%								
Location : Typical Throughout								
No Component	40%							
Piles								
Timber	40%	4+	$50,600	2038	* *	4	$16,800	
Rotting/Splitting, Extent : Moderate, Area Affected : 10%								
Location : Typical Throughout								
Timber	20%	Now	$252,900	2044	* *	4	$8,400	
Broken, Extent : Severe, Area Affected : 100%								
Location : Offshore And South Faces								
No Component	40%							

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Piers	$1,728,200	$267,400
Total	**$1,728,200**	**$267,400**
Importance Code A		$267,400
Importance Code B	$1,728,200	
Total	**$1,728,200**	**$267,400**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Piers				$2,200
Total				**$2,200**
Importance Code A				
Importance Code B				$2,200
Total				**$2,200**



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

DEPT. OF SMALL BUSINESS SERV. - 801

PIER 94 PIERS 92/94 LLC

Asset # : 13489

Piers	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	75%			LIFE	* *	5	$170,700	
Not Accessible	25%							
Pile Caps								
Concrete	20%			LIFE	* *	5	$1,600	
Timber	80%			LIFE	* *	4	$767,800	
Piles and Bracing								
Concrete	25%			LIFE	* *	5	$96,700	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Concrete Extensions And Encasements On Timber Piles							
Not Accessible	75%							
Fender								
Facing								
Timber	10%	Now	$213,300	2043	* *	3	$6,700	
	Broken, Extent : Severe, Area Affected : 100%							
	Location : At West End							
	Missing Part, Extent : Severe, Area Affected : 100%							
	Location : At West End							
No Component	90%							
Wales and Chocks								
Timber	90%	Now	$363,300	2043	* *	4	$83,000	
	Broken, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
	Missing Part, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
	Rotting/Splitting, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
No Component	10%							
Piles								
Timber	90%	Now	$1,151,600	2043	* *	4	$38,400	
	Broken, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
	Missing Part, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
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	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Northwest Corner Of Pier								
Explanation : Masonry Cmu Spill Protection Wall Around Fuel Tank								
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 : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **PILE SUPPORTED PLATFORM UNDER NICKS LOBSTER BLDG**		
Address	: **2777 FLATBUSH AVE MILL BASIN**		
Borough	: **BROOKLYN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DBSR026.65A / 14148**	**Yr Built/Renovated**	:
Area Sq Ft	: **4,000**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **12-Jun-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **8591** **Lot** : **980**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Piers	$360,900	
Total	**$360,900**	
Importance Code A	$360,900	
Total	**$360,900**	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Piers	$6,400		$3,600	
Total	**$6,400**		**$3,600**	
Importance Code A	$1,900			
Importance Code B	$1,500		$3,600	
Importance Code C	$3,100			
Total	**$6,400**		**$3,600**	



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

DEPT. OF SMALL BUSINESS SERV. - 801

PILE SUPPORTED PLATFORM UNDER NICKS LOBSTER BLDG

Asset # : 14148

Piers	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	25%			LIFE	* *	5	$3,700	
Cracking, Extent : Light, Area Affected : 25%								
Location : Deck Soffit								
Discolor & Bleeding, Extent : Light, Area Affected : 25%								
Location : Deck Soffit Efflorescence								
Not Accessible	75%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Approximately Half Of The Deck Soffit Is Covered With Shotcrete								
Explanation : Shotcrete								
Deck Surface								
Asphalt	20%	4+	$3,100	2046	* *	5	$400	
Cracking, Extent : Light, Area Affected : 10%								
Location : North End								
Surface Wearing/Scaling, Extent : Severe, Area Affected : 100%								
Location : North End								
No Component	45%							
Not Accessible	35%							
Pile Caps								
Concrete	75%	4+	$88,500	LIFE	* *	5	$200	
Erosion, Extent : Moderate, Area Affected : 20%								
Location : Corner Erosion								
Spalling, Extent : Moderate, Area Affected : 60%								
Location : Widespread								
Concrete	25%	Now	$29,500	LIFE	* *	5	$100	
Spalling, Extent : Severe, Area Affected : 25%								
Location : Bottom Of Three Full Bents And Isolated Areas								
Other Observation, Extent : Severe, Area Affected : 80%								
Location : Bottom Of Three Full Bents And Isolated Areas								
Explanation : Failed Repairs								
Piles and Bracing								
Concrete	55%	4+	$205,500	LIFE	* *	5	$7,000	
Other Observation, Extent : Moderate, Area Affected : 40%								
Location : Widespread								
Explanation : Failed Repairs								
Concrete	10%	Now	$37,400	LIFE	* *	5	$1,300	
Spalling, Extent : Severe, Area Affected : 75%								
Location : 4 Piles								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 4 Piles								
Explanation : Failed Repairs								
Not Accessible	35%							
Fender								

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

DEPT. OF SMALL BUSINESS SERV. - 801

PILE SUPPORTED PLATFORM UNDER NICKS LOBSTER BLDG

Asset # : 14148

Piers	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender								
Wales and Chocks								
Timber	83%			2040	* *	4	$7,200	
Timber	2%	Now	$1,500	2046	* *	4	$200	
Broken, Extent : Severe, Area Affected : 100%								
Location : 10 Foot Long Section Of Bottom Wale At South End								
No Component	15%							
Deck Elements								
Railing								
Fencing	65%			2032	* *	3		
No Component	35%							

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	:	**PILE SUPPORTED WHARF BET. NICKS LOBSTER, KINGS PLAZA**			
Address	:	**FLATBUSH AVE MILL BASIN**			
Borough	:	**BROOKLYN**	**Agency's Number**	:	**N/A**
Program / Asset #	:	**DBSR026.62A / 14147**	**Yr Built/Renovated**	:	
Area Sq Ft	:	**18,480**	**Project Type**	:	**ECONOMIC DEVELOPMENT**
Date of Survey	:	**09-Jun-2020**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**8591** **Lot** : **980**	**BIN**	:	

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Piers	$876,200	$52,700
Total	**$876,200**	**$52,700**
Importance Code A	$807,900	$52,700
Importance Code B	$68,400	
Total	**$876,200**	**$52,700**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Piers	$71,000			
Total	**$71,000**			
Importance Code A	$55,400			
Importance Code B	$15,600			
Total	**$71,000**			



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

DEPT. OF SMALL BUSINESS SERV. - 801

PILE SUPPORTED WHARF BET. NICKS LOBSTER, KINGS PLAZA

Asset # : 14147

Piers	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	90%			LIFE	* *	5	$62,000	
Cracking, Extent : Light, Area Affected : 10%								
Location : Deck Surface								
Spalling, Extent : Light, Area Affected : 5%								
Location : Deck Surface								
Concrete	2%	4+	$23,200	LIFE	* *	5	$700	
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Offshore Face Of Pier								
Not Accessible	8%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Topsoil From Inshore Embankment Spilling Over								
Explanation : Not Accessible								
Pile Caps								
Concrete	100%			LIFE	* *	5	$2,500	
Erosion, Extent : Light, Area Affected : 5%								
Location : Along Bottom Corners								
Piles and Bracing								
Concrete	72%	2-4	$497,100	LIFE	* *	5	$42,100	
Spalling, Extent : Severe, Area Affected : 50%								
Location : Exposed Concrete Above Encasements And Within Failed Fiberglass Jackets								
Other Observation, Extent : Severe, Area Affected : 75%								
Location : Widespread								
Explanation : Failed Repairs								
Concrete	18%	Now	$310,700	LIFE	* *	5	$10,500	
Broken, Extent : Severe, Area Affected : 100%								
Location : Isolated Piles With Opened And Missing Fiberglass Jackets								
Other Observation, Extent : Severe, Area Affected : 75%								
Location : Widespread								
Explanation : Failed Repairs								
Not Accessible	10%							
Fender								
Wales and Chocks								
Timber	80%			2034	* *	4	$46,900	
Timber	20%	Now	$68,400	2046	* *	4	$7,800	
Rotting/Splitting, Extent : Severe, Area Affected : 100%								
Location : Isolated Locations Totaling 265 Feet								
Deck Elements								
Coping/Curb								
Concrete	100%			LIFE	* *			

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

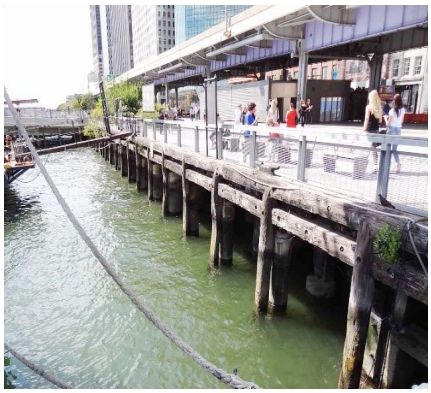
Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Piers	$52,700	$337,800
Total	**$52,700**	**$337,800**
Importance Code B	$52,700	$240,200
Importance Code C		$97,600
Total	**$52,700**	**$337,800**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Piers	$3,300			$8,600
Total	**$3,300**			**$8,600**
Importance Code A				
Importance Code B	$3,300			$8,600
Total	**$3,300**			**$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		
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	$8,000	
Not Accessible	50%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : South Side Of Wharf								
Explanation : Light To Moderate Corrosion Of Stay-in-place Steel Formwork								
Deck Surface								
Brick Pavers	100%			2041	* *	5	$97,600	
Surface Wearing/Scaling, Extent : Light, Area Affected : 1%								
Location : Isolated At Concrete Brick Pavers								
Pile Caps								
Timber	100%			LIFE	* *	4	$67,200	
Piles and Bracing								
Not Accessible	100%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Throughout								
Explanation : Piles Are Encased Or Wrapped								
Fender								
Wales and Chocks								
Timber	5%	Now	$3,300	2043	* *	4	$800	
Broken, Extent : Severe, Area Affected : 100%								
Location : Near Middle Of Wharf								
Timber	95%			2041	* *	4	$14,400	
Worn, Extent : Moderate, Area Affected : 100%								
Location : Typical Throughout								
Piles								
Timber	25%	Now	$52,700	2043	* *	4	$1,800	
Broken, Extent : Severe, Area Affected : 100%								
Location : Tidal Zone Or At Top Connection								
Timber	40%			2037	* *	4	$2,800	
Worn, Extent : Light, Area Affected : 10%								
Location : Tidal Zone								
Not Accessible	35%							
Deck Elements								
Railing								
Steel	100%			2027	$240,200			

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 : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Piers	$184,000	$178,800
Total	**$184,000**	**$178,800**
Importance Code A		$178,800
Importance Code B	$184,000	
Total	**$184,000**	**$178,800**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Piers			$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

SOUTH BROOKLYN MARINE TERMINAL 30 ST RECYCLING WHARF AND PIER

Asset # : 14797

Piers	Current Repair			Future Replacement			Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost		Cycle (Yrs)	Estimated Cost	Priority
Structural									
Deck									
Concrete	85%			LIFE		* *	5	$26,300	
Cracking, Extent : Light, Area Affected : 2%									
Location : Isolated Throughout									
Other Observation, Extent : Moderate, Area Affected : 2%									
Location : Beneath Shed									
Explanation : Cracking									
Not Accessible	15%								
Other Observation, Extent : Light, Area Affected : 0%									
Location : Along Edge Of Wharf									
Explanation : Beneath Concrete Block									
Pile Caps									
Concrete	20%			LIFE		* *	5	$200	
No Component	80%								
Piles and Bracing									
Steel	70%			LIFE		* *	5	$178,800	
Corrosion, Extent : Light, Area Affected : 10%									
Location : Above Water									
Missing Coating, Extent : Moderate, Area Affected : 20%									
Location : Above Water									
Not Accessible	30%								
Coping/Curb									
Concrete	85%			LIFE		* *			
Spalling, Extent : Moderate, Area Affected : 1%									
Location : 3 Feet long spall At Inshore End Of Finger Pier									
No Component	15%								
Fender									
Facing									
Composite	85%			2025	$184,000				
No Component	15%								
Piles									
Steel	1%			2036		* *	3-5	$7,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : At Ends Of Wharf And Pier									
Explanation : Donut Fender Piles									
No Component	99%								
Deck Elements									
Railing									
Steel	12%			2025					
Corrosion, Extent : Light, Area Affected : 2%									
Location : Isolated Locations									
No Component	88%								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **TIMBER RELIEVING PLATFORM IN FRONT OF ASSET 1743**		
Address	: **FROM DOVER STREET TO SOUTH OF WAGNER PLACE**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DGSP025.050 / 14067**	**Yr Built/Renovated**	:
Area Sq Ft	: **4,000**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **06-Mar-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **73** **Lot** : **29**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Piers	$102,500	
Total	**$102,500**	
Importance Code A	$102,500	
Total	**$102,500**	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Piers	$58,800			
Total	**$58,800**			
Importance Code A	$37,200			
Importance Code C	$21,600			
Total	**$58,800**			



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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Timber	100%			LIFE	* *	5	$33,600	
Surface Wearing/Scaling, Extent : Light, Area Affected : 25%								
Location : Surface Of Walkway								
Pile Caps								
Timber	100%			LIFE	* *	4	$47,100	
Piles and Bracing								
Timber	30%			LIFE	* *	4-5	$10,000	
Timber	30%	4+	$102,500	LIFE	* *	4-5	$5,400	
Rotting/Splitting, Extent : Moderate, Area Affected : 50%								
Location : Bracing Elements								
No Component	40%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : On Box Culvert At North End								
Explanation : Concrete Slab								
Fender								
Pile Cluster								
Timber	10%	4+	$21,600	2036	* *	4	$900	
Rotting/Splitting, Extent : Severe, Area Affected : 15%								
Location : In Tidal Zone								
No Component	85%							
Not Accessible	5%							
Deck Elements								
Railing								
Steel	100%			2029				
Corrosion, Extent : Light, Area Affected : 5%								
Location : On Handrail								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **U.N. SCHOOL PILE SUPPORTED PLATFORM**				
Address	: **24-50 FDR DRIVE EAST RIVER, EAST 25TH ST**				
Borough	: **MANHATTAN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBSR025.066 / 4145**			**Yr Built/Renovated**	:
Area Sq Ft	: **26,000**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **27-Mar-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **991**	**Lot**	: **59**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Piers	$33,800	
Total	**$33,800**	
Importance Code A	$33,800	
Total	**$33,800**	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Piers	$39,300	$100	$26,800	$39,800
Total	**$39,300**	**$100**	**$26,800**	**$39,800**
Importance Code A	$36,300			$30,300
Importance Code B	$1,000	$100	$26,800	
Importance Code C	$2,000			$9,500
Total	**$39,300**	**$100**	**$26,800**	**$39,800**



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

DEPT. OF SMALL BUSINESS SERV. - 801
U.N. SCHOOL PILE SUPPORTED PLATFORM
Asset # : 4145

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	40%			LIFE	* *	5	$38,800	
Not Accessible	60%							
Deck Surface								
Asphalt	66%			2040	* *	5	$18,900	
Cracking, Extent : Light, Area Affected : 2%								
Location : Isolated Locations								
Asphalt	2%	Now	$2,000	2046	* *	5	$300	
Settlement, Extent : Severe, Area Affected : 80%								
Location : North End At Compost Club Greenhouse								
Other Observation, Extent : Severe, Area Affected : 10%								
Location : 375 Feet From West End At Gate								
Explanation : Sinkhole								
Not Accessible	32%							
Firewalls								
Concrete	70%			LIFE	* *	5-10	$4,100	
Not Accessible	30%							
Pile Caps								
Concrete	100%			LIFE	* *	5	$3,500	
Cracking, Extent : Light, Area Affected : 30%								
Location : Map Cracking At Southeast Corner Of Pier								
Other Observation, Extent : Light, Area Affected : 5%								
Location : Mostly On East Side								
Explanation : Efflorescence								
Piles and Bracing								
Concrete Encased Timber	5%			LIFE	* *	5	$8,200	
Timber	40%			LIFE	* *	4-5	$86,800	
Marine Borer Infestation, Extent : Light, Area Affected : 10%								
Location : Isolated Piles								
Worn, Extent : Light, Area Affected : 10%								
Location : Within Tidal Zone								
Not Accessible	55%							
Fender								
Wales and Chocks								
Timber	100%			2040	* *	4	$45,300	
Piles								
Timber	40%			2040	* *	4	$8,400	
Worn, Extent : Light, Area Affected : 5%								
Location :								
Not Accessible	60%							
Deck Elements								

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

DEPT. OF SMALL BUSINESS SERV. - 801
U.N. SCHOOL PILE SUPPORTED PLATFORM
Asset # : 4145

Piers	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Railing								
Fencing	98%			2032	* *	3	$300	
Fencing	2%	4+	$1,000	2036	* *	3		
Corrosion, Extent : Moderate, Area Affected : 75%								
Location : Gate 375 Feet From West End								
Coping/Curb								
Concrete	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Offshore Edge Of Pier								
Explanation : Concrete Parapet Wall								
Electrical								
Lighting Fixture								
Incandescent	92%			2025	$30,300			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 13 Fixtures Total								
Explanation : Disconnected From Conduit For Solar Power								
Incandescent	8%	Now	$2,600	2026	$2,600			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 1 Of 13 Fixtures Missing, 282 Feet From West End								
Explanation : Missing Fixture								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **WHARF AT STATEN ISLAND BALLPARK AT ST. GEORGE**				
Address	: **75 RICHMOND TERRACE**				
Borough	: **STATEN ISLAND**			**Agency's Number**	: **N/A**
Program / Asset #	: **DGS0059.000 / 13924**			**Yr Built/Renovated**	:
Area Sq Ft	: **22,500**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **30-Jan-2019**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **2**	**Lot**	: **20**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Piers		$71,200
Total		**$71,200**
Importance Code A		$71,200
Total		**$71,200**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Piers	$2,600		$30,800	
Total	**$2,600**		**$30,800**	
Importance Code A				
Importance Code C	$2,600		$30,800	
Total	**$2,600**		**$30,800**	



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

DEPT. OF SMALL BUSINESS SERV. - 801
WHARF AT STATEN ISLAND BALLPARK AT ST. GEORGE
Asset # : 13924

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	55%			LIFE	* *	5	$23,100	
Not Accessible	45%							
Deck Surface								
Panel/Paver: Concrete	30%			2050	* *			
Timber	68%			2039	* *	5	$61,700	
Timber	2%	4+	$2,600	2043	* *	5	$900	
Broken, Extent : Severe, Area Affected : 10%								
Location : Missing Section Of Deck Plank At Southeast End Of Asset								
Rotting/Splitting, Extent : Severe, Area Affected : 10%								
Location : Isolated Locations Throughout								
Pile Caps								
Concrete	100%			LIFE	* *	5	$1,500	
Cracking, Extent : Light, Area Affected : 10%								
Location : On All Pile Cap Faces.								
Piles and Bracing								
Concrete	100%			LIFE	* *	5	$71,200	
Cracking, Extent : Light, Area Affected : 10%								
Location : On Exposed Portions Of Piles								
Spalling, Extent : Light, Area Affected : 10%								
Location : On Exposed Portions Of Piles								
Deck Elements								
Railing								
Steel	100%			2028				

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **WILLIAMSBURG YACHT CLUB PIER**				
Address	: **119-08 29TH AVENUE COLLEGE POINT**				
Borough	: **QUEENS**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBSR037.020 / 13493**			**Yr Built/Renovated**	:
Area Sq Ft	: **1,302**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **30-Jun-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **4346**	**Lot**	: **200**	**BIN**	:

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Piers	$23,600			$30,300
Total	**$23,600**			**$30,300**
Importance Code A	$23,600			
Importance Code B				$30,300
Total	**$23,600**			**$30,300**



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

DEPT. OF SMALL BUSINESS SERV. - 801
WILLIAMSBURG YACHT CLUB PIER
Asset # : 13493

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Steel	1%			2032	* *	5	$100	
Corrosion, Extent : Light, Area Affected : 20%								
Location : At Access And Stairs At Northeast Corner Of Pier Deck								
Timber	99%			LIFE	* *	5	$10,800	
Pile Caps								
Timber	5%	0-2	$3,500	LIFE	* *	4	$500	
Rotting/Splitting, Extent : Severe, Area Affected : 50%								
Location : Two Pile Caps At The Southeast								
Other Observation, Extent : Severe, Area Affected : 50%								
Location : Northern Side Of Notched Beam Connected To South Side Of Building								
Explanation : Crushing								
Timber	95%			LIFE	* *	4	$14,600	
Piles and Bracing								
Concrete	35%			LIFE	* *	5	$2,900	
Timber	5%	4+	$5,600	LIFE	* *	4-5	$300	
Rotting/Splitting, Extent : Moderate, Area Affected : 50%								
Location : Two 12 Inch By 12 Inch Posts At Southeast								
Timber	55%			LIFE	* *	4-5	$6,000	
Not Accessible	5%							
Deck Elements								
Railing								
Timber	50%			2025	$30,300			
Under Construction	50%							

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

Print Date : 09-Sep-2020

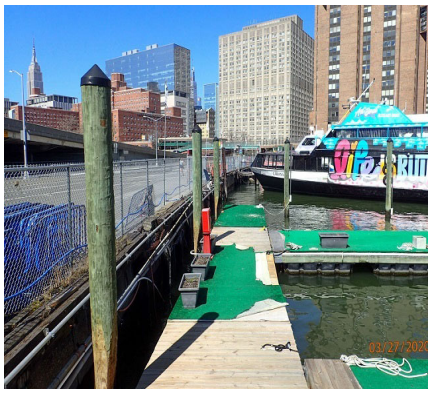
DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name : **23RD ST. MARINA DOCK BULKHEAD**
Address : **23RD ST. MARINA**
Borough : **MANHATTAN**
Program / Asset # : **DGSPR30.022 / 2583**
Linear Ft : **303**
Date of Survey : **27-Mar-2020**
Areas Surveyed :
Block : **991** **Lot** : **50**

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$96,100	
Total	**$96,100**	
Importance Code B	$96,100	
Total	**$96,100**	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$31,000		$800	$1,700
Total	**$31,000**		**$800**	**$1,700**
Importance Code B			$800	$1,700
Importance Code C	$31,000			
Total	**$31,000**		**$800**	**$1,700**



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

DEPT. OF SMALL BUSINESS SERV. - 801
23RD ST. MARINA DOCK BULKHEAD
Asset # : 2583

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete/Stone	100%			LIFE	* *	10		
Cracking, Extent : Light, Area Affected : 5%								
Location : Offshore Face								
Spalling, Extent : Light, Area Affected : 5%								
Location : Offshore Edge								
Coping/Curb								
Timber	55%	Now	$20,000	LIFE	* *	5	$100	
Missing Part, Extent : Severe, Area Affected : 100%								
Location : Isolated Segments								
Rotting/Splitting, Extent : Severe, Area Affected : 100%								
Location : Isolated Segments								
Timber	30%	2-4	$10,900	LIFE	* *	5		
Rotting/Splitting, Extent : Moderate, Area Affected : 50%								
Location : Isolated Locations Along Offshore Edge Of Bulkhead								
No Component	15%							
Piles and Bracing								
Not Accessible	100%							
Lowlevel Pile Caps								
Not Accessible	100%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	100%			2040	* *	5	$3,500	
Cracking, Extent : Moderate, Area Affected : 5%								
Location : Intermittent Transverse Cracks								
Fender								
Piles								
Timber	50%	Now	$30,500	2046	* *	4	$3,600	
Missing Pile, Extent : Severe, Area Affected : 65%								
Location : Intermittent Piles								
Rotting/Splitting, Extent : Severe, Area Affected : 35%								
Location : Above Mean Low Water								
Timber	25%	4+	$15,200	2046	* *	4	$1,800	
Rotting/Splitting, Extent : Moderate, Area Affected : 50%								
Location : Above Mean Low Water								
Not Accessible	25%							

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

DEPT. OF SMALL BUSINESS SERV. - 801
23RD ST. MARINA DOCK BULKHEAD
Asset # : 2583

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender								
Wales and Chocks								
Timber	25%	4+	$14,400	2046	* *	4	$4,100	
Rotting/Splitting, Extent : Moderate, Area Affected : 10%								
Location : Top Wale								
Timber	50%	Now	$36,000	2046	* *	4	$8,200	
Missing Part, Extent : Severe, Area Affected : 100%								
Location : At Center And North End								
Rotting/Splitting, Extent : Severe, Area Affected : 50%								
Location : Isolated Segments								
Timber	10%			2040	* *	4	$1,600	
No Component	15%							
Deck Elements								
Railing								
Fencing	100%			2032	* *	3	$100	
Electrical								
Lighting Fixture								
Incandescent	100%			2025				
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2 Fixtures Total								
Explanation : Count								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **23RD ST. MARINA PKG. GARAGE BULKHEAD**		
Address	: **23RD ST. MARINA**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DGSPR30.011 / 2584**	**Yr Built/Renovated**	:
Linear Ft	: **107**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **17-Mar-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **991** **Lot** : **50**	**BIN**	:

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$3,200			$600
Total	**$3,200**			**$600**
Importance Code A	$2,500			
Importance Code B	$600			$600
Total	**$3,200**			**$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		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete/Stone	100%			LIFE	* *	10		
Cracking, Extent : Light, Area Affected : 5%								
Location : Throughout								
Piles and Bracing								
Not Accessible	100%							
Lowlevel Pile Caps								
Timber	5%	Now	$2,500	LIFE	* *			
Rotting/Splitting, Extent : Severe, Area Affected : 75%								
Location : At Ends Of Transverse Pile Caps								
Timber	5%			LIFE	* *			
Not Accessible	90%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	57%			2040	* *	5	$700	
Cracking, Extent : Light, Area Affected : 10%								
Location : Random								
Asphalt Pavers	18%			2040	* *	5	$200	
Settlement, Extent : Light, Area Affected : 5%								
Location : Northern Half Of Pavers								
Concrete	25%			2040	* *	5	$300	
Spalling, Extent : Moderate, Area Affected : 10%								
Location : At South End, 20 Feet From South End, And Northern 20 Feet								
Fender								
Piles								
Timber	50%			2034	* *	4	$1,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Fender Piles Are Below The Parking Garage Pier And Are Abandoned								
Explanation : Abandoned								
Not Accessible	50%							

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

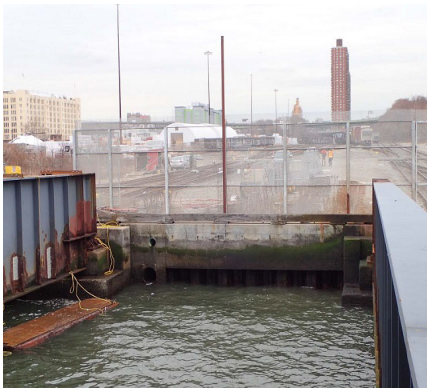
Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **65TH STREET RAIL YARD TRANSFER BRIDGE BULKHEAD**				
Address	: **FOOT OF 66TH ST NEXT TO BAT**				
Borough	: **BROOKLYN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBSR038.010 / 13484**			**Yr Built/Renovated**	: **1999 / 2012**
Linear Ft	: **164**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **05-Feb-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **5804**	**Lot**	: **2**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$93,900	
Total	**$93,900**	
Importance Code A	$93,900	
Total	**$93,900**	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$10,400		$100	$300
Total	**$10,400**		**$100**	**$300**
Importance Code A	$400			
Importance Code B	$6,000		$100	$300
Importance Code C	$4,000			
Total	**$10,400**		**$100**	**$300**



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

DEPT. OF SMALL BUSINESS SERV. - 801
65TH STREET RAIL YARD TRANSFER BRIDGE BULKHEAD
Asset # : 13484

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Timber	45%			LIFE	* *	5	$100	
Rotting/Splitting, Extent : Moderate, Area Affected : 10%								
Location : At The Ends And Top Surfaces Of The Curb								
Timber	20%	Now	$3,900	LIFE	* *	5		
Rotting/Splitting, Extent : Severe, Area Affected : 50%								
Location : At Ends And Top Surfaces Of Curb								
No Component	35%							
Gravity Wall								
Concrete	40%			LIFE	* *	5-10	$500	
Spalling, Extent : Light, Area Affected : 2%								
Location : At South Bridge								
No Component	40%							
Not Accessible	20%							
Sheet Piles								
Steel	25%			LIFE	* *	10		
Corrosion, Extent : Light, Area Affected : 100%								
Location : Full Height								
Steel	15%	Now	$93,900	LIFE	* *			
Corrosion, Extent : Severe, Area Affected : 100%								
Location : Between South Bridge And DEP Property								
No Component	60%							
Pile Caps								
Concrete	35%			LIFE	* *	5	$300	
Erosion, Extent : Light, Area Affected : 50%								
Location : In Tidal Zone								
No Component	65%							
Backfill								
Fill								
Topsoil	2%	Now	$800	2071	* *			
Sinkhole, Extent : Severe, Area Affected : 75%								
Location : Two Sinkholes Adjacent To Utility Building At North End								
Not Accessible	98%							

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

DEPT. OF SMALL BUSINESS SERV. - 801
65TH STREET RAIL YARD TRANSFER BRIDGE BULKHEAD
Asset # : 13484

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Backfill								
Surface								
Asphalt	30%			2040	* *	5	$600	
Cracking, Extent : Light, Area Affected : 10%								
Location : North Ramp Entrance								
Settlement, Extent : Light, Area Affected : 30%								
Location : North Ramp Entrance								
Gravel	28%			2040	* *	2-5	$100	
Gravel	2%	Now	$300	2046	* *	2-5		
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : Two Sinkholes Adjacent To Utility Building At North End								
Gravel	20%	4+	$3,000	2046	* *	2-5	$100	
Settlement, Extent : Light, Area Affected : 50%								
Location : Between Ramps And Adjacent To North Utility Building Has Settled Up To 3 Inches								
Topsoil	20%			2029	$1,900	5	$200	
Deck Elements								
Railing								
Fencing	18%	4+	$1,700	2036	* *	3		
Corrosion, Extent : Moderate, Area Affected : 50%								
Location : Southern 25 Feet Of Asset								
Fencing	80%			2032	* *	3	$100	
Fencing	2%	0-2	$200	2036	* *	3		
Other Observation, Extent : Moderate, Area Affected : 75%								
Location : Base Of Fence Post Of Foundation At South Ramp								
Explanation : Undermining								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **BATTERY MARITIME BUILDING CONCRETE BULKHEAD**				
Address	: **10 SOUTH STREET**				
Borough	: **MANHATTAN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DOT0127.010 / 2777**			**Yr Built/Renovated**	:
Linear Ft	: **366**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **15-Mar-2019**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **2**	**Lot**	: **2**	**BIN**	:

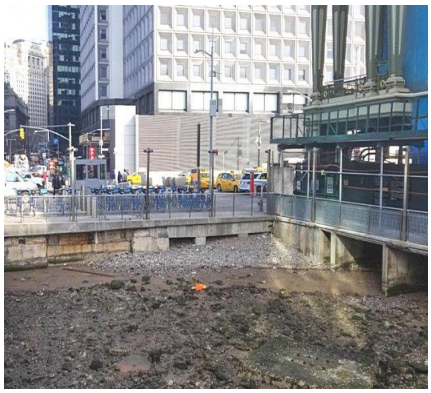
CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads			$2,000	
Total			**$2,000**	
Importance Code A				
Importance Code B			$2,000	
Total			**$2,000**	



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

DEPT. OF SMALL BUSINESS SERV. - 801
BATTERY MARITIME BUILDING CONCRETE BULKHEAD
Asset # : 2777

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Concrete	12%			LIFE	* *	5	$200	
Cracking, Extent : Light, Area Affected : 5%								
Location : Exposed Wall West Of Battery Maritime Building								
Not Accessible	88%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Concrete	95%			2039	* *	5	$4,000	
Cracking, Extent : Light, Area Affected : 5%								
Location : At Entrances								
Surface Wearing/Scaling, Extent : Light, Area Affected : 100%								
Location : At Entrances								
Stone	5%			2039	* *	10		

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$38,000			
Total	**$38,000**			
Importance Code A	$13,500			
Importance Code B	$6,600			
Importance Code C	$17,900			
Total	**$38,000**			



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 14A BULKHEAD

Asset # : 13525

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Timber	55%	4+	$17,900	LIFE	* *	5	$100	
Excess Deflection, Extent : Severe, Area Affected : 100%								
Location : Throughout Due To Impact								
Timber	45%			LIFE	* *	5	$100	
Sheet Piles								
Steel	5%	4+	$7,200	LIFE	* *			
Missing Part, Extent : Light, Area Affected : 10%								
Location : Missing Bolts W/ Fill Loss At Holes 194 Feet, 238 Feet, 254 Feet And 283 Feet From North								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : 288 Feet From North								
Explanation : Top Of Sheets Not Embedded In Concrete Cap W/ Fill Exposed								
Steel	50%			LIFE	* *			
Corrosion, Extent : Light, Area Affected : 2%								
Location : Isolated In Tidal Zone								
Not Accessible	45%							
Pile Caps								
Concrete	95%			LIFE	* *	5	$1,300	
Cracking, Extent : Light, Area Affected : 10%								
Location : Throughout								
Spalling, Extent : Light, Area Affected : 5%								
Location : Isolated Small Spalls At Bottom Edge Of Cap								
Concrete	5%	4+	$6,300	LIFE	* *	5	$100	
Spalling, Extent : Moderate, Area Affected : 25%								
Location : 143 Feet, 188 Feet, 225 Feet, And 266 Feet (At Outfall) From The North								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	90%			2037	* *	5	$4,600	
Asphalt	10%	0-2	$4,300	2043	* *	5	$300	
Cracking, Extent : Moderate, Area Affected : 30%								
Location : Isolated Throughout And 225 Feet From North (At Outfall)								
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : 285 Feet From North								
Deck Elements								
Railing								
Fencing	40%			2029	$10,400	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 : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Bulkheads	$85,300	$4,749,000
Total	**$85,300**	**$4,749,000**
Importance Code A		$4,749,000
Importance Code B	$85,300	
Total	**$85,300**	**$4,749,000**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$21,400			
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

BERTH 18 BULKHEAD

Asset # : 13540

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Pile Supported Wall								
Concrete	100%			2031	$4,749,000	5	$17,400	
Other Observation, Extent : Light, Area Affected : 15%								
Location : Erosion In The Tidal Zone And Cracking Throughout								
Explanation : Erosion And Cracking								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Not Accessible	100%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Blocks	10%			2037	* *	5	$500	
Other Observation, Extent : Light, Area Affected : 10%								
Location : From 45 Feet To 90 Feet North Of Southern Limit Of Asset								
Explanation : Surface Wearing								
Concrete	40%			2037	* *	5	$2,000	
Cracking, Extent : Light, Area Affected : 10%								
Location : Throughout								
Concrete	20%	4+	$20,200	2037	* *	5	$500	
Cracking, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Erosion, Extent : Moderate, Area Affected : 100%								
Location : Erosion / Scaling Throughout From 240 Feet To 360 Feet North Of Southern Limit Of Asset								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : Isolated On Edge Of Seawall								
Not Accessible	30%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Under Building At Southern 45 Feet Of Asset And Under Vegetation For 25 Percent Of Remaining Surface, North Of Building								
Explanation : Not Accessible								
Fender								
Piles								
Timber	50%	Now	$43,900	2043	* *	4	$5,200	
Broken, Extent : Severe, Area Affected : 100%								
Location : Broken / Missing Throughout								
Not Accessible	50%							
Wales and Chocks								
Timber	100%	Now	$41,400	2043	* *	4	$23,700	
Broken, Extent : Severe, Area Affected : 20%								
Location : Throughout Length Of Bulkhead								
Rotting/Splitting, Extent : Severe, Area Affected : 60%								
Location : Throughout Length Of Bulkhead								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022	FY 2023	FY 2024	FY 2025
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

BERTH 1A BULKHEAD

Asset # : 13538

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Timber	90%			LIFE	* *	5	$100	
No Component	10%							
Sheet Piles								
Steel	100%			LIFE	* *			
Missing Coating, Extent : Light, Area Affected : 10%								
Location : Throughout								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Concrete	100%			2041	* *	5	$1,600	
Sinkhole, Extent : Moderate, Area Affected : 5%								
Location : Sinkholes At Adjacent Property To Southeast								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Bulkheads		$40,300
Total		**$40,300**
Importance Code B		$40,300
Total		**$40,300**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$53,800			
Total	**$53,800**			
Importance Code A	$15,700			
Importance Code B	$22,300			
Importance Code C	$15,800			
Total	**$53,800**			



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 20A AND 20B BULKHEAD

Asset # : 13539

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Timber	25%	Now	$15,800	LIFE	* *	5	$100	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Western 196 Feet Of Asset								
Explanation : Missing								
No Component	75%							
Pile Supported Wall								
Concrete	90%			2037	* *	5	$31,400	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Erosion In Tidal Zone And Cracking With Efflorescence								
Explanation : Erosion And Cracking								
Not Accessible	10%							
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Not Accessible	100%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	20%			2037	* *	5	$2,000	
Cracking, Extent : Light, Area Affected : 20%								
Location : Western 160 Feet Of Asset								
Topsoil	80%			2026	$40,300	5	$3,300	
Fender								
Piles								
Timber	5%	Now	$8,800	2043	* *	4	$1,000	
Broken, Extent : Severe, Area Affected : 100%								
Location : At East End Of Asset At Transfer Dock								
No Component	95%							
Wales and Chocks								
Timber	5%	Now	$12,500	2043	* *	4	$2,400	
Broken, Extent : Severe, Area Affected : 100%								
Location : At East End Of Asset At Transfer Dock								
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 : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Bulkheads	$881,700	$23,056,500
Total	**$881,700**	**$23,056,500**
Importance Code A	$470,500	$23,056,500
Importance Code B	$272,700	
Importance Code C	$138,500	
Total	**$881,700**	**$23,056,500**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$25,600	$100		
Total	**$25,600**	**$100**		
Importance Code A				
Importance Code B	$25,600	$100		
Importance Code C				
Total	**$25,600**	**$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
BERTH 20C BARGE BASIN BULKHEAD
Asset # : 13522

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Concrete	30%	Now	$118,700	LIFE	* *	5	$600	
Broken, Extent : Severe, Area Affected : 30%								
Location : Throughout Barge Basin								
Other Observation, Extent : Severe, Area Affected : 60%								
Location : Throughout North Side Of Barge Basin								
Explanation : Missing								
Concrete	35%			LIFE	* *	5	$700	
Concrete	5%	4+	$19,800	LIFE	* *	5	$100	
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Throughout Asset								
No Component	30%							
Pile Supported Wall								
Concrete	20%	4+	$470,500	2031	$4,705,400	5	$8,600	
Erosion, Extent : Moderate, Area Affected : 25%								
Location : Along Bottom Edge Of Wall With Exposed Reinforcement								
Exposed Reinforcement, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Concrete	78%			2031	$18,351,100	5	$67,300	
Erosion, Extent : Moderate, Area Affected : 20%								
Location : At Cj								
Spalling, Extent : Moderate, Area Affected : 20%								
Location : Isolated At Top Of Wall And Isolated Throughout								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Scaling In Tidal Zone, And Efflorescence Above Tidal Zone								
Explanation : Scaling And Efflorescence								
No Component	2%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : 40 Feet Length Along North Wall Of Basin, Starting 1994 Feet From Southwest								
Explanation : At Outfall								
Piles and Bracing								
Not Accessible	100%							
Backfill								
Fill								
Gravel	1%	Now	$2,000	2043	* *	5		
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : At Northern End Of North Basin Wall								
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		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Backfill								
Surface								
Asphalt	59%			2037	* *	5	$14,500	
Surface Wearing/Scaling, Extent : Light, Area Affected : 40%								
Location : Throughout								
Asphalt	1%	Now	$2,100	2043	* *	5	$100	
Broken, Extent : Severe, Area Affected : 100%								
Location : Northern End Of North Barge Basin Wall								
Asphalt Blocks	5%			2037	* *	5	$1,200	
Concrete	9%			2037	* *	5	$2,200	
Topsoil	20%			2026	$24,900	5	$2,000	
Not Accessible	6%							
Fender								
Piles								
Timber	25%	Now	$108,600	2043	* *	4	$12,900	
Broken, Extent : Severe, Area Affected : 50%								
Location : South Wall Of Barge Basin								
No Component	60%							
Not Accessible	15%							
Wales and Chocks								
Timber	40%	Now	$164,100	2043	* *	4	$46,900	
Broken, Extent : Severe, Area Affected : 100%								
Location : South Wall Of Barge Basin								
No Component	60%							
Deck Elements								
Railing								
Fencing	25%			2032	* *	3	$200	
Fencing	10%	Now	$12,500	2033	* *	3	$100	
Buckling, Extent : Moderate, Area Affected : 25%								
Location : Top Fence Rail Of North Basin Wall								
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 : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Bulkheads	$94,500	
Total	**$94,500**	
Importance Code B	$94,500	
Total	**$94,500**	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$12,600			
Total	**$12,600**			
Importance Code A				
Importance Code B	$10,100			
Importance Code C	$2,500			
Total	**$12,600**			



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

BERTH 3A BULKHEAD

Asset # : 13536

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Timber	10%	0-2	$2,500	LIFE	* *	5		
Broken, Extent : Moderate, Area Affected : 75%								
Location : Several Lengths Broken Throughout								
Timber	80%			LIFE	* *	5	$200	
No Component	10%							
Gravity Wall								
Concrete	50%			LIFE	* *	5	$700	
Not Accessible	50%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	30%	4+	$10,100	2043	* *	5	$600	
Cracking, Extent : Moderate, Area Affected : 20%								
Location : Moderate Cracking Throughout								
Settlement, Extent : Light, Area Affected : 10%								
Location : Throughout								
Concrete	70%	4+	$94,500	2043	* *	5	$1,400	
Cracking, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Settlement, Extent : Light, Area Affected : 75%								
Location : Throughout Near 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 : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Bulkheads	$227,200	
Total	**$227,200**	
Importance Code A	$120,600	
Importance Code B	$106,600	
Total	**$227,200**	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$40,900			$700
Total	**$40,900**			**$700**
Importance Code A				
Importance Code B	$40,900			$700
Total	**$40,900**			**$700**



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

DEPT. OF SMALL BUSINESS SERV. - 801

BERTH 6 BULKHEAD

Asset # : 13534

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Steel	70%			LIFE	* *			
No Component	30%							
Pile Supported Wall								
Conc w/Stone Face	10%	4+	$120,600	LIFE	* *	5	$3,200	
Erosion, Extent : Moderate, Area Affected : 50%								
Location : Tidal Zone Of 120 Feet Long Section Adjacent To Dry Dock 1								
No Component	70%							
Not Accessible	20%							
Sheet Piles								
Steel	30%			LIFE	* *			
Corrosion, Extent : Light, Area Affected : 5%								
Location : Isolated In Tidal Zone								
No Component	30%							
Not Accessible	40%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Concrete	70%	Now	$106,600	2043	* *	5	$1,600	
Cracking, Extent : Severe, Area Affected : 100%								
Location : Large Cracks Throughout								
Settlement, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Not Accessible	30%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Adjacent To Dry Dock 1								
Explanation : Building								
Fender								
Piles								
Timber	15%	Now	$11,900	2043	* *	4	$1,400	
Missing Part, Extent : Severe, Area Affected : 100%								
Location : Adjacent To Dry Dock 1								
No Component	85%							
Wales and Chocks								
Steel	15%			2037	* *	3-5	$3,100	
Corrosion, Extent : Light, Area Affected : 20%								
Location : Throughout Steel Fender Rack								
Timber	15%	Now	$28,100	2043	* *	4	$3,200	
Missing Part, Extent : Severe, Area Affected : 70%								
Location : Adjacent To Dry Dock 1								
No Component	70%							

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

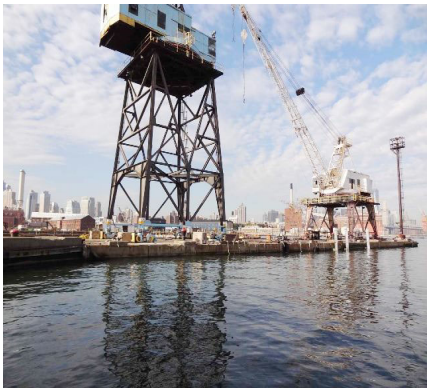
Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Bulkheads	$428,100	
Total	**$428,100**	
Importance Code B	$390,100	
Importance Code C	$37,900	
Total	**$428,100**	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$72,800			
Total	**$72,800**			
Importance Code A	$37,500			
Importance Code B	$5,400			
Importance Code C	$29,900			
Total	**$72,800**			



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 10 AND 10A PIER

Asset # : 13528

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Concrete	20%	0-2	$37,900	LIFE	* *	5	$100	
Broken, Extent : Moderate, Area Affected : 100%								
Location : Utility Trench At Berth 10a								
Timber	80%	Now	$29,900	LIFE	* *	5	$200	
Missing Part, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Pile Supported Wall								
Concrete	90%			2037	* *	5	$18,600	
Cracking, Extent : Light, Area Affected : 10%								
Location : Throughout								
Spalling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Concrete	10%	4+	$28,200	2037	* *	5	$1,000	
Erosion, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Not Accessible	100%							
Backfill								
Fill								
Gravel	10%	Now	$4,800	2043	* *	5		
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : Multiple Sinkholes Throughout. Specifically From East At 364 Feet, 406 Feet, 450 Feet, And 475 Feet To 518 Feet.								
Not Accessible	90%							
Surface								
Asphalt	70%	4+	$35,000	2043	* *	5	$2,100	
Cracking, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Settlement, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Asphalt	10%	Now	$5,000	2043	* *	5	$300	
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : See List Of Locations In Fill Section								
Concrete	20%			2037	* *	5	$1,200	
Fender								
Piles								
Timber	100%	Now	$104,200	2043	* *	4	$12,400	
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.*

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	$246,000	2043	* *	4	$28,100	
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.*

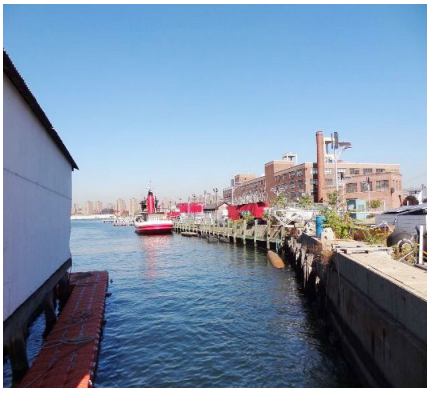
Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Bulkheads	$529,000	
Total	**$529,000**	
Importance Code A	$529,000	
Total	**$529,000**	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$43,900			$23,000
Total	**$43,900**			**$23,000**
Importance Code A	$13,800			
Importance Code B	$29,000			$23,000
Importance Code C	$1,100			
Total	**$43,900**			**$23,000**



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
BERTHS 11 AND 12 BULKHEAD AND BOATSHED
Asset # : 13527

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Concrete	30%			LIFE	* *	5	$300	
Cracking, Extent : Light, Area Affected : 5%								
Location : Isolated Throughout								
Timber	45%	4+	$1,100	LIFE	* *	5	$200	
Broken, Extent : Light, Area Affected : 5%								
Location : 20 Feet Long Section Near Boatshed								
No Component	25%							
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : At Boatshed And At Travel Lift								
Pile Supported Wall								
Conc w/Stone Face	5%	4+	$226,700	LIFE	* *	5	$4,000	
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Starting 523 Feet From East And Extending 242 Feet Between Stone And Concrete Course At Top Of Wall And At Isolated Joints								
Explanation : Mortar Loss								
Conc w/Stone Face	20%	4+	$302,300	LIFE	* *	5	$15,900	
Cracking, Extent : Moderate, Area Affected : 20%								
Location : At Isolated Areas								
Erosion, Extent : Severe, Area Affected : 20%								
Location : In Tidal Zone 702 Feet And 918 Feet From East								
Concrete	70%			2037	* *	5	$27,700	
Erosion, Extent : Light, Area Affected : 25%								
Location : In Tidal Zone At Eastern 532 Feet And Western 221 Feet								
Not Accessible	5%							
Backfill								
Fill								
Gravel	10%	Now	$9,200	2043	* *	5	$100	
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : Mutliple Sinkholes Around Boatshed								
Not Accessible	90%							
Surface								
Asphalt	70%			2037	* *	5	$7,900	
Cracking, Extent : Light, Area Affected : 5%								
Location : Isolated Locations								
Asphalt	10%	Now	$3,800	2037	* *	5	$600	
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : At Boatshed								
Concrete	20%			2037	* *	5	$2,300	
Fender								

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

DEPT. OF SMALL BUSINESS SERV. - 801
BERTHS 11 AND 12 BULKHEAD AND BOATSHED
Asset # : 13527

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender								
Buffer								
Rubber	10%			2037	* *	4-5	$2,600	
Surface Wearing/Scaling, Extent : Light, Area Affected : 15%								
Location : Floating Composite Fender 373 Feet From East And Floating Tire Fender 433 Feet And 845 Feet From East								
No Component	90%							
Piles								
Timber	55%			2037	* *	4	$13,000	
Timber	5%	Now	$10,000	2043	* *	4	$1,200	
Broken, Extent : Severe, Area Affected : 100%								
Location : Isolated Piles								
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 : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$11,000			
Total	**$11,000**			
Importance Code A	$11,000			
Importance Code B				
Importance Code C				
Total	**$11,000**			



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

DEPT. OF SMALL BUSINESS SERV. - 801

BERTHS 7 AND 7A BULKHEAD

Asset # : 13532

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Timber	15%			LIFE	* *	5		
No Component	85%							
Sheet Piles								
Steel	13%			LIFE	* *			
Corrosion, Extent : Light, Area Affected : 5%								
Location : Isolated Locations In Tidal Zone								
Steel	2%	4+	$9,700	LIFE	* *			
Corrosion, Extent : Moderate, Area Affected : 100%								
Location : Above Mlw Elevation At Berth 7a, Adjacent To Dry Dock #3								
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		
Other Observation, Extent : Light, Area Affected : 40%								
Location : Lower Wire Rope								
Explanation : Corrosion								
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 : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Bulkheads	$416,400	$4,711,300
Total	**$416,400**	**$4,711,300**
Importance Code A	$51,700	$4,656,400
Importance Code B	$321,100	$54,900
Importance Code C	$43,500	
Total	**$416,400**	**$4,711,300**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$36,500			
Total	**$36,500**			
Importance Code A				
Importance Code B	$36,500			
Importance Code C				
Total	**$36,500**			



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

DEPT. OF SMALL BUSINESS SERV. - 801

BERTHS 9 AND 9A PERIMETER WALL PILE SUPPORTED WALL AROUND PIER

Asset # : 13529

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Concrete	25%			LIFE	* *	5	$100	
Concrete	25%	Now	$43,500	LIFE	* *	5	$100	
Broken, Extent : Severe, Area Affected : 100%								
Location : Throughout								
No Component	50%							
Pile Supported Wall								
Concrete	90%			2031	$4,656,400	5	$17,100	
Cracking, Extent : Light, Area Affected : 10%								
Location : Throughout								
Spalling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Concrete	10%	4+	$51,700	2037	* *	5	$900	
Erosion, Extent : Moderate, Area Affected : 30%								
Location : Throughout In Tidal Zone								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : 300 Feet From Dry Dock 6								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Not Accessible	100%							
Backfill								
Fill								
Gravel	10%	Now	$4,400	2043	* *	5		
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : Isolated Throughout And At Southwest Corner								
Not Accessible	90%							
Surface								
Asphalt	70%	Now	$32,100	2043	* *	5	$1,900	
Settlement, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Sinkhole, Extent : Severe, Area Affected : 10%								
Location : Numerous Throughout								
Concrete	30%			2031	$54,900	5	$1,600	
Fender								
Piles								
Timber	100%	Now	$95,500	2043	* *	4	$11,400	1
Missing Part, Extent : Severe, Area Affected : 100%								
Location : Entire Asset								
Wales and Chocks								
Timber	100%	Now	$225,600	2043	* *	4	$25,800	
Missing Part, Extent : Severe, Area Affected : 100%								
Location : Throughout								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **BROOKLYN WHOLESALE MEAT MARKET REVETMENT**				
Address	: **1ST AVE BET. 54TH AND 57TH STS**				
Borough	: **BROOKLYN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0026.030 / 1739**			**Yr Built/Renovated**	:
Linear Ft	: **1,307**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **18-Feb-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **819**	**Lot**	: **1**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$145,800	
Total	**$145,800**	
Importance Code C	$145,800	
Total	**$145,800**	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$45,600	$100		$7,500
Total	**$45,600**	**$100**		**$7,500**
Importance Code B	$37,600	$100		$7,500
Importance Code C	$8,000			
Total	**$45,600**	**$100**		**$7,500**



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

DEPT. OF SMALL BUSINESS SERV. - 801
BROOKLYN WHOLESALE MEAT MARKET REVETMENT
Asset # : 1739

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Concrete	75%			LIFE	* *	5-10	$1,800	
Cracking, Extent : Moderate, Area Affected : 10%								
Location : Isolated Along Curb Length								
Discolor & Bleeding, Extent : Light, Area Affected : 10%								
Location : Isolated Rust Staining Along Curb Length								
Spalling, Extent : Light, Area Affected : 10%								
Location : Isolated Along Curb Length								
Concrete	15%	Now	$43,100	LIFE	* *	5	$200	
Broken, Extent : Severe, Area Affected : 100%								
Location : Vehicle Damage At North End Of Asset								
No Component	10%							
Revetment								
Stone	90%			LIFE	* *	5	$14,100	
Stone	10%	Now	$102,700	LIFE	* *	5	$800	
Missing Part, Extent : Moderate, Area Affected : 100%								
Location : At The Southern End Of The Asset And Mid Asset Length								
Backfill								
Fill								
Topsoil	10%	Now	$30,000	2071	* *			
Other Observation, Extent : Severe, Area Affected : 50%								
Location : Mid Point Of Asset Beneath Parking Lot								
Explanation : Undermining								
Not Accessible	90%							
Surface								
Asphalt	100%			2040	* *	5	$14,900	
Cracking, Extent : Light, Area Affected : 50%								
Location : At North End Of Asset								
Deck Elements								
Railing								
Fencing	50%			2032	* *	3	$300	
Fencing	10%	4+	$7,600	2036	* *	3	$100	
Corrosion, Extent : Moderate, Area Affected : 100%								
Location : North End Of Asset								
Loose Connections, Extent : Moderate, Area Affected : 75%								
Location : Fabric Not Connected To Fence Posts At North End Of Asset								
Missing Part, Extent : Severe, Area Affected : 100%								
Location : North End Of Asset.								
No Component	40%							

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **BULKHEAD**				
Address	: **PECK SLIP TO ROBERT WAGNER PLACE**				
Borough	: **MANHATTAN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DGSP025.044 / 1743**			**Yr Built/Renovated**	:
Linear Ft	: **957**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **28-Feb-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **73**	**Lot**	: **17**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$87,300	$782,500
Total	**$87,300**	**$782,500**
Importance Code B	$87,300	$782,500
Total	**$87,300**	**$782,500**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$27,700			$5,000
Total	**$27,700**			**$5,000**
Importance Code A	$3,700			
Importance Code B	$20,000			$5,000
Importance Code C	$4,000			
Total	**$27,700**			**$5,000**



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

DEPT. OF SMALL BUSINESS SERV. - 801

BULKHEAD

Asset # : 1743

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Concrete	100%			LIFE	* *	5-10	$1,800	
Cracking, Extent : Light, Area Affected : 5%								
Location : Isolated Locations Along Entire Length								
Gravity Wall								
Concrete	95%			LIFE	* *	5-10	$7,300	
Not Accessible	5%							
Revetment								
Stone	55%			LIFE	* *	5	$6,300	
No Component	45%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	2%			2040	* *	5	$200	
Asphalt Pavers	90%			2040	* *	5	$9,800	
Asphalt Pavers	6%	Now	$18,900	2040	* *	5	$300	
Settlement, Extent : Light, Area Affected : 60%								
Location : Northern 100 Feet								
Topsoil	2%	Now	$1,100	2031	$1,100	5		
Sinkhole, Extent : Severe, Area Affected : 10%								
Location : Fenced Off Planters At Expansion Joints At 360 Feet And 480 Feet From South Corner								
Fender								
Piles								
Timber	25%	0-2	$48,100	2046	* *	4	$5,700	
Rotting/Splitting, Extent : Severe, Area Affected : 15%								
Location : In Tidal Zone								
Worn, Extent : Severe, Area Affected : 15%								
Location : 17 Each 6-pile Clusters In Front Of Bulkhead.								
No Component	70%							
Not Accessible	5%							
Deck Elements								
Railing								
Steel	30%	4+	$14,700	2029	$293,400			
Missing Coating, Extent : Moderate, Area Affected : 10%								
Location : North End								
Steel	50%	0-2	$24,500	2029	$489,100			
Corrosion, Extent : Moderate, Area Affected : 60%								
Location : Southern 500 Feet								
No Component	20%							

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

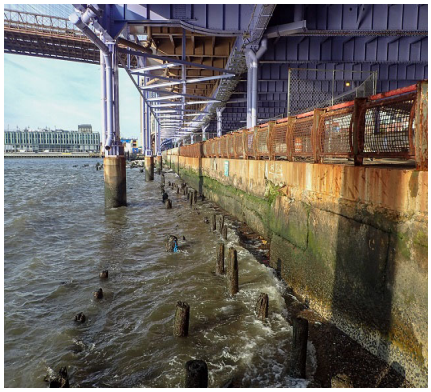
Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **BULKHEAD**				
Address	: **ROBERT F. WAGNER PLACE TO MARKET SLIP**				
Borough	: **MANHATTAN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DGSP025.045 / 1744**			**Yr Built/Renovated**	:
Linear Ft	: **1,410**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **28-Feb-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **240**	**Lot**	: **6**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$1,821,900	$648,500
Total	**$1,821,900**	**$648,500**
Importance Code A	$1,685,900	
Importance Code B	$136,100	$648,500
Total	**$1,821,900**	**$648,500**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$5,700			$1,200
Total	**$5,700**			**$1,200**
Importance Code A				
Importance Code B				$1,200
Importance Code C	$5,700			
Total	**$5,700**			**$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

BULKHEAD

Asset # : 1744

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Concrete	44%			LIFE	* *	5-10	$1,200	
Cracking, Extent : Light, Area Affected : 5%								
Location : Intermittent Along Entire Asset								
Concrete	1%	Now	$5,200	LIFE	* *	5		
Spalling, Extent : Severe, Area Affected : 50%								
Location : South End								
Under Construction	55%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Northern 765 Feet Of Asset								
Explanation : Construction								
Gravity Wall								
Concrete	25%	4+	$303,600	LIFE	* *	5	$1,400	
Cracking, Extent : Moderate, Area Affected : 2%								
Location : Tidal Zone								
Erosion, Extent : Moderate, Area Affected : 2%								
Location : Tidal Zone								
No Component	35%							
Under Construction	40%							
Pile Supported Wall								
Concrete	6%	4+	$92,100	2040	* *	5	$1,700	
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Offshore Face								
Explanation : Erosion And Cracking								
Concrete	14%	0-2	$1,290,100	2046	* *	5	$3,900	
Erosion, Extent : Severe, Area Affected : 50%								
Location : Offshore Face								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Evident By Paver Displacement								
Explanation : Possible Settlement								
No Component	65%							
Under Construction	15%							
Piles and Bracing								
No Component	65%							
Not Accessible	35%							
Pile Caps								
No Component	65%							
Not Accessible	35%							
Backfill								
Fill								
Not Accessible	100%							

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

DEPT. OF SMALL BUSINESS SERV. - 801

BULKHEAD

Asset # : 1744

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Backfill								
Surface								
Asphalt Pavers	30%	4+	$92,800	2040	* *	5	$2,400	
Settlement, Extent : Moderate, Area Affected : 5%								
Location : Southern 200 Feet And From 303 To 493 Feet From South End								
Asphalt Pavers	15%			2040	* *	5	$2,400	
Under Construction	55%							
Deck Elements								
Railing								
Steel	15%			2029	$216,200			
Steel	30%	2-4	$43,200	2029	$432,300			
Corrosion, Extent : Moderate, Area Affected : 50%								
Location : Fro 60 Feet To 280 Feet From South End And Isolated Locations								
Under Construction	55%							

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **BULKHEAD**				
Address	: **EAST RIVER, 54TH ST TO 59TH ST**				
Borough	: **MANHATTAN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBSR025.052 / 1749**			**Yr Built/Renovated**	:
Linear Ft	: **1,245**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **20-Mar-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **1371**	**Lot**	: **38**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$179,500	$39,300
Total	**$179,500**	**$39,300**
Importance Code A	$179,500	$39,300
Total	**$179,500**	**$39,300**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$58,100			
Total	**$58,100**			
Importance Code A	$33,700			
Importance Code B	$24,400			
Total	**$58,100**			



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

DEPT. OF SMALL BUSINESS SERV. - 801

BULKHEAD

Asset # : 1749

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete/Stone	3%	Now	$82,800	LIFE	* *			
Cracking, Extent : Moderate, Area Affected : 10%								
Location : Isolated Locations Above The Waterline								
Missing Part, Extent : Severe, Area Affected : 50%								
Location : Isolated Locations Above The Waterline								
Concrete/Stone	2%			LIFE	* *	10		
No Component	95%							
Gravity Wall								
Conc w/Stone Face	30%			LIFE	* *	5	$67,300	
Cracking, Extent : Moderate, Area Affected : 10%								
Location : Isolated Locations Above Waterline								
Erosion, Extent : Light, Area Affected : 10%								
Location : Isolated Locations Above Waterline								
Conc w/Stone Face	5%	Now	$37,300	LIFE	* *	5	$5,600	
Missing Part, Extent : Severe, Area Affected : 50%								
Location : Missing Stone Facing At 400 Feet From North And Other Isolated Locations								
No Component	35%							
Not Accessible	30%							
Piles and Bracing								
No Component	95%							
Not Accessible	5%							
Sheet Piles								
Steel	15%	4+	$59,400	LIFE	* *			
Corrosion, Extent : Moderate, Area Affected : 10%								
Location : In Splash Zone								
No Component	70%							
Not Accessible	15%							
Lowlevel Pile Caps								
No Component	95%							
Not Accessible	5%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Not Accessible	100%							
Deck Elements								
Railing								
Fencing	20%			2032	* *	3	$100	
No Component	80%							

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

DEPT. OF SMALL BUSINESS SERV. - 801

BULKHEAD

Asset # : 1749

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Parapet								
Concrete	25%	4+	$24,400	2032	* *			
Cracking, Extent : Moderate, Area Affected : 20%								
Location : Isolated Locations At Offshore Face								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Isolated Locations At Offshore Face								
Concrete	35%			2032	* *			
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 : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **BULKHEAD**				
Address	: **SS WALL ST TO SS HELIPORT PIER EAST RIVER**				
Borough	: **MANHATTAN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0025.041 / 1765**			**Yr Built/Renovated**	:
Linear Ft	: **1,275**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **26-Sep-2016**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **36**	**Lot**	: **12**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$307,300	$629,700
Total	**$307,300**	**$629,700**
Importance Code A	$307,300	$43,200
Importance Code B		$586,400
Total	**$307,300**	**$629,700**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Stone	5%	0-2	$68,300	LIFE	* *	5	$5,400	
Missing Part, Extent : Severe, Area Affected : 50%								
Location : 2 Courses Of Grout Loss 6 Inches High Up To 2 Feet Deep (At Terminus Of Old Slip)								
Stone	35%	4+	$239,000	LIFE	* *	5	$37,800	
Other Observation, Extent : Light, Area Affected : 5%								
Location : Periodic Throughout In Tidal Zone								
Explanation : Grout Loss								
Not Accessible	60%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	95%			2037	* *	5	$13,800	
Recent Replace Evident, Extent : Light, Area Affected : 50%								
Location : Southern Half Is Recently New; Northern Half Is Under Construction								
Concrete	5%			2037	* *	5	$700	
Cracking, Extent : Light, Area Affected : 5%								
Location : At Base Of Pier 11								
Deck Elements								
Railing								
Steel	45%			2027	$586,400			
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Southern Portion Belongs To Platform Asset								
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 : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Bulkheads	$260,700	$233,300
Total	**$260,700**	**$233,300**
Importance Code A	$260,700	
Importance Code B		$233,300
Total	**$260,700**	**$233,300**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads				
Total				
Importance Code A				
Total				



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

DEPT. OF SMALL BUSINESS SERV. - 801

BULKHEAD

Asset # : 4092

Bulkheads	Current Repair			Future Replacement			Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost		Cycle (Yrs)	Estimated Cost	Priority
Structural									
Pile Supported Wall									
Conc w/Stone Face	40%	Now	$181,400	LIFE		* *	5	$9,500	
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Bottom Half Of Wall For 40 Feet Total									
Explanation : Missing Granite Fascia Panels									
Conc w/Stone Face	35%	4+	$79,300	LIFE		* *	5	$8,300	
Other Observation, Extent : Moderate, Area Affected : 25%									
Location : At Wall Ends Approximately 300 SF									
Explanation : Spalling On Walls At Outfall Opening									
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	$233,300				
Cracking, Extent : Light, Area Affected : 75%									
Location : Throughout									
Discolor & Bleeding, Extent : Light, Area Affected : 75%									
Location : Efflorescence At Cracking									

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

Print Date : 09-Sep-2020

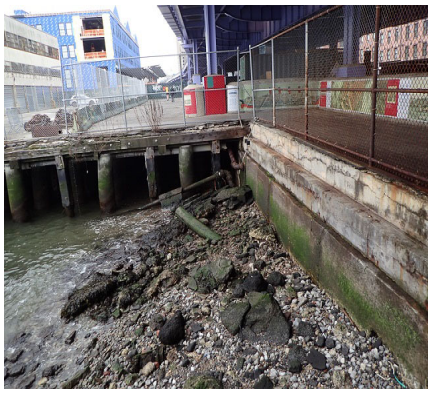
DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **BULKHEAD ALONG SOUTH STREET**		
Address	: **SS OF PIER 15 NORTH TO PECK SLIP EAST RIVER**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DGSP025.043 / 1742**	**Yr Built/Renovated**	:
Linear Ft	: **1,050**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **06-Mar-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **36** **Lot** : **30**	**BIN**	:

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$4,900		$2,700	
Total	**$4,900**		**$2,700**	
Importance Code A	$4,900			
Importance Code B			$2,700	
Total	**$4,900**		**$2,700**	



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

DEPT. OF SMALL BUSINESS SERV. - 801
BULKHEAD ALONG SOUTH STREET
Asset # : 1742

Bulkheads	Current Repair			Future Replacement			Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
Gravity Wall									
Conc w/Stone Face	5%			LIFE	* *		5	$9,500	
Displaced Elements, Extent : Severe, Area Affected : 2%									
Location : Two Missing Stones 75 Feet North Of Pier 15									
Concrete	5%			LIFE	* *		5-10	$400	
Cracking, Extent : Light, Area Affected : 5%									
Location : At Pier 15									
Not Accessible	90%								
Backfill									
Fill									
Not Accessible	100%								
Surface									
Asphalt Pavers	45%			2044	* *		5	$5,400	
Under Construction	55%								
Deck Elements									
Railing									
No Component	45%								
Under Construction	55%								

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

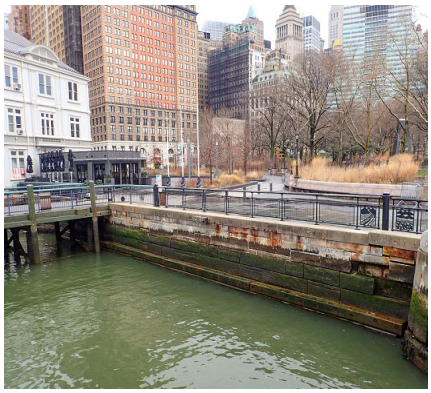
Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **BULKHEAD BATTERY PARK**		
Address	: **SOUTH OF PIER A TO MERCHANT MARINERS MEMORIAL**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0025.030 / 168**	**Yr Built/Renovated**	:
Linear Ft	: **119**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **19-Mar-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **3** **Lot** : **1**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$36,300	$121,600
Total	**$36,300**	**$121,600**
Importance Code A	$36,300	
Importance Code B		$121,600
Total	**$36,300**	**$121,600**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$12,900			$500
Total	**$12,900**			**$500**
Importance Code A	$7,600			
Importance Code B				$500
Importance Code C	$5,300			
Total	**$12,900**			**$500**



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

DEPT. OF SMALL BUSINESS SERV. - 801
BULKHEAD BATTERY PARK
Asset # : 168

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Concrete	30%	4+	$5,200	LIFE	* *	5		
Cracking, Extent : Light, Area Affected : 5%								
Location : North Of Pile Supported Walkway								
Discolor & Bleeding, Extent : Light, Area Affected : 15%								
Location : North Of Pile Supported Walkway								
Concrete	70%			LIFE	* *	5-10	$200	
Pile Supported Wall								
Conc w/Stone Face	80%			LIFE	* *	5	$15,300	
Conc w/Stone Face	20%	4+	$36,300	LIFE	* *	5	$1,900	
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Tidal Zone								
Explanation : Grout Loss								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Not Accessible	100%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	50%			2040	* *	5	$700	
Concrete	20%			2040	* *	5	$300	
Cracking, Extent : Light, Area Affected : 2%								
Location : Adjacent To Pile Supported Walkway								
Spalling, Extent : Light, Area Affected : 2%								
Location : Adjacent To Pile Supported Walkway								
Stone	30%			2040	* *	10		
Fender								
Wales and Chocks								
Composite	100%			2044	* *			
Deck Elements								
Railing								
Steel	100%			2029	$121,600			

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.*

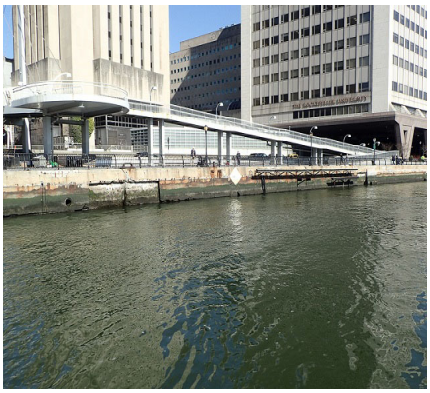
Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **BULKHEAD E. 63 TO E. 71 ST. E.R.**		
Address	: **E. RIVER, 63RD TO 71ST ST.**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DBSR025.054 / 1750**	**Yr Built/Renovated**	:
Linear Ft	: **2,150**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **18-Mar-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **1482** **Lot** : **60**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$659,900	$2,336,100
Total	**$659,900**	**$2,336,100**
Importance Code A	$659,900	$138,600
Importance Code B		$2,197,500
Total	**$659,900**	**$2,336,100**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$61,900			$11,700
Total	**$61,900**			**$11,700**
Importance Code A	$49,700			
Importance Code B	$12,200			$11,700
Total	**$61,900**			**$11,700**



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

DEPT. OF SMALL BUSINESS SERV. - 801
BULKHEAD E. 63 TO E. 71 ST. E.R.
Asset # : 1750

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete/Stone	5%	Now	$238,200	LIFE	* *			
Erosion, Extent : Severe, Area Affected : 25%								
Location : At South End								
Missing Part, Extent : Severe, Area Affected : 20%								
Location : Missing Facing Stones At South End								
Concrete/Stone	5%			LIFE	* *	10		
Cracking, Extent : Light, Area Affected : 25%								
Location : At South End								
Erosion, Extent : Light, Area Affected : 25%								
Location : At South End								
No Component	85%							
Not Accessible	5%							
Gravity Wall								
Conc w/Stone Face	5%	4+	$258,000	LIFE	* *	5	$9,700	
Broken, Extent : Moderate, Area Affected : 10%								
Location : Broken Stone Facing At South End And Isolated At Some Outfalls								
Stone	60%			LIFE	* *	5	$218,700	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Full Length Of Asset								
Explanation : Grout Loss								
No Component	15%							
Not Accessible	20%							
Piles and Bracing								
No Component	85%							
Not Accessible	15%							
Lowlevel Pile Caps								
Timber	2%	Now	$20,400	LIFE	* *			
Rotting/Splitting, Extent : Severe, Area Affected : 50%								
Location : South End								
No Component	85%							
Not Accessible	13%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Blocks	5%	4+	$12,200	2040	* *	5	$600	
Settlement, Extent : Moderate, Area Affected : 100%								
Location : At Planters North Of 68th Street								
Asphalt Blocks	95%			2040	* *	5	$23,300	
Deck Elements								
Railing								
Steel	100%			2029	$2,197,500			
Missing Coating, Extent : Light, Area Affected : 15%								
Location : Full Length								
Electrical								

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

DEPT. OF SMALL BUSINESS SERV. - 801
BULKHEAD E. 63 TO E. 71 ST. E.R.
Asset # : 1750

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Electrical								
Lighting Fixture								
Incandescent	65%			2025	$54,400			
Incandescent	35%	Now	$29,300	2026	$29,300			
Broken, Extent : Light, Area Affected : 100%								
Location : 11 Of 33 Lights								

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

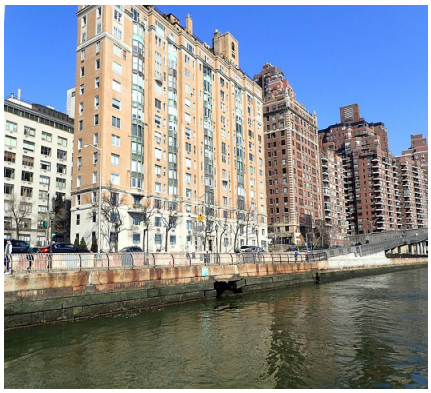
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DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **BULKHEAD E. 78TH TO E. 81ST ST.**		
Address	: **E. RIVER, 78TH TO 81ST ST.**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DBSR025.057 / 2879**	**Yr Built/Renovated**	:
Linear Ft	: **853**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **18-Mar-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **1490** **Lot** : **60**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$246,600	$933,300
Total	**$246,600**	**$933,300**
Importance Code A	$207,300	$61,500
Importance Code B	$39,200	$871,800
Total	**$246,600**	**$933,300**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$9,500			$29,200
Total	**$9,500**			**$29,200**
Importance Code A	$2,800			$25,100
Importance Code B	$6,700			$4,100
Total	**$9,500**			**$29,200**



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

DEPT. OF SMALL BUSINESS SERV. - 801
BULKHEAD E. 78TH TO E. 81ST ST.
Asset # : 2879

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Conc w/Stone Face	5%	4+	$102,300	LIFE	* *	5	$3,800	
Cracking, Extent : Moderate, Area Affected : 10%								
Location : Along Top Face Of Wall								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Along Top Face Of Wall								
Conc w/Stone Face	5%	Now	$51,200	LIFE	* *	5	$3,800	
Missing Part, Extent : Severe, Area Affected : 15%								
Location : Stone Face Around Outfall At 79th Street And At South End Of Pedestrian Ramp								
Conc w/Stone Face	70%			LIFE	* *	5	$107,600	
Cracking, Extent : Light, Area Affected : 20%								
Location : Isolated Locations								
Not Accessible	20%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	85%			2040	* *	5	$8,300	
Settlement, Extent : Light, Area Affected : 5%								
Location : Isolated Locations								
Not Accessible	15%							
Deck Elements								
Railing								
Steel	55%			2029	$479,500			
Missing Coating, Extent : Light, Area Affected : 15%								
Location : Isolated Locations								
Steel	45%	4+	$39,200	2029	$392,300			
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : At North And South Ends Of The Asset								
Explanation : Coating Loss								
Parapet								
Concrete	20%	4+	$6,700	2032	* *			
Spalling, Extent : Moderate, Area Affected : 20%								
Location : From 79th To 81st Street								
Concrete	15%			2032	* *			
No Component	65%							
Electrical								
Lighting Fixture								
Incandescent	90%			2025	$25,100			
Incandescent	10%	Now	$2,800	2026	$2,800			
Broken, Extent : Light, Area Affected : 100%								
Location : 1 Of 11 Lights								

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

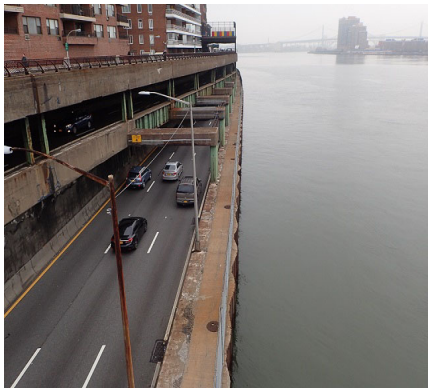
Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **BULKHEAD E. 81ST TO E. 84TH ST.**				
Address	: **E. RIVER, 81ST TO 84TH ST.**				
Borough	: **MANHATTAN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBSR025.058 / 2878**			**Yr Built/Renovated**	:
Linear Ft	: **793**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **18-Mar-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **1589**	**Lot**	: **1**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$302,700	
Total	**$302,700**	
Importance Code A	$302,700	
Total	**$302,700**	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads		$100		$4,500
Total		**$100**		**$4,500**
Importance Code B		$100		$4,500
Total		**$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
BULKHEAD E. 81ST TO E. 84TH ST.
Asset # : 2878

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Sheet Piles								
Steel	60%	4+	$302,700	LIFE	* *			
Corrosion, Extent : Moderate, Area Affected : 30%								
Location : Above Water Line								
Other Observation, Extent : Light, Area Affected : 2%								
Location : Isolated Locations In The Tidal Zone								
Explanation : Holes At Sheet Pile Splice Locations								
Not Accessible	40%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Concrete	100%			2040	* *	5	$9,100	
Cracking, Extent : Light, Area Affected : 5%								
Location : Full Length Of Asset								
Spalling, Extent : Light, Area Affected : 5%								
Location : Full Length Of Asset								
Deck Elements								
Railing								
Fencing	100%			2032	* *	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 : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **BULKHEAD GRAVITY WALL/RELIEVING PLATFORM**				
Address	: **MARKET SLIP TO PIER 35**				
Borough	: **MANHATTAN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DGSP025.046 / 1745**			**Yr Built/Renovated**	:
Linear Ft	: **1,485**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **28-Feb-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **241**	**Lot**	: **10**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$37,800	$948,400
Total	**$37,800**	**$948,400**
Importance Code A	$37,800	$37,800
Importance Code B		$910,700
Total	**$37,800**	**$948,400**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$12,400			$4,900
Total	**$12,400**			**$4,900**
Importance Code A	$11,600			
Importance Code B				$4,900
Importance Code C	$800			
Total	**$12,400**			**$4,900**



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

DEPT. OF SMALL BUSINESS SERV. - 801
BULKHEAD GRAVITY WALL/RELIEVING PLATFORM
Asset # : 1745

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete	2%			LIFE	* *	5-10	$200	
No Component	90%							
Not Accessible	8%							
Coping/Curb								
Concrete	60%			LIFE	* *	5-10	$1,700	
Cracking, Extent : Light, Area Affected : 2%								
Location : Intermittent Along Entire Asset								
Under Construction	40%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Southern 600 Feet								
Explanation : Construction								
Gravity Wall								
Stone	30%			LIFE	* *	5	$75,500	
No Component	10%							
Not Accessible	20%							
Under Construction	40%							
Piles and Bracing								
Steel	5%			LIFE	* *	5	$22,900	
Corrosion, Extent : Light, Area Affected : 5%								
Location : Splash Zone								
No Component	90%							
Not Accessible	5%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	58%			2040	* *	5	$9,800	
Stone	2%			2040	* *	10		
Other Observation, Extent : Light, Area Affected : 2%								
Location : Recessed Platform 275 Feet From North End								
Explanation : Wear								
Under Construction	40%							
Deck Elements								
Railing								
Steel	60%			2029	$910,700			
Corrosion, Extent : Light, Area Affected : 5%								
Location : Northern 885 Feet								
Other Observation, Extent : Light, Area Affected : 50%								
Location : On Timber Top Rail								
Explanation : Weathering								
Under Construction	40%							

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Bulkheads	$267,400	$54,200
Total	**$267,400**	**$54,200**
Importance Code A	$205,800	$54,200
Importance Code B	$61,600	
Total	**$267,400**	**$54,200**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$900			
Total	**$900**			
Importance Code A				
Importance Code B	$900			
Total	**$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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Concrete	5%	0-2	$91,700	LIFE	* *	5	$200	
Spalling, Extent : Severe, Area Affected : 75%								
Location : North End, South Of Coned Structure								
Concrete	10%			LIFE	* *	5	$400	
Stone	20%	4+	$114,100	LIFE	* *	5	$18,100	
Cracking, Extent : Moderate, Area Affected : 5%								
Location : Isolated Cracked Stones								
Missing Block Seal, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Stone	40%			LIFE	* *	5	$36,100	
Not Accessible	25%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	60%	2-4	$61,600	2043	* *	5	$3,600	
Cracking, Extent : Moderate, Area Affected : 25%								
Location : Periodic Throughout								
Sinkhole, Extent : Severe, Area Affected : 5%								
Location : 2 Feet Diameter Sinkhole 83 Feet From West Side Of Pier Building								
Concrete	15%			2037	* *	5	$1,800	
Cracking, Extent : Light, Area Affected : 10%								
Location : Periodic Throughout								
Topsoil	25%			2026	$15,300	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 : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	:	**BULKHEAD @ PILE SUPPORTED WHARF BET. NICKS LOBSTER/ KINGS PLAZA**			
Address	:	**FLATBUSH AVE. MILL BASIN**			
Borough	:	**BROOKLYN**	**Agency's Number**	:	**N/A**
Program / Asset #	:	**DBSR026.062 / 16**	**Yr Built/Renovated**	:	
Linear Ft	:	**700**	**Project Type**	:	**ECONOMIC DEVELOPMENT**
Date of Survey	:	**09-Jun-2020**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**8591** **Lot** : **980**	**BIN**	:	

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$3,060,700	$40,300
Total	**$3,060,700**	**$40,300**
Importance Code A	$3,060,700	
Importance Code B		$40,300
Total	**$3,060,700**	**$40,300**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads			$1,600	
Total			**$1,600**	
Importance Code A				
Importance Code B			$1,600	
Total			**$1,600**	



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

DEPT. OF SMALL BUSINESS SERV. - 801

BULKHEAD @ PILE SUPPORTED WHARF BET. NICKS LOBSTER/ KINGS PLAZA

Asset # : 16

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Piles and Bracing								
Concrete	85%	2-4	$1,548,500	LIFE	* *	5	$3,500	
Spalling, Extent : Severe, Area Affected : 50%								
Location : Exposed Concrete Above Encasements Or Within Failed Fiberglass Jackets								
Other Observation, Extent : Severe, Area Affected : 75%								
Location : Widespread								
Explanation : Failed Repairs								
Concrete	5%	Now	$227,700	LIFE	* *	5	$200	
Broken, Extent : Severe, Area Affected : 100%								
Location : Isolated Batter Piles With Opened Or Missing Fiberglass Jackets								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Widespread								
Explanation : Failed Repairs								
Not Accessible	10%							
Sheet Piles								
Concrete	20%	0-2	$354,800	LIFE	* *			
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : Corner Spalling In Tidal Zone								
Other Observation, Extent : Severe, Area Affected : 50%								
Location : In Tidal Zone								
Explanation : Erosion								
Concrete	5%	Now	$221,800	LIFE	* *			
Other Observation, Extent : Severe, Area Affected : 80%								
Location : Isolated Locations With Exposed Fill								
Explanation : Open Joints								
Concrete	65%	4+	$576,600	LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 15%								
Location : Tidal Zone								
Explanation : Erosion								
Not Accessible	10%							
Pile Caps								
Concrete	100%	4+	$131,300	LIFE	* *	5	$2,100	
Spalling, Extent : Moderate, Area Affected : 30%								
Location : Along Bottom Edge								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Topsoil	100%			2029	$40,300	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 : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **BULKHEAD @PIER 36**				
Address	: **BET CLINTON AND MONTGOMERY STS. OFFSHORE END OF PIER 36**				
Borough	: **MANHATTAN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DGSP025.049 / 2948**			**Yr Built/Renovated**	:
Linear Ft	: **1,360**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **20-Mar-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **241**	**Lot**	: **13**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$127,800	
Total	**$127,800**	
Importance Code A	$127,800	
Total	**$127,800**	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$47,900			$7,800
Total	**$47,900**			**$7,800**
Importance Code A	$45,200			
Importance Code B				$7,800
Importance Code C	$2,700			
Total	**$47,900**			**$7,800**



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

DEPT. OF SMALL BUSINESS SERV. - 801

BULKHEAD @PIER 36

Asset # : 2948

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete	26%	4+	$127,800	LIFE	* *	5	$1,300	
Other Observation, Extent : Moderate, Area Affected : 40%								
Location : West Side And East Return								
Explanation : Undermining								
Concrete	18%			LIFE	* *	5-10	$1,800	
No Component	56%							
Gravity Wall								
Concrete	15%			LIFE	* *	5-10	$1,600	
Stone	15%			LIFE	* *	5	$34,600	
Missing Block Seal, Extent : Moderate, Area Affected : 2%								
Location : Tidal Zone								
No Component	66%							
Not Accessible	4%							
Piles and Bracing								
Concrete	12%			LIFE	* *	5	$1,900	
Steel	12%			LIFE	* *	5	$50,400	
No Component	56%							
Not Accessible	20%							
Revetment								
Stone	33%			LIFE	* *	5	$5,400	
No Component	67%							
Sheet Piles								
Steel	20%			LIFE	* *	10		
Corrosion, Extent : Light, Area Affected : 100%								
Location : Throughout Splash And Tidal Zones								
No Component	80%							
Pile Caps								
No Component	75%							
Not Accessible	25%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	20%			2040	* *	5	$3,100	
Concrete	80%			2040	* *	5	$12,400	

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **BULKHEAD AND RELIEVING PLATFORM UNDER NICKS LOBSTER BUILDING**				
Address	: **2777 FLATBUSH AVE. MILL BASIN**				
Borough	: **BROOKLYN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBSR026.065 / 19**			**Yr Built/Renovated**	:
Linear Ft	: **360**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **11-Jun-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **8591**	**Lot**	: **980**	**BIN**	:

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$3,400		$7,800	$2,500
Total	**$3,400**		**$7,800**	**$2,500**
Importance Code A	$1,000			
Importance Code B	$2,400		$7,800	$2,500
Total	**$3,400**		**$7,800**	**$2,500**



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

DEPT. OF SMALL BUSINESS SERV. - 801

BULKHEAD AND RELIEVING PLATFORM UNDER NICKS LOBSTER BUILDING

Asset # : 19

Bulkheads	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years) Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural							
Relieving Platform Top							
Concrete	15%		LIFE	* *	5-10	$400	
No Component	35%						
Not Accessible	50%						
Piles and Bracing							
Not Accessible	100%						
Sheet Piles							
Timber	25%		LIFE	* *	4	$2,500	
No Component	65%						
Not Accessible	10%						
Pile Caps							
Not Accessible	100%						
Backfill							
Surface							
Concrete	20%		2040	* *	5	$800	
Not Accessible	80%						
Fender							
Facing							
Timber	45%		2040	* *	3	$8,500	
	Rotting/Splitting, Extent : Light, Area Affected : 10%						
	Location : Bottom 3 Feet Mostly At North End						
No Component	55%						
Piles							
Timber	6%		2034	* *	4	$800	
	Rotting/Splitting, Extent : Moderate, Area Affected : 50%						
	Location : Tidal Zone						
No Component	90%						
Not Accessible	4%						
Wales and Chocks							
Timber	80%		2040	* *	4	$15,600	
No Component	20%						

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

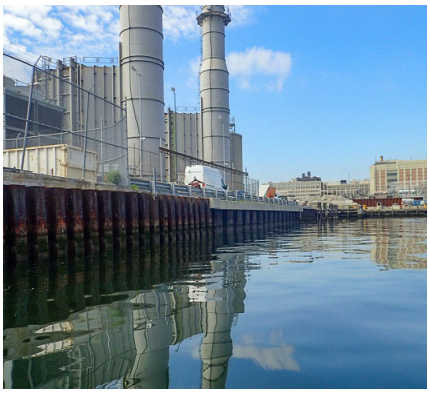
Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **BULKHEAD AT 23RD ST. GOWANUS BAY**		
Address	: **23RD ST TO 24TH ST**		
Borough	: **BROOKLYN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0015.033 / 2977**	**Yr Built/Renovated**	:
Linear Ft	: **300**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **19-Jun-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **644** **Lot** : **1**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$95,400	
Total	**$95,400**	
Importance Code A	$95,400	
Total	**$95,400**	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$6,900		$100	$1,500
Total	**$6,900**		**$100**	**$1,500**
Importance Code A	$6,900			
Importance Code B			$100	$1,500
Total	**$6,900**		**$100**	**$1,500**



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

DEPT. OF SMALL BUSINESS SERV. - 801
BULKHEAD AT 23RD ST. GOWANUS BAY
Asset # : 2977

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Piles and Bracing								
Steel	5%			LIFE	* *	5	$4,600	
Corrosion, Extent : Light, Area Affected : 20%								
Location : Above Mean Low Water Elevation, Southern 150 Feet								
No Component	60%							
Not Accessible	35%							
Sheet Piles								
Steel	25%	4+	$95,400	LIFE	* *			
Corrosion, Extent : Moderate, Area Affected : 30%								
Location : Above Mean Low Water Elevation								
Missing Coating, Extent : Severe, Area Affected : 35%								
Location : Above Mean Low Water Elevation								
Steel	25%			LIFE	* *	10		
Not Accessible	50%							
Wales								
Steel	50%			LIFE	* *	5	$7,100	
Corrosion, Extent : Light, Area Affected : 5%								
Location : Southern 150 Feet								
No Component	50%							
Pile Caps								
Concrete	50%			LIFE	* *	5	$900	
Steel	50%			2032	* *	5	$1,200	
Corrosion, Extent : Light, Area Affected : 50%								
Location : Southern 150 Feet								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	75%			2040	* *	5	$2,600	
Asphalt Pavers	10%			2040	* *	5	$300	
Settlement, Extent : Light, Area Affected : 5%								
Location : Strip Of Pavers Between Pile Cap And Asphalt Deck Surface								
Topsoil	15%			2029	$2,600	5	$200	
Settlement, Extent : Light, Area Affected : 5%								
Location : Southern 40 Feet								
Fender								
Pile Cluster								
Timber	45%			2032	* *	4-10		
No Component	55%							
Deck Elements								
Railing								
Guard Rail	100%			LIFE	* *			

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Bulkheads		$68,700
Total		**$68,700**
Importance Code B		$68,700
Total		**$68,700**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads				
Total				
Importance Code A				
Importance Code B				
Total				



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

DEPT. OF SMALL BUSINESS SERV. - 801

BULKHEAD AT PIER 35

Asset # : 1747

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete	40%			LIFE	* *	5	$200	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Precast Drainage Platform								
No Component	60%							
Piles and Bracing								
Steel	25%			LIFE	* *	5	$4,300	
Missing Coating, Extent : Light, Area Affected : 2%								
Location : Throughout Splash Zone								
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	$68,700			
No Component	40%							

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

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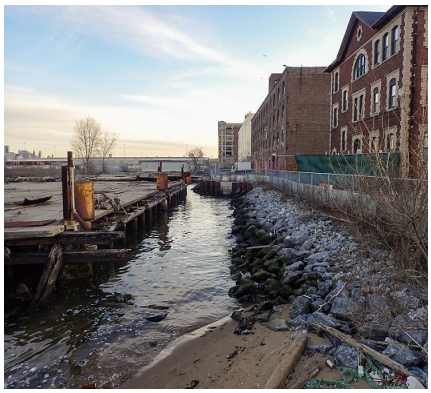
DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **BUSH TERMINAL BULKHEAD BETWEEN PIERS 5 AND 6**				
Address	: **43RD STREET N/S PIER 5 TO S/S PIER 6**				
Borough	: **BROOKLYN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBSR026.024 / 23**			**Yr Built/Renovated**	:
Linear Ft	: **330**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **20-Feb-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **715**	**Lot**	: **1**	**BIN**	:

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$14,900		$100	$900
Total	**$14,900**		**$100**	**$900**
Importance Code B	$12,900		$100	$900
Importance Code C	$2,000			
Total	**$14,900**		**$100**	**$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 BULKHEAD BETWEEN PIERS 5 AND 6
Asset # : 23

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	100%			LIFE	* *	5	$4,000	
Sheet Piles								
Steel	20%			LIFE	* *	10		
Corrosion, Extent : Moderate, Area Affected : 30%								
Location : Tidal Zone								
No Component	80%							
Backfill								
Fill								
Gravel	8%			2044	* *	5	$100	
Recent Repair Evident, Extent : Light, Area Affected : 50%								
Location : Filled-in Sinkhole 60 Feet From North End								
Topsoil	12%	Now	$9,100	2071	* *			
Sinkhole, Extent : Severe, Area Affected : 80%								
Location : At Northern End, Up To 40 Feet Long By 12 Feet Wide By 6 Feet Deep								
Not Accessible	80%							
Surface								
Asphalt	50%			2040	* *	5	$1,900	
Asphalt	12%	Now	$3,800	2046	* *	5	$200	
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : At Northern End								
Cobblestone	30%			2051	* *	5	$1,500	
Gravel	8%			2044	* *	2-5	$100	
Recent Repair Evident, Extent : Light, Area Affected : 50%								
Location : Filled-in Sinkhole 60 Feet From North End								
Deck Elements								
Railing								
Fencing	100%			2032	* *	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.*

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DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **BUSH TERMINAL BULKHEAD BETWEEN PIERS 6 AND 7**				
Address	: **41ST STREET N/S PIER 6 NORTH TO END**				
Borough	: **BROOKLYN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBSR026.025 / 22**			**Yr Built/Renovated**	:
Linear Ft	: **220**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **20-Feb-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **715**	**Lot**	: **1**	**BIN**	:

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$15,700			$1,300
Total	**$15,700**			**$1,300**
Importance Code A	$15,700			
Importance Code B				$1,300
Total	**$15,700**			**$1,300**



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

DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL BULKHEAD BETWEEN PIERS 6 AND 7
Asset # : 22

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Piles and Bracing								
Steel	40%			LIFE	* *	5	$27,200	
Corrosion, Extent : Light, Area Affected : 75%								
Location : Splash Zone								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Flange On South Center Pile								
Explanation : Impact Damage								
No Component	40%							
Not Accessible	20%							
Sheet Piles								
Steel	60%			LIFE	* *	10		
Corrosion, Extent : Moderate, Area Affected : 25%								
Location : Tidal Zone								
Not Accessible	40%							
Wales								
Steel	40%			LIFE	* *	5	$4,200	
Corrosion, Extent : Moderate, Area Affected : 25%								
Location : Entire Length Of Wale								
No Component	60%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	40%			2040	* *	5	$1,000	
Sinkhole, Extent : Light, Area Affected : 2%								
Location : One Small, Isolated Sinkhole Adjacent To North Side Of Concrete Deck								
Concrete	60%			2040	* *	5	$1,500	
Deck Elements								
Railing								
Fencing	100%			2032	* *	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.*

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DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **BUSH TERMINAL PARK 1 OF 2 BULKHEAD**				
Address	: **NORTH SIDE OF PIER 4 TO SOUTH SIDE OF PIER 5**				
Borough	: **BROOKLYN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBSR026.023 / 24**			**Yr Built/Renovated**	:
Linear Ft	: **352**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **20-Feb-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **725**	**Lot**	: **1**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$1,380,900	$359,800
Total	**$1,380,900**	**$359,800**
Importance Code A	$1,267,400	
Importance Code B	$36,000	$359,800
Importance Code C	$77,400	
Total	**$1,380,900**	**$359,800**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$12,500			$1,600
Total	**$12,500**			**$1,600**
Importance Code A	$200			
Importance Code B	$10,800			$1,600
Importance Code C	$1,500			
Total	**$12,500**			**$1,600**



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

DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL PARK 1 OF 2 BULKHEAD
Asset # : 24

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Concrete	13%			LIFE	* *	5-10	$400	
Concrete	18%	Now	$327,500	LIFE	* *	5	$300	
Broken, Extent : Severe, Area Affected : 40%								
Location : 65 Foot Section Of Wall Centered 203 Feet From North End								
Concrete	62%	0-2	$940,000	LIFE	* *	5	$900	
Tilting, Extent : Severe, Area Affected : 100%								
Location : Wall Is Rotating Up To 5 Inches From 44 - 170 Feet From North End And 235 - 327 Feet From North End								
No Component	7%							
Revetment								
Stone	72%			LIFE	* *	5	$3,000	
Stone	28%	Now	$77,400	LIFE	* *	5	$600	
Missing Part, Extent : Moderate, Area Affected : 50%								
Location : Insufficient Stone From 100 - 150 Feet From North End								
Backfill								
Fill								
Topsoil	5%	Now	$4,000	2071	* *			
Sinkhole, Extent : Severe, Area Affected : 60%								
Location : Open Sinkhole 108 Feet From North End Measuring 15 Feet Long By 6 Feet Wide By 5 Feet Deep. Area Is Fenced Off.								
Not Accessible	95%							
Surface								
Asphalt	80%			2040	* *	5	$3,200	
Asphalt	5%	Now	$1,700	2046	* *	5	$100	
Sinkhole, Extent : Severe, Area Affected : 60%								
Location : Open Sinkhole 108 Feet From North End Measuring 15 Feet Long By 6 Feet Wide By 5 Feet Deep. Area Is Fenced Off.								
Asphalt	10%	0-2	$3,400	2046	* *	5	$200	
Settlement, Extent : Severe, Area Affected : 60%								
Location : Settlement On North And South Sides Of Sinkhole Totaling 36 Feet In Length								
Asphalt	5%	2-4	$1,700	2046	* *	5	$100	
Cracking, Extent : Severe, Area Affected : 2%								
Location : Cracks Emanating From Settled Concrete Adjacent To Sinkhole								
Deck Elements								
Railing								
Steel	100%	4+	$36,000	2029	$359,800			
Corrosion, Extent : Moderate, Area Affected : 50%								
Location : Primarily On Bottom Half Of Railing								

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

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DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **BUSH TERMINAL PARK 2 OF 2 REVETMENT**		
Address	: **FOOT OF 45TH ST. TO 52ND ST. INCLUDING PERIMETER OF PIER 4**		
Borough	: **BROOKLYN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DBSR026.021 / 2571**	**Yr Built/Renovated**	:
Linear Ft	: **4,348**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **18-Feb-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **725** **Lot** : **1**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$50,000	$455,600
Total	**$50,000**	**$455,600**
Importance Code B	$50,000	$455,600
Total	**$50,000**	**$455,600**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$63,800		$500	$15,200
Total	**$63,800**		**$500**	**$15,200**
Importance Code B	$12,700		$500	$15,200
Importance Code C	$51,100			
Total	**$63,800**		**$500**	**$15,200**



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

DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL PARK 2 OF 2 REVETMENT
Asset # : 2571

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Concrete	8%			LIFE	* *	5-10	$700	
No Component	92%							
Revetment								
Stone	90%			LIFE	* *	5	$46,900	
Stone	2%	4+	$27,300	LIFE	* *	5	$500	
Missing Part, Extent : Moderate, Area Affected : 100%								
Location : Northern 310 Feet Requires Additional Stone								
No Component	8%							
Backfill								
Fill								
Topsoil	5%	Now	$50,000	2071	* *			
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : At Sinkhole/erosion Locations								
Not Accessible	95%							
Surface								
Asphalt	45%			2040	* *	5	$22,300	
Asphalt	5%	Now	$12,600	2040	* *	5	$1,200	
Erosion, Extent : Moderate, Area Affected : 10%								
Location : Along South Perimeter Of Asphalt Path From 3,305 To 3,620 Feet From North End Of Asset								
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : 30 Feet To 165 Feet From North End Of Asset								
Sand	10%			2044	* *	2-5	$1,300	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : At Natural Shoreline 2,080 To 2,440 Feet From North End								
Topsoil	40%			2030	$100,100	5	$8,100	
Deck Elements								
Railing								
Steel	8%			2029	$355,500			
Corrosion, Extent : Light, Area Affected : 2%								
Location : At Base Of Rail Posts								
No Component	92%							

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Bulkheads	$36,400	$221,500
Total	**$36,400**	**$221,500**
Importance Code A	$36,400	
Importance Code B		$221,500
Total	**$36,400**	**$221,500**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$6,700			
Total	**$6,700**			
Importance Code A				
Importance Code B	$6,700			
Importance Code C				
Total	**$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

CONCRETE RETAINING WALL W/TIMBER CRIBBING FOUNDATION. BULKHEAD

Asset # : 13815

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Stone	100%			LIFE	* *	5	$500	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Throughout At Top Of Wall								
Explanation : Partial Loss Of Mortar Bedding And Joint Seal								
Gravity Wall								
Concrete	95%			LIFE	* *	5	$1,100	
Cracking, Extent : Light, Area Affected : 5%								
Location : Throughout In Upper 10 Feet Of Wall								
Spalling, Extent : Light, Area Affected : 2%								
Location : Isolated At Joints								
Other Observation, Extent : Light, Area Affected : 5%								
Location : Throughout In Upper 10 Feet Of Wall								
Explanation : Efflorescence								
Concrete	5%	4+	$36,400	LIFE	* *	5	$100	
Cracking, Extent : Moderate, Area Affected : 100%								
Location : In Upper 10 Feet Of Wall At Southern 60 Feet Of Asset								
Spalling, Extent : Moderate, Area Affected : 50%								
Location : At Construction Joints Along The Southern 60 Ft And From 155 Ft To 185 Ft From The South								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	70%			2037	* *	5	$2,300	
Cracking, Extent : Light, Area Affected : 3%								
Location : Throughout								
Settlement, Extent : Light, Area Affected : 2%								
Location : Isolated Throughout								
No Component	30%							
Deck Elements								
Parapet								
Concrete	95%			2026	$210,400			
Erosion, Extent : Light, Area Affected : 100%								
Location : Erosion/ Scaling Throughout Parapet								
Other Observation, Extent : Light, Area Affected : 5%								
Location : Atop Coping Throughout								
Explanation : Deteriorated Mortar Bedding								
Concrete	5%	4+	$5,500	2029	$11,100			
Erosion, Extent : Moderate, Area Affected : 100%								
Location : 20 - 30 Feet From South; 128, 137, 210, 224, And 257 Feet From South								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Bulkheads	$432,600	$918,900
Total	**$432,600**	**$918,900**
Importance Code A	$386,700	
Importance Code B	$45,900	$918,900
Total	**$432,600**	**$918,900**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$47,600			
Total	**$47,600**			
Importance Code A				
Importance Code B	$22,600			
Importance Code C	$25,100			
Total	**$47,600**			



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

DEPT. OF SMALL BUSINESS SERV. - 801

CONCRETE RETAINING WALL W/TIMBER CRIBBING FOUNDATION. BULKHEAD

Asset # : 13817

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Stone	10%	4+	$25,100	LIFE	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 30%								
Location : Throughout								
Explanation : Loose Or Missing Mortar Bedding								
Stone	90%			LIFE	* *	5	$1,800	
Gravity Wall								
Conc w/Stone Face	10%	4+	$70,200	LIFE	* *	5	$10,500	
Missing Block Seal, Extent : Light, Area Affected : 30%								
Location : Bulkhead Face In Tidal Zone At South End Of Asset								
Concrete	67%	4+	$135,100	LIFE	* *	5	$3,200	
Cracking, Extent : Light, Area Affected : 5%								
Location : Bulkhead Face Above Mhw								
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
Location : At Spall 520 Feet From North								
Spalling, Extent : Light, Area Affected : 25%								
Location : From 600 Feet To 700 Feet From North, Above Mhw Line								
Concrete	3%	Now	$181,400	LIFE	* *	5	$100	
Not Plumb, Extent : Moderate, Area Affected : 100%								
Location : Wall Is Leaning Between Construction Joints 995 Feet To 1030 Feet From North End								
Not Accessible	20%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	100%	4+	$22,600	2037	* *	5	$6,700	
Cracking, Extent : Light, Area Affected : 5%								
Location : Throughout								
Settlement, Extent : Light, Area Affected : 5%								
Location : Isolated Throughout								
Sinkhole, Extent : Moderate, Area Affected : 10%								
Location : Between 1030 And 1123 Feet From North								
Deck Elements								
Parapet								
Concrete	100%	4+	$45,900	2029	$918,900			
Spalling, Extent : Light, Area Affected : 25%								
Location : 180 Feet And 265 Feet From North								
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Explanation : Mortar Loss								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **CRIBBING BULKHEAD**				
Address	: **EASTERN SHOREOF SHERMAN CREEK SO SIDE OF CON ED SITE SUB 1 OF A/T**				
Borough	: **MANHATTAN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBSR065.000 / 13807**			**Yr Built/Renovated**	:
Linear Ft	: **315**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **31-Oct-2016**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **2150**	**Lot**	: **997**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$984,000	
Total	**$984,000**	
Importance Code A	$984,000	
Total	**$984,000**	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$30,400			
Total	**$30,400**			
Importance Code A				
Importance Code B	$30,400			
Total	**$30,400**			



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	$984,000	LIFE	* *	4	$9,200	1
Broken, Extent : Severe, Area Affected : 50%								
Location : Isolated Members Throughout								
Missing Part, Extent : Severe, Area Affected : 15%								
Location : Collapsed At Eastern 47 Feet								
Rotting/Splitting, Extent : Severe, Area Affected : 10%								
Location : Horizontal Timbers And Timber Piles Throughout								
Tilting, Extent : Severe, Area Affected : 100%								
Location : Full Length								
Other Observation, Extent : Severe, Area Affected : 1%								
Location : West End Of Asset								
Explanation : Deterioration Of Concrete And Steel At Outfall								
Backfill								
Fill								
Stone	20%	Now	$18,300	LIFE	* *	5	$100	
Erosion, Extent : Moderate, Area Affected : 50%								
Location : Isolated Throughout At Top Of Wall								
Not Accessible	80%							
Surface								
Concrete	10%	Now	$12,100	2043	* *	5	$200	
Broken, Extent : Severe, Area Affected : 100%								
Location : Eastern 30 Feet And Between 85 Feet And 110 Feet From East								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Full Length Up To 3ft Deep								
Explanation : Undermining								
Not Accessible	90%							
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : Heavy Vegetation								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **EAST RIVER ESPLANADE BULKHEAD**				
Address	: **FROM NORTH SIDE PIER 11 TO SOUTH SIDE PIER 15**				
Borough	: **MANHATTAN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBSR025.042 / 2581**			**Yr Built/Renovated**	:
Linear Ft	: **893**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **26-Jun-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **36**	**Lot**	: **25**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads		$182,500
Total		**$182,500**
Importance Code B		$182,500
Total		**$182,500**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$19,100		$700	$3,300
Total	**$19,100**		**$700**	**$3,300**
Importance Code A	$18,900			
Importance Code B			$700	$3,300
Importance Code C	$200			
Total	**$19,100**		**$700**	**$3,300**



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

DEPT. OF SMALL BUSINESS SERV. - 801
EAST RIVER ESPLANADE BULKHEAD
Asset # : 2581

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Concrete	20%			LIFE	* *	5-10	$300	
No Component	80%							
Gravity Wall								
Stone	25%			LIFE	* *	5	$37,800	
	Missing Block Seal, Extent : Light, Area Affected : 25%							
	Location : Tidal Zone							
Not Accessible	75%							
Sheet Piles								
Steel	2%			LIFE	* *	10		
No Component	95%							
Not Accessible	3%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	5%			2040	* *	5	$500	
Asphalt Pavers	60%			2040	* *	5	$6,100	
	Settlement, Extent : Light, Area Affected : 10%							
	Location : Isolated Locations							
Topsoil	35%			2029	$18,000	5	$1,500	
Deck Elements								
Railing								
Steel	20%			2029	$182,500			
No Component	80%							

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	:	**EAST RIVER ESPLANADE BULKHEAD**			
Address	:	**BATTERY MARITIME BLDG NORTH TO SOUTH SIDE PIER 6 HELIPORT**			
Borough	:	**MANHATTAN**	**Agency's Number**	:	**N/A**
Program / Asset #	:	**DBS0025.040 / 2859**	**Yr Built/Renovated**	:	
Linear Ft	:	**465**	**Project Type**	:	**ECONOMIC DEVELOPMENT**
Date of Survey	:	**19-Mar-2020**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**2** **Lot** : **23**	**BIN**	:	

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$16,800			$1,900
Total	**$16,800**			**$1,900**
Importance Code A	$16,800			
Importance Code B				$1,900
Total	**$16,800**			**$1,900**



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

DEPT. OF SMALL BUSINESS SERV. - 801
EAST RIVER ESPLANADE BULKHEAD
Asset # : 2859

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Conc w/Stone Face	40%			LIFE	* *	5	$33,500	
Concrete	4%			LIFE	* *	5-10	$200	
Not Accessible	56%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	70%			2040	* *	5	$3,700	
Not Accessible	30%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Southern 140 Feet Being Used As Staging Area For Battery Maritime Building Construction								
Explanation : Not Accessible								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name : **FORMER PIER 7 - MILLERS LAUNCH STEEL SHEET PILE BULKHEAD**
Address : **FOOT OF HANNAH ST ALONG MURRAY HULBERT AVE.**
Borough : **STATEN ISLAND** **Agency's Number** : **N/A**
Program / Asset # : **DGSP131.010 / 4261** **Yr Built/Renovated** :
Linear Ft : **495** **Project Type** : **ECONOMIC DEVELOPMENT**
Date of Survey : **07-Feb-2019** **Landmark Status** : **NONE**
Areas Surveyed :
Block : **487** **Lot** : **100** **BIN** :

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$267,700	
Total	**$267,700**	
Importance Code A	$267,700	
Total	**$267,700**	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$28,600	$100	$400	$100
Total	**$28,600**	**$100**	**$400**	**$100**
Importance Code B	$28,600	$100	$400	$100
Total	**$28,600**	**$100**	**$400**	**$100**



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

DEPT. OF SMALL BUSINESS SERV. - 801

FORMER PIER 7 - MILLERS LAUNCH STEEL SHEET PILE BULKHEAD

Asset # : 4261

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Sheet Piles								
Steel	85%	4+	$267,700	LIFE	* *			
Corrosion, Extent : Moderate, Area Affected : 70%								
Location : Above Mudline								
No Component	15%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : At North Foot Of Pier								
Explanation : No Component								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Concrete	15%	4+	$28,600	2045	* *	5	$400	
Broken, Extent : Moderate, Area Affected : 100%								
Location : At North End								
Gravel	85%			2039	* *	2-5	$1,300	
Erosion, Extent : Moderate, Area Affected : 100%								
Location : Along Upper Edge Of Bulkhead								

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

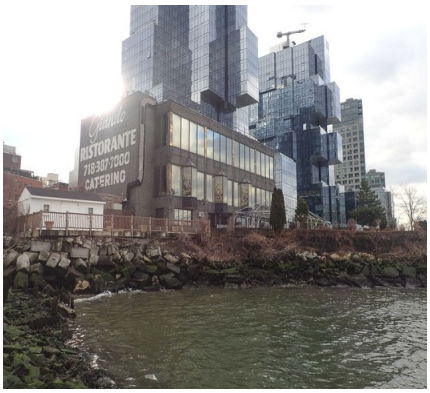
Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **GIANDO RESTAURANT SEAWALL AND REVETMENT**				
Address	: **412 KENT AVE. BETWEEN BROADWAY AND S 8TH ST.**				
Borough	: **BROOKLYN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBSR046.000 / 13506**			**Yr Built/Renovated**	:
Linear Ft	: **290**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **03-Feb-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **2128**	**Lot**	: **15**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$604,900	
Total	**$604,900**	
Importance Code A	$374,700	
Importance Code B	$104,900	
Importance Code C	$125,300	
Total	**$604,900**	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$38,600		$100	$10,700
Total	**$38,600**		**$100**	**$10,700**
Importance Code A	$400			
Importance Code B	$37,700		$100	$10,700
Importance Code C	$500			
Total	**$38,600**		**$100**	**$10,700**



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

DEPT. OF SMALL BUSINESS SERV. - 801
GIANDO RESTAURANT SEAWALL AND REVETMENT
Asset # : 13506

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Concrete	15%	2-4	$374,700	LIFE	* *	5	$200	
Tilting, Extent : Severe, Area Affected : 100%								
Location : 20 Feet Of Masonry Wall Rotating Up To 4 Inches At Midway Point Of Asset								
Concrete	30%			LIFE	* *	5-10	$700	
Displaced Elements, Extent : Light, Area Affected : 100%								
Location : Southern Half								
No Component	55%							
Revetment								
Stone	55%	2-4	$125,300	LIFE	* *	5	$1,000	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Steep Slope, Exposed Fill, And Displaced Elements Throughout Northern Half								
Explanation : Non-engineered Riprap								
Stone	30%			LIFE	* *	5	$1,000	
No Component	15%							
Backfill								
Fill								
Stone	25%	4+	$21,000	LIFE	* *	5	$100	
Settlement, Extent : Light, Area Affected : 25%								
Location : Large Stone And Concrete Blocks Supporting Deck Slab At North End Of Asset								
Topsoil	25%	0-2	$16,700	2071	* *			
Erosion, Extent : Moderate, Area Affected : 25%								
Location : Undermining Up To 2 Feet Deep Beneath Concrete Deck Slab 80 To 160 Feet From North End								
Not Accessible	50%							
Surface								
Concrete	40%			2040	* *	5	$1,300	
Cracking, Extent : Light, Area Affected : 15%								
Location : Isolated Hairline Cracks								
Concrete	30%	4+	$33,500	2046	* *	5	$500	
Settlement, Extent : Light, Area Affected : 35%								
Location : Northern Deck Slab Bearing On Exposed Revetment Stone								
Concrete	15%	2-4	$16,800	2046	* *	5	$200	
Settlement, Extent : Moderate, Area Affected : 50%								
Location : Isolated Areas 80 To 160 Feet From North End Due To Fill Loss And Undermining								
Topsoil	15%			2029	$2,500	5	$200	
Fender								
Facing								
Timber	15%	4+	$54,600	2046	* *	3	$1,700	
Rotting/Splitting, Extent : Severe, Area Affected : 10%								
Location : Bottom 4 Feet Of Timber Panels								
No Component	85%							
Deck Elements								

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

DEPT. OF SMALL BUSINESS SERV. - 801
GIANDO RESTAURANT SEAWALL AND REVETMENT
Asset # : 13506

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Railing								
Plastic	20%			2025	$9,500			
Worn, Extent : Moderate, Area Affected : 100%								
Location : North End								
No Component	80%							

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **GLICK PARK RELIEVING PLATFORM**		
Address	: **EAST RIVER, 36TH ST TO 38TH ST**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DBSR025.065 / 4087**	**Yr Built/Renovated**	:
Linear Ft	: **508**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **25-Jun-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **968** **Lot** : **50**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$465,300	$508,000
Total	**$465,300**	**$508,000**
Importance Code A	$465,300	$40,700
Importance Code B		$467,300
Total	**$465,300**	**$508,000**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$37,200		$200	$800
Total	**$37,200**		**$200**	**$800**
Importance Code A	$28,300			
Importance Code B	$2,300		$200	$800
Importance Code C	$6,500			
Total	**$37,200**		**$200**	**$800**



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

DEPT. OF SMALL BUSINESS SERV. - 801
GLICK PARK RELIEVING PLATFORM
Asset # : 4087

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Concrete	90%			LIFE	* *	5-10	$900	
Displaced Elements, Extent : Light, Area Affected : 10%								
Location : 100 Feet From North End								
Timber	10%	Now	$6,100	LIFE	* *	5		
Rotting/Splitting, Extent : Severe, Area Affected : 50%								
Location : At South End								
Pile Supported Wall								
Conc w/Stone Face	60%	Now	$465,300	LIFE	* *	5	$24,400	
Erosion, Extent : Severe, Area Affected : 30%								
Location : Bottom Of Masonry Panels, Entire Length Of Asset								
Conc w/Stone Face	40%			LIFE	* *	5	$32,600	
Piles and Bracing								
Not Accessible	100%							
Lowlevel Pile Caps								
Timber	5%	Now	$12,100	LIFE	* *			
Rotting/Splitting, Extent : Severe, Area Affected : 90%								
Location : Along Bulkhead Face								
Not Accessible	95%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Brick Pavers	80%			2047	* *	5	$4,600	
Cobblestone	10%			2051	* *	5	$800	
Concrete	10%			2040	* *	5	$600	
Cracking, Extent : Light, Area Affected : 50%								
Location : At South End								
Erosion, Extent : Light, Area Affected : 50%								
Location : At South End								
Fender								
Buffer								
Rubber	10%			2040	* *	4-5	$1,300	
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : Hardware								
Explanation : Corrosion								
No Component	90%							
Deck Elements								
Railing								
Fencing	10%			2032	* *	3		
Corrosion, Extent : Light, Area Affected : 10%								
Location : Fence At South End								
Steel	90%			2029	$467,300			
Parapet								
Concrete	10%			2032	* *			
No Component	90%							

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

DEPT. OF SMALL BUSINESS SERV. - 801
GLICK PARK RELIEVING PLATFORM
Asset # : 4087

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Electrical								
Lighting Fixture								
Incandescent	100%			2025				
Other Observation, Extent : Light, Area Affected : 100%								
Location : 12 Fixtures								
Explanation : Count								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **GRAVITY RETAINING WALL / BULKHEAD**				
Address	: **E 110TH ST TO E 109TH ST HARLEM RIVER,SUB 1 OF ASSET TYPE**				
Borough	: **MANHATTAN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBSR086.000 / 13832**			**Yr Built/Renovated**	:
Linear Ft	: **260**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **17-Jan-2018**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **1703**	**Lot**	: **128**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$156,000	$265,700
Total	**$156,000**	**$265,700**
Importance Code A	$156,000	
Importance Code B		$265,700
Total	**$156,000**	**$265,700**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads		$1,500		
Total		**$1,500**		
Importance Code A				
Importance Code B		$1,500		
Total		**$1,500**		



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

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY RETAINING WALL / BULKHEAD
Asset # : 13832

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Conc w/Stone Face	75%			LIFE	* *	5	$17,600	
Cracking, Extent : Light, Area Affected : 20%								
Location : Outboard Face Above Mean High Water								
Erosion, Extent : Moderate, Area Affected : 5%								
Location : Adjacent To Culvert								
Missing Block Seal, Extent : Moderate, Area Affected : 30%								
Location : Between Stone Facing In Tidal Zone								
Conc w/Stone Face	25%	2-4	$156,000	LIFE	* *	5	$5,900	
Spalling, Extent : Moderate, Area Affected : 30%								
Location : Top Edge Of Concrete, In Some Locations Undermining Railing								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Concrete Above Stone Face								
Explanation : Chemical Deterioration Of Concrete								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	98%			2038	* *	5	$2,900	
Settlement, Extent : Light, Area Affected : 5%								
Location : Near Tree Planter								
Topsoil	2%			2027	$300	5		
Deck Elements								
Railing								
Steel	100%			2027	$265,700			
Missing Coating, Extent : Light, Area Affected : 5%								
Location : Throughout								
Electrical								
Lighting Fixture								
Incandescent	100%			2024				
Other Observation, Extent : Light, Area Affected : 100%								
Location : 4 Light Poles								
Explanation : Lighting								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **GRAVITY RETAINING WALL / BULKHEAD**				
Address	: **E 109TH ST TO E 108TH ST HARLEM RIVER,SUB 2 OF ASSET TYPE**				
Borough	: **MANHATTAN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBSR087.000 / 13833**			**Yr Built/Renovated**	:
Linear Ft	: **270**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **17-Jan-2018**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **1702**	**Lot**	: **22**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$162,000	$276,000
Total	**$162,000**	**$276,000**
Importance Code A	$162,000	
Importance Code B		$276,000
Total	**$162,000**	**$276,000**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$5,900	$1,400		
Total	**$5,900**	**$1,400**		
Importance Code A				
Importance Code B	$5,900	$1,400		
Total	**$5,900**	**$1,400**		



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

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY RETAINING WALL / BULKHEAD
Asset # : 13833

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Conc w/Stone Face	75%			LIFE	* *	5	$18,200	
Cracking, Extent : Moderate, Area Affected : 30%								
Location : Outboard Face Above Mean High Water Elevation								
Efflorescence, Extent : Moderate, Area Affected : 30%								
Location : Concrete Above Stone Facing								
Missing Block Seal, Extent : Moderate, Area Affected : 50%								
Location : Between Stone Facing In Tidal Zone								
Conc w/Stone Face	25%	2-4	$162,000	LIFE	* *	5	$6,100	
Spalling, Extent : Moderate, Area Affected : 50%								
Location : Throughout Concrete Above Stone Face And At Top Surface Of Wall Below Railing								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout Concrete Above Stone Face And At Top Surface Of Wall Below Railing								
Explanation : Chemical Deterioration Of Concrete								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	94%			2038	* *	5	$2,900	
Asphalt Pavers	4%	4+	$5,900	2042	* *	5	$100	
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Near North End Of Asset Adjacent To Planter								
Explanation : Uplift Of Pavers								
Topsoil	2%			2027	$300	5		
Deck Elements								
Railing								
Steel	100%			2027	$276,000			
Missing Coating, Extent : Light, Area Affected : 5%								
Location : Throughout								
Electrical								
Lighting Fixture								
Incandescent	100%			2024				
Other Observation, Extent : Light, Area Affected : 100%								
Location : 4 Light Poles								
Explanation : Lighting								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **GRAVITY RETAINING WALL / BULKHEAD**				
Address	: **E 104TH ST TO E 102ND ST SUB 2 OF BL, SUB 1 OF ASSET TYPE**				
Borough	: **MANHATTAN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBSR090.000 / 13838**			**Yr Built/Renovated**	:
Linear Ft	: **550**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **18-Dec-2017**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **1696**	**Lot**	: **51**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$989,800	$611,700
Total	**$989,800**	**$611,700**
Importance Code A	$989,800	$49,600
Importance Code B		$562,200
Total	**$989,800**	**$611,700**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$6,000	$2,900		
Total	**$6,000**	**$2,900**		
Importance Code B	$6,000	$2,900		
Total	**$6,000**	**$2,900**		



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

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY RETAINING WALL / BULKHEAD
Asset # : 13838

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Conc w/Stone Face	70%			LIFE	* *	5	$34,700	
Cracking, Extent : Light, Area Affected : 50%								
Location : Map Crack With Efflorescence In Upper Outboard Concrete Face								
Missing Block Seal, Extent : Light, Area Affected : 30%								
Location : Typical Outboard Face In Tidal Zone								
Conc w/Stone Face	30%	2-4	$989,800	LIFE	* *	5	$14,900	
Spalling, Extent : Moderate, Area Affected : 50%								
Location : Throughout Concrete Above Stone Face And At Top Surface Of Wall Below Railing								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Concrete Face Above Stone Wall								
Explanation : Chemical Deterioration Of Concrete								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	90%			2038	* *	5	$5,700	
Asphalt Pavers	5%	4+	$6,000	2038	* *	5	$200	
Settlement, Extent : Light, Area Affected : 100%								
Location : 2 Feet Wide Offset 2 Feet From Outboard Edge Wall								
Explanation : Missing								
Other Observation, Extent : Light, Area Affected : 10%								
Location : Throughout								
Explanation : Cracking								
Topsoil	5%			2028	$1,600	5	$100	
Deck Elements								
Railing								
Steel	100%			2027	$562,200			
Missing Coating, Extent : Light, Area Affected : 10%								
Location : Throughout								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **GRAVITY RETAINING WALL / BULKHEAD**				
Address	: **E 102ND ST TO E 101ST ST HARLEM RIVER,SUB 2 OF ASSET TYPE**				
Borough	: **MANHATTAN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBSR091.000 / 13839**			**Yr Built/Renovated**	:
Linear Ft	: **246**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **18-Dec-2017**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **1695**	**Lot**	: **51**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$295,200	$251,400
Total	**$295,200**	**$251,400**
Importance Code A	$295,200	
Importance Code B		$251,400
Total	**$295,200**	**$251,400**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$13,500	$1,300		
Total	**$13,500**	**$1,300**		
Importance Code A				
Importance Code B	$13,500	$1,300		
Total	**$13,500**	**$1,300**		



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

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY RETAINING WALL / BULKHEAD
Asset # : 13839

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Conc w/Stone Face	20%	2-4	$295,200	LIFE	* *	5	$4,400	
Missing Part, Extent : Moderate, Area Affected : 5%								
Location : Missing Stones Around Outfall At 102nd Street								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout Concrete Above Stone Face And At Top Surface Of Wall Below Railing								
Explanation : Chemical Deterioration Of Concrete								
Conc w/Stone Face	80%			LIFE	* *	5	$17,700	
Cracking, Extent : Moderate, Area Affected : 50%								
Location : Throughout In Concrete Above Stone Face With Efflorescence								
Missing Block Seal, Extent : Light, Area Affected : 50%								
Location : Throughout Stone Face								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	95%			2038	* *	5	$2,700	
Asphalt Pavers	5%	4+	$13,500	2044	* *	5	$100	
Settlement, Extent : Light, Area Affected : 100%								
Location : At Former Planter And Throughout 2 Feet Offset From Wall								
Deck Elements								
Railing								
Steel	100%			2027	$251,400			
Missing Coating, Extent : Light, Area Affected : 10%								
Location : Throughout								

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

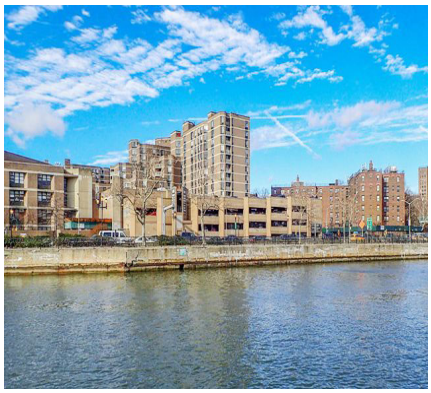
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DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **GRAVITY RETAINING WALL / BULKHEAD**				
Address	: **E 101ST SOUTH FOR 50 FT SUB 3 OF ASSET TYPE, SUB 1 OF BL**				
Borough	: **MANHATTAN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBSR092.000 / 13840**			**Yr Built/Renovated**	:
Linear Ft	: **50**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **20-Dec-2017**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **1694**	**Lot**	: **51**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads		$51,100
Total		**$51,100**
Importance Code B		$51,100
Total		**$51,100**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$35,500	$300		
Total	**$35,500**	**$300**		
Importance Code A	$30,000			
Importance Code B	$5,500	$300		
Total	**$35,500**	**$300**		



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

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY RETAINING WALL / BULKHEAD
Asset # : 13840

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Conc w/Stone Face	95%			LIFE	* *	5	$4,300	
Cracking, Extent : Light, Area Affected : 50%								
Location : Throughout Concrete Above Stone Facing With Efflorescence								
Conc w/Stone Face	5%	2-4	$30,000	LIFE	* *	5	$200	
Cracking, Extent : Severe, Area Affected : 100%								
Location : At South End Of Asset								
Other Observation, Extent : Moderate, Area Affected : 40%								
Location : Isolated At Top Of Concrete And Undermining Railing Bases								
Explanation : Chemical Deterioration Of Concrete								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	90%			2038	* *	5	$500	
Asphalt Pavers	10%	4+	$5,500	2044	* *	5		
Settlement, Extent : Moderate, Area Affected : 100%								
Location : At Former Planter And 25 Feet North Of South Limit Of Asset Inshore Of DEP Outfall								
Deck Elements								
Railing								
Steel	100%			2027	$51,100			
Corrosion, Extent : Light, Area Affected : 50%								
Location : Throughout								
Missing Coating, Extent : Light, Area Affected : 100%								
Location : Throughout								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **GRAVITY RETAINING WALL / BULKHEAD**				
Address	: **NO SIDE OF E 100TH ST TO E 99TH HARLEM RIVER,SUB 1 OF ASSET TYPE**				
Borough	: **MANHATTAN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBSR094.000 / 13842**			**Yr Built/Renovated**	:
Linear Ft	: **355**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **20-Dec-2017**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **1693**	**Lot**	: **30**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$532,400	$362,800
Total	**$532,400**	**$362,800**
Importance Code A	$532,400	
Importance Code B		$362,800
Total	**$532,400**	**$362,800**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$5,800	$1,900		
Total	**$5,800**	**$1,900**		
Importance Code A				
Importance Code B	$5,800	$1,900		
Total	**$5,800**	**$1,900**		



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

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY RETAINING WALL / BULKHEAD
Asset # : 13842

Bulkheads	Current Repair			Future Replacement			Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
Gravity Wall									
Conc w/Stone Face	75%			LIFE	* *		5	$24,000	
Cracking, Extent : Moderate, Area Affected : 25%									
Location : Map Cracking With Efflorescence In Outboard Concrete Face									
Missing Block Seal, Extent : Light, Area Affected : 30%									
Location : Tidal Zone									
Conc w/Stone Face	25%	2-4	$532,400	LIFE	* *		5	$8,000	
Other Observation, Extent : Moderate, Area Affected : 75%									
Location : Concrete Face Above Stone									
Explanation : Chemical Deterioration Of Concrete									
Backfill									
Fill									
Not Accessible	100%								
Surface									
Asphalt Pavers	5%	4+	$5,800	2038	* *		5	$100	
Other Observation, Extent : Moderate, Area Affected : 10%									
Location : North End Of Asset									
Explanation : Upheaval									
Asphalt Pavers	95%			2038	* *		5	$3,800	
Deck Elements									
Railing									
Steel	100%			2027		$362,800			
Corrosion, Extent : Light, Area Affected : 50%									
Location : Throughout									
Missing Coating, Extent : Light, Area Affected : 10%									
Location : Throughout At Baseplates									

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

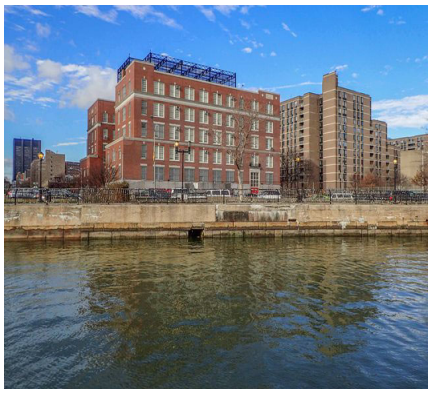
Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **GRAVITY RETAINING WALL / BULKHEAD**		
Address	: **SO SIDE E 99TH ST SO 52 FT SUB 2 OF ASSET TYPE, SUB 1 OF BL**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DBSR095.000 / 13843**	**Yr Built/Renovated**	:
Linear Ft	: **52**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **19-Dec-2017**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **1693** **Lot** : **30**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$199,600	$53,100
Total	**$199,600**	**$53,100**
Importance Code A	$199,600	
Importance Code B		$53,100
Total	**$199,600**	**$53,100**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads		$300		
Total		**$300**		
Importance Code A				
Importance Code B		$300		
Total		**$300**		



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

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY RETAINING WALL / BULKHEAD
Asset # : 13843

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Conc w/Stone Face	20%			LIFE	* *	5	$900	
Cracking, Extent : Light, Area Affected : 20%								
Location : Concrete Outboard Face With Efflorescence								
Missing Block Seal, Extent : Severe, Area Affected : 30%								
Location : Between Stones In Tidal Zone								
Conc w/Stone Face	80%	4+	$199,600	LIFE	* *	5	$3,700	
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Throughout Top Of Concrete Face								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	100%			2038	* *	5	$600	
Settlement, Extent : Light, Area Affected : 5%								
Location : Offset 3 Feet From Outboard Bulkhead Face								
Other Observation, Extent : Light, Area Affected : 50%								
Location : Throughout Full Lenght Of Asset								
Explanation : Longitudinal Cracking								
Deck Elements								
Railing								
Steel	100%			2027	$53,100			
Corrosion, Extent : Light, Area Affected : 50%								
Location : Throughout Railing								
Missing Coating, Extent : Light, Area Affected : 10%								
Location : Throughout								

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

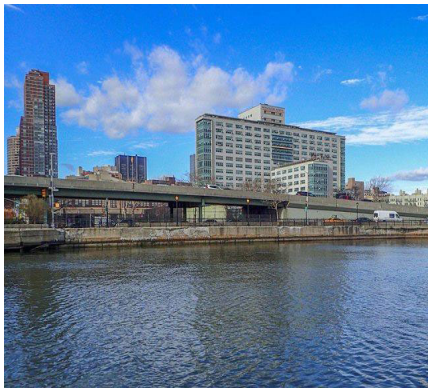
Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **GRAVITY RETAINING WALL / BULKHEAD**				
Address	: **MIDWAY BET. E 97TH AND E 96TH ST TO NO SIDE E 96 TH SUB 2 OF BL**				
Borough	: **MANHATTAN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBSR098.000 / 13846**			**Yr Built/Renovated**	:
Linear Ft	: **180**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **29-Dec-2017**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **1690**	**Lot**	: **10**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$64,800	$184,000
Total	**$64,800**	**$184,000**
Importance Code A	$64,800	
Importance Code B		$184,000
Total	**$64,800**	**$184,000**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads		$1,000		
Total		**$1,000**		
Importance Code A				
Importance Code B		$1,000		
Total		**$1,000**		



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

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY RETAINING WALL / BULKHEAD
Asset # : 13846

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Conc w/Stone Face	30%	4+	$64,800	LIFE	* *	5	$4,900	
Spalling, Extent : Moderate, Area Affected : 30%								
Location : Throughout Top Of Wall And Undermining Some Of The Railing Bases								
Conc w/Stone Face	70%			LIFE	* *	5	$11,400	
Cracking, Extent : Moderate, Area Affected : 25%								
Location : Throughout Concrete Face With Efflorescence								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	100%			2038	* *	5	$2,100	
Settlement, Extent : Light, Area Affected : 10%								
Location : Offset 3 Feet From Outboard Face Along Full Length At The North End Of The Asset Adjacent To The FDR On Ramp								
Deck Elements								
Railing								
Steel	100%			2027	$184,000			
Missing Coating, Extent : Light, Area Affected : 5%								
Location : Throughout								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **GRAVITY RETAINING WALL / BULKHEAD**		
Address	: **E 94TH ST MIDWAY TO E 93RD ST HARLEM RIVER, SUB 2 OF BL**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DBSR100.000 / 13848**	**Yr Built/Renovated**	:
Linear Ft	: **200**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **29-Dec-2017**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **1573** **Lot** : **52**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$180,000	$204,400
Total	**$180,000**	**$204,400**
Importance Code A	$180,000	
Importance Code B		$204,400
Total	**$180,000**	**$204,400**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$1,100			
Total	**$1,100**			
Importance Code A				
Importance Code B	$1,100			
Total	**$1,100**			



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

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY RETAINING WALL / BULKHEAD
Asset # : 13848

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Conc w/Stone Face	75%			LIFE	* *	5	$13,500	
Cracking, Extent : Light, Area Affected : 15%								
Location : Outboard Face With Efflorescence								
Missing Block Seal, Extent : Severe, Area Affected : 50%								
Location : Between Stone Facing In Tidal Zone								
Conc w/Stone Face	25%	0-2	$180,000	LIFE	* *	5	$4,500	
Displaced Elements, Extent : Severe, Area Affected : 25%								
Location : Stones Around Dep Outfall								
Spalling, Extent : Moderate, Area Affected : 50%								
Location : Along Top Of Wall In Concrete Surface								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	100%			2032	* *	5	$2,300	
Settlement, Extent : Light, Area Affected : 5%								
Location : Offset 3ft From Outboard Face For Full Length Of Asset And 25 Foot Long Section Of Heaving Pavers 150 Ft From North End Of Asset.								
Other Observation, Extent : Light, Area Affected : 5%								
Location : Intermittent								
Explanation : Longitudinal Cracking								
Deck Elements								
Railing								
Steel	100%			2027	$204,400			
Missing Coating, Extent : Light, Area Affected : 2%								
Location : Throughout								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **GRAVITY RETAINING WALL BULKHEAD**				
Address	: **HIGHBRIDGE PK @DYKMAN AND HARLEM RIVER DR SUB 1 OF A/T**				
Borough	: **MANHATTAN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBSR066.000 / 13810**			**Yr Built/Renovated**	:
Linear Ft	: **140**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **11-Oct-2016**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **2150**	**Lot**	: **997**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads		$93,500
Total		**$93,500**
Importance Code B		$93,500
Total		**$93,500**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$600			
Total	**$600**			
Importance Code A				
Importance Code B	$600			
Total	**$600**			



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

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY RETAINING WALL BULKHEAD
Asset # : 13810

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Concrete	100%			LIFE	* *	5	$600	
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	60%			2037	* *	5	$1,000	
Cracking, Extent : Light, Area Affected : 2%								
Location : Throughout								
Topsoil	40%			2027	$3,200	5	$300	
Deck Elements								
Parapet								
Concrete	85%			2029	$93,500			
Cracking, Extent : Light, Area Affected : 5%								
Location : Curb/ Coping 140 Feet From North End Of Asset								
Spalling, Extent : Light, Area Affected : 5%								
Location : Mid Length Of Asset And At 10 Feet From The North End Of The Asset								
No Component	15%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : At Entrance To Boat House								
Explanation : No Component								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Bulkheads	$112,500	$164,900
Total	**$112,500**	**$164,900**
Importance Code A	$112,500	
Importance Code B		$164,900
Total	**$112,500**	**$164,900**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$7,000			
Total	**$7,000**			
Importance Code A				
Importance Code B	$7,000			
Importance Code C				
Total	**$7,000**			



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

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY RETAINING WALL BULKHEAD
Asset # : 13813

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Stone	100%			LIFE	* *	5	$400	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Throughout								
Explanation : Partial Loss Of Mortar Bedding And Joint Seal								
Gravity Wall								
Stone	100%	4+	$112,500	LIFE	* *	5	$17,800	
Missing Part, Extent : Severe, Area Affected : 4%								
Location : Located At 8 Fee, 110 Feet, And 180 Feet From The South								
Missing Block Seal, Extent : Severe, Area Affected : 25%								
Location : In Tidal Zone At The Southern 125 Feet								
Backfill								
Fill								
Topsoil	2%	Now	$1,000	2068	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Between 89 Feet And 98 Feet, And At 154 Feet Fom The South								
Explanation : Small Sinkholes								
Not Accessible	98%							
Surface								
Asphalt	5%	Now	$1,000	2043	* *	5	$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : At 89 Feet, 98 Feet, And 154 Feet From The South								
Explanation : Sinkholes								
Asphalt	25%	4+	$5,100	2043	* *	5	$300	
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Between 160 Feet To 210 Feet From The South								
Explanation : Root Damage And Cracking								
Asphalt	70%			2031	$14,200	5	$1,700	
Cracking, Extent : Light, Area Affected : 10%								
Location : Throughout								
Deck Elements								
Parapet								
Concrete	100%			2026	$164,900			
Cracking, Extent : Light, Area Affected : 5%								
Location : Throughout								
Erosion, Extent : Light, Area Affected : 100%								
Location : Erosion/ Scaling Throughout								
Other Observation, Extent : Light, Area Affected : 5%								
Location : Atop Coping Throughout								
Explanation : Deteriorated Mortar Bedding								

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

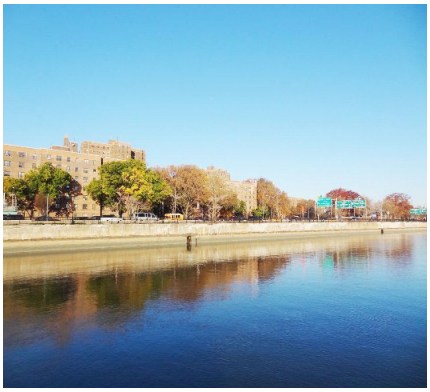
Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Bulkheads	$435,400	$879,000
Total	**$435,400**	**$879,000**
Importance Code A	$340,100	$51,100
Importance Code B	$95,200	$827,900
Total	**$435,400**	**$879,000**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$12,400			
Total	**$12,400**			
Importance Code B	$12,400			
Total	**$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
GRAVITY RETAINING WALL BULKHEAD
Asset # : 13823

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Conc w/Stone Face	50%	4+	$243,000	LIFE	* *	5	$36,500	
Cracking, Extent : Light, Area Affected : 15%								
Location : Offshore Face Throughout								
Missing Block Seal, Extent : Severe, Area Affected : 5%								
Location : Between Stone Facing In Tidal Zone								
Spalling, Extent : Severe, Area Affected : 50%								
Location : Throughout Concrete Above Mhw								
Conc w/Stone Face	20%	Now	$97,200	LIFE	* *	5	$14,600	
Spalling, Extent : Severe, Area Affected : 100%								
Location : Widespread Spalling Along Top 2 Feet Of Wall; Undermining Railing From 150 To 240 Feet From North								
Not Accessible	30%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	75%			2037	* *	5	$6,900	
Asphalt Pavers	10%	Now	$8,900	2043	* *	5	$500	
Settlement, Extent : Moderate, Area Affected : 20%								
Location : Offshore 2 Feet For 140 Feet Length Starting 100 Feet South Of North								
Topsoil	15%			2026	$7,000	5	$600	
Deck Elements								
Railing								
Steel	85%	4+	$70,400	2026	$703,700			
Other Observation, Extent : Light, Area Affected : 5%								
Location : Throughout								
Explanation : Coating Loss								
Steel	15%	Now	$24,800	2026	$124,200			
Loose Connections, Extent : Severe, Area Affected : 100%								
Location : Exposed Railing Posts And Loose Railing Starting 130 Feet From North Extending For 90 Feet								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **GRAVITY RETAINING WALL BULKHEAD**				
Address	: **E 119TH TO E 120TH ST SUB 2 OF ASSET TYPE**				
Borough	: **MANHATTAN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBSR078.000 / 13824**			**Yr Built/Renovated**	:
Linear Ft	: **285**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **16-Jan-2018**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **1816**	**Lot**	: **23**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$512,900	$291,300
Total	**$512,900**	**$291,300**
Importance Code A	$512,900	
Importance Code B		$291,300
Total	**$512,900**	**$291,300**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads		$1,600		
Total		**$1,600**		
Importance Code A				
Importance Code B		$1,600		
Total		**$1,600**		



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

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY RETAINING WALL BULKHEAD
Asset # : 13824

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Conc w/Stone Face	25%	0-2	$512,900	LIFE	* *	5	$6,400	
Erosion, Extent : Moderate, Area Affected : 1%								
Location : Outfall At 230 Feet From South								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Concrete Above Stone Face								
Explanation : Chemical Deterioration Of Concrete								
Conc w/Stone Face	50%			LIFE	* *	5	$12,800	
Missing Block Seal, Extent : Light, Area Affected : 5%								
Location : Isolated Stone Areas In Tidal Zone								
Not Accessible	25%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	100%			2038	* *	5	$3,300	
Settlement, Extent : Light, Area Affected : 2%								
Location : Isolated Throughout Adjacent To Seawall								
Deck Elements								
Railing								
Steel	100%			2028	$291,300			
Missing Coating, Extent : Light, Area Affected : 2%								
Location : Primarily At Baseplates								
Electrical								
Lighting Fixture								
Incandescent	100%			2024				
Other Observation, Extent : Light, Area Affected : 100%								
Location : 4 Light Poles								
Explanation : Lighting								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **GRAVITY RETAINING WALL BULKHEAD**		
Address	: **FROM E 116TH ST SO FOR 118 FT HARLEM RIVER,SUB 1OF BLK AND LOT**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DBSR082.000 / 13828**	**Yr Built/Renovated**	:
Linear Ft	: **110**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **10-Jan-2018**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **1713** **Lot** : **38**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$170,600	$112,400
Total	**$170,600**	**$112,400**
Importance Code A	$170,600	
Importance Code B		$112,400
Total	**$170,600**	**$112,400**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$6,800	$600		
Total	**$6,800**	**$600**		
Importance Code A				
Importance Code B	$6,800	$600		
Total	**$6,800**	**$600**		



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

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY RETAINING WALL BULKHEAD
Asset # : 13828

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Concrete	30%	4+	$170,600	LIFE	* *	5	$100	
Cracking, Extent : Moderate, Area Affected : 100%								
Location : Throughout Concrete								
Spalling, Extent : Moderate, Area Affected : 50%								
Location : Throughout Concrete								
Other Observation, Extent : Severe, Area Affected : 50%								
Location : Throughout Concrete								
Explanation : Efflorescence								
Stone	60%			LIFE	* *	5	$5,600	
Missing Block Seal, Extent : Moderate, Area Affected : 75%								
Location : In Tidal Zone								
Not Accessible	10%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	95%			2038	* *	5	$1,200	
Settlement, Extent : Light, Area Affected : 5%								
Location : Isolated Throughout								
Asphalt Pavers	5%	4+	$1,200	2038	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 25 Feet From South End								
Explanation : Missing And Loose Pavers								
Deck Elements								
Railing								
Steel	100%	4+	$5,600	2027	$112,400			
Corrosion, Extent : Light, Area Affected : 5%								
Location : Primarily At Baseplates								
Missing Coating, Extent : Moderate, Area Affected : 5%								
Location : Primarily At Baseplates								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Bulkheads	$120,900	$1,399,900
Total	**$120,900**	**$1,399,900**
Importance Code A	$120,900	$60,600
Importance Code B		$1,339,300
Total	**$120,900**	**$1,399,900**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$77,100			
Total	**$77,100**			
Importance Code A				
Importance Code B	$77,100			
Importance Code C				
Total	**$77,100**			



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

DEPT. OF SMALL BUSINESS SERV. - 801

GRAVITY RETAINING WALL W/TIMBER CRIBBING FOUNDATION

Asset # : 13819

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Concrete	55%			LIFE	* *	5	$900	
Other Observation, Extent : Light, Area Affected : 25%								
Location : Throughout								
Explanation : Partial Loose Or Missing Mortar Bedding								
Stone	45%			LIFE	* *	5	$1,300	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Throughout								
Explanation : Loose Partial Missing Mortar Bedding								
Gravity Wall								
Conc w/Stone Face	38%			LIFE	* *	5	$57,500	
Erosion, Extent : Light, Area Affected : 2%								
Location : Isolated Joints In Tidal Zone								
Conc w/Stone Face	2%	4+	$120,900	LIFE	* *	5	$3,000	
Cracking, Extent : Moderate, Area Affected : 30%								
Location : 425 Feet And 1210 Feet From South At Drainage Outfall								
Displaced Elements, Extent : Moderate, Area Affected : 15%								
Location : Slight Offshore Rotation From 310 Feet From North								
Exposed Reinforcement, Extent : Light, Area Affected : 1%								
Location : 425 Feet And 820 Feet From South								
Spalling, Extent : Moderate, Area Affected : 30%								
Location : 1210 Feet From South At Drainage Outfall; At Isolated Construction Joints								
Other Observation, Extent : Severe, Area Affected : 1%								
Location : Missing Block 1210 Feet From South								
Explanation : Missing Block								
Concrete	30%			LIFE	* *	5	$2,000	
Cracking, Extent : Light, Area Affected : 5%								
Location : Isolated Throughout								
Erosion, Extent : Light, Area Affected : 25%								
Location : Isolated At Joints Throughout Length And In Tidal Zone								
Spalling, Extent : Light, Area Affected : 2%								
Location : Isolated At Joints Along Length								
Stone	5%			LIFE	* *	5	$7,100	
Missing Block Seal, Extent : Moderate, Area Affected : 33%								
Location : Throughout Within Tidal Zone								
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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Backfill								
Surface								
Asphalt	45%	4+	$21,900	2037	* *	5	$4,300	
Cracking, Extent : Light, Area Affected : 2%								
Location : Isolated Throughout 310 Feet To 1565 Feet From North								
Settlement, Extent : Moderate, Area Affected : 5%								
Location : Root Upheaval At 490 Feet From North								
Asphalt	20%	4+	$9,700	2041	* *	5	$1,900	
Settlement, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 30%								
Location : Throughout								
Explanation : Upheaval Resulting From Tree Roots								
Concrete	20%			2037	* *	5	$3,800	
Cracking, Extent : Light, Area Affected : 2%								
Location : Isolated Throughout; And Northern 300 Feet								
Surface Wearing/Scaling, Extent : Light, Area Affected : 2%								
Location : Isolated Throughout; From North End South 310 Feet								
Topsoil	10%			2026	$9,700	5	$800	
Settlement, Extent : Light, Area Affected : 10%								
Location : Between 1560 Feet To 1620 Feet From North								
Not Accessible	5%							
Deck Elements								
Railing								
Steel	5%	Now	$17,200	2028	$85,900			
Broken, Extent : Severe, Area Affected : 50%								
Location : Sections Of Railing Broken And Missing								
Loose Connections, Extent : Severe, Area Affected : 100%								
Location : At Base Of Railing								
No Component	95%							
Parapet								
Concrete	90%			2029	$1,187,500			
Other Observation, Extent : Light, Area Affected : 5%								
Location : Throughout								
Explanation : Loose Or Missing Mortar With Cracking								
Concrete	5%	2-4	$26,400	2029	$66,000			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 1565 Feet From North								
Explanation : Displaced Elements From Upheaval								
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 : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Bulkheads	$921,100	$836,300
Total	**$921,100**	**$836,300**
Importance Code A	$742,300	$58,700
Importance Code B	$178,800	$777,500
Total	**$921,100**	**$836,300**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$36,400			
Total	**$36,400**			
Importance Code B	$9,900			
Importance Code C	$26,500			
Total	**$36,400**			



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

DEPT. OF SMALL BUSINESS SERV. - 801

GRAVITY RETAINING WALL W/TIMBER PILES AND CRIBBING FOUNDATION

Asset # : 13818

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Stone	95%			LIFE	* *	5	$1,600	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Throughout								
Explanation : Loose Or Missing Mortar Bedding								
Stone	5%	2-4	$26,500	LIFE	* *	5	$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 950 Feet From North								
Explanation : Tree Upheaval Resulting In Displaced Elements								
Gravity Wall								
Stone	70%	4+	$742,300	LIFE	* *	5	$58,700	
Displaced Elements, Extent : Severe, Area Affected : 15%								
Location : Three Significant Areas Of Block Displacement								
Missing Block Seal, Extent : Severe, Area Affected : 20%								
Location : Throughout In Tidal Zone								
Not Accessible	30%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	90%			2037	* *	5	$10,200	
Cracking, Extent : Light, Area Affected : 20%								
Location : Throughout Northern 200 Feet Of Asset								
Asphalt	5%	Now	$4,800	2043	* *	5	$300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 950 Feet From North End Of Asset								
Explanation : Tree Upheaval Resulting In Displacement And Cracking								
No Component	5%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Northern 135 Feet Of Asset								
Explanation : Harlem River Drive								
Deck Elements								
Parapet								
Concrete	90%	4+	$140,000	2029	$699,800			
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Explanation : Loose Or Missing Mortar								
Concrete	10%	2-4	$38,900	2029	$77,800			
Displaced Elements, Extent : Severe, Area Affected : 100%								
Location : Broken/ Cracks/ Displaced Due To Tree Upheaval Between 920 Feet And 953 Feet From North								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : 970 Feet From North								

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

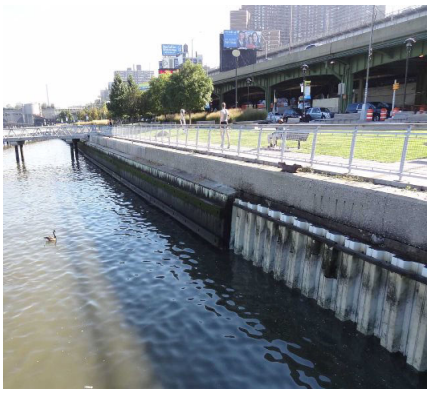
Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Bulkheads	$101,900	
Total	**$101,900**	
Importance Code C	$101,900	
Total	**$101,900**	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$4,100			
Total	**$4,100**			
Importance Code A				
Importance Code B	$4,100			
Total	**$4,100**			



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

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY WALL WEST HARLEM PIERS PARK
Asset # : 13477

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Facing								
Concrete	30%	4+	$101,900	LIFE	* *			
Recent Repair Evident, Extent : Light, Area Affected : 100%								
Location : Concrete Encasement Repair With Vinyl Sheet Formwork								
Other Observation, Extent : Severe, Area Affected : 25%								
Location : Throughout Tidal Zone In Areas With Vinyl Sheeting								
Explanation : Voids In Repair With Broken Formwork								
Timber	55%			LIFE	* *			
Not Accessible	15%							
Gravity Wall								
Concrete	10%			LIFE	* *	5	$400	
Erosion, Extent : Light, Area Affected : 5%								
Location : Throughout Top Of Wall								
No Component	5%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Starts 36 Feet North Of 125th Street								
Explanation : Outfall								
Not Accessible	85%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Throughout Entire Asset								
Explanation : Concrete Encasement Repair								
Sheet Piles								
Steel	5%			LIFE	* *			
Corrosion, Extent : Moderate, Area Affected : 100%								
Location : Toward South End Of Asset								
No Component	95%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	5%			2037	* *	5	$600	
Concrete	60%			2037	* *	5	$7,600	
Topsoil	35%			2026	$22,300	5	$1,800	

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **GRAVITY WALL (STACKED STONE)**				
Address	: **ALONG BANK STREET FROM ST PETERS PLACE EAST**				
Borough	: **STATEN ISLAND**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0036.000 / 13926**			**Yr Built/Renovated**	:
Linear Ft	: **450**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **20-Feb-2019**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **2**	**Lot**	: **601**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$144,600	$38,100
Total	**$144,600**	**$38,100**
Importance Code A	$144,600	$38,100
Total	**$144,600**	**$38,100**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$25,300			$10,800
Total	**$25,300**			**$10,800**
Importance Code B	$25,300			$10,800
Total	**$25,300**			**$10,800**



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

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY WALL (STACKED STONE)
Asset # : 13926

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Stone	15%	Now	$144,600	LIFE	* *	5	$5,700	
Displaced Elements, Extent : Moderate, Area Affected : 50%								
Location : Western End Of Asset								
Stone	85%			LIFE	* *	5	$32,400	
Backfill								
Fill								
Sand	15%	Now	$9,800	2050	* *	5	$100	
Loss of Backfill, Extent : Moderate, Area Affected : 25%								
Location : Behind Displaced Wall								
Not Accessible	85%							
Surface								
Topsoil	60%	Now	$15,500	2030	$15,500	5	$600	
Erosion, Extent : Moderate, Area Affected : 25%								
Location : From Top Of Gravity Wall To Sidewalk								
Topsoil	40%			2025	$10,400	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 : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **GRAVITY WALL BET FULTON FERRY LANDING AND PIER 1**				
Address	: **EAST RIVER FURMAN ST. AND OLD FULTON ST.**				
Borough	: **BROOKLYN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0045.000 / 13958**			**Yr Built/Renovated**	:
Linear Ft	: **70**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **04-Feb-2019**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **199**	**Lot**	: **1**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$72,400	$71,500
Total	**$72,400**	**$71,500**
Importance Code A	$72,400	
Importance Code B		$71,500
Total	**$72,400**	**$71,500**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads			$400	
Total			**$400**	
Importance Code A				
Importance Code B			$400	
Total			**$400**	



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

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY WALL BET FULTON FERRY LANDING AND PIER 1
Asset # : 13958

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Concrete	60%	4+	$72,400	LIFE	* *	5	$200	
Cracking, Extent : Moderate, Area Affected : 20%								
Location : Tidal Zone And Splash Zone								
Erosion, Extent : Severe, Area Affected : 70%								
Location : Tidal Zone								
Concrete	40%			LIFE	* *	5	$100	
Cracking, Extent : Light, Area Affected : 25%								
Location : Throughout Top Of Wall								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	100%			2039	* *	5	$800	
Deck Elements								
Railing								
Steel	100%			2028	$71,500			

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 : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **GRAVITY WALL WITH MASONARY FACE BULKHEAD**				
Address	: **MID WASHINGTON/HAMILTON BRIDGE - SO SIDE HAMILTON BRIDGE SUB 2 BL**				
Borough	: **MANHATTAN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBSR072.000 / 13816**			**Yr Built/Renovated**	:
Linear Ft	: **287**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **10-Nov-2016**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **2106**	**Lot**	: **997**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$307,400	$225,400
Total	**$307,400**	**$225,400**
Importance Code A	$307,400	
Importance Code B		$225,400
Total	**$307,400**	**$225,400**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$1,100			
Total	**$1,100**			
Importance Code A				
Importance Code B	$1,100			
Importance Code C				
Total	**$1,100**			



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

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY WALL WITH MASONARY FACE BULKHEAD
Asset # : 13816

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Stone	100%			LIFE	* *	5	$500	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Throughout At Top Of Wall								
Explanation : Partial Loss Of Mortar Bedding And Joint Seal								
Gravity Wall								
Stone	100%	4+	$307,400	LIFE	* *	5	$24,300	
Erosion, Extent : Light, Area Affected : 5%								
Location : Mid Asset At Concrete Patch								
Missing Part, Extent : Moderate, Area Affected : 10%								
Location : Mid Asset At Outfall Location								
Missing Block Seal, Extent : Moderate, Area Affected : 20%								
Location : Throughout In Tidal Zone								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	70%			2037	* *	5	$2,300	
Cracking, Extent : Light, Area Affected : 5%								
Location : Isolated Throughout								
Settlement, Extent : Light, Area Affected : 3%								
Location : Isolated Throughout								
No Component	30%							
Deck Elements								
Parapet								
Concrete	100%			2029	$225,400			
Cracking, Extent : Light, Area Affected : 5%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 5%								
Location : Atop Coping And Throughout								
Explanation : Deteriorated Mortar Bedding								

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

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DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Bulkheads	$1,001,900	
Total	**$1,001,900**	
Importance Code A	$1,001,900	
Total	**$1,001,900**	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$38,000			
Total	**$38,000**			
Importance Code A				
Importance Code B	$38,000			
Importance Code C				
Total	**$38,000**			



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
HARBOR CHARLIE BULKHEAD UNDER BUILDING
Asset # : 13478

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Concrete	32%	Now	$434,200	LIFE	* *	5	$700	
Progressing Scour, Extent : Severe, Area Affected : 50%								
Location : Beneath Building Up To 15 Feet Deep								
Other Observation, Extent : Severe, Area Affected : 50%								
Location : Beneath Building. At This Time, Does Not Threaten Stability Of The Pile Supported Building								
Explanation : Failure And Fill Loss								
No Component	68%							
Revetment								
Stone	20%			LIFE	* *	5	$600	
No Component	80%							
Sheet Piles								
Steel	17%	4+	$567,800	LIFE	* *			
Corrosion, Extent : Moderate, Area Affected : 25%								
Location : Splash And Tidal Zones								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 110 Feet Long Section West Of Wharf								
Explanation : Installed Out Of Plumb								
Steel	26%			LIFE	* *			
Corrosion, Extent : Light, Area Affected : 2%								
Location : Isolated Throughout								
No Component	52%							
Not Accessible	5%							
Backfill								
Fill								
Sand	25%	Now	$31,600	2058	* *	5	$100	
Loss of Backfill, Extent : Severe, Area Affected : 100%								
Location : Beneath Building Up To 130 Feet Long And 15 Feet Deep								
Not Accessible	75%							
Surface								
Asphalt	10%			2037	* *	5	$600	
Topsoil	20%	2-4	$6,000	2028	$6,000	5	$200	
Settlement, Extent : Severe, Area Affected : 90%								
Location : Behind Sheet Pile Wall West Of Wharf								
Other Observation, Extent : Severe, Area Affected : 10%								
Location : West Of Driveway West Of Building And North Of Fuel Pumps								
Explanation : Sinkhole								
Not Accessible	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.*

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DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Bulkheads	$669,400	
Total	**$669,400**	
Importance Code A	$633,000	
Importance Code B	$36,400	
Total	**$669,400**	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$31,300			
Total	**$31,300**			
Importance Code A				
Importance Code B	$31,300			
Total	**$31,300**			



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

DEPT. OF SMALL BUSINESS SERV. - 801
HIGH-LEVEL DECK (WHARF) BULKHEAD
Asset # : 13805

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Concrete	70%	4+	$455,900	LIFE	* *	5	$1,100	
Cracking, Extent : Light, Area Affected : 5%								
Location : Throughout								
Erosion, Extent : Moderate, Area Affected : 100%								
Location : Throughout In Tidal Zone And At Top Of Wall								
Timber Crib w/Stone	15%	Now	$177,100	LIFE	* *	4	$1,700	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 315 Ft To 385 Ft From East								
Explanation : Collapse								
No Component	15%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : At Intake Structure								
Explanation : N/A								
Backfill								
Fill								
Topsoil	15%	Now	$13,000	2068	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 315 Ft To 385 Ft From East								
Explanation : Structure Failed								
No Component	15%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : At Intake Location								
Explanation : No Backfill								
Not Accessible	70%							

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

DEPT. OF SMALL BUSINESS SERV. - 801
HIGH-LEVEL DECK (WHARF) BULKHEAD
Asset # : 13805

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Backfill								
Surface								
Asphalt	50%	4+	$18,200	2043	* *	5	$1,100	
Cracking, Extent : Moderate, Area Affected : 20%								
Location : Eastern 190 Ft Of Asset								
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : Throughout Eastern 190 Ft Of Asset								
Explanation : Vegetation Growth								
Concrete	10%	4+	$14,600	2043	* *	5	$200	
Cracking, Extent : Moderate, Area Affected : 30%								
Location : Above Dep Outfall Between 285 Ft And 315 Ft From East								
Settlement, Extent : Moderate, Area Affected : 50%								
Location : Above Dep Outfall Between 285 Ft And 315 Ft From East								
Concrete	15%	Now	$21,900	2043	* *	5	$300	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 285 Ft And 315 Ft From East								
Explanation : Complete Failure								
No Component	15%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : At Intake Location								
Explanation : No Surface								
Not Accessible	10%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : East Of Intake Location								
Explanation : Vegetation								

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

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DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Bulkheads	$837,600	$74,500
Total	**$837,600**	**$74,500**
Importance Code B	$74,500	$74,500
Importance Code C	$763,000	
Total	**$837,600**	**$74,500**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads				
Total				
Importance Code B				
Importance Code C				
Total				



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

DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT PENINSULA FRUIT AUCTION BLDG., BAZINI NUTS
Asset # : 4233

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	70%	4+	$712,200	LIFE	* *	5	$5,400	
Other Observation, Extent : Light, Area Affected : 50%								
Location : Throughout								
Explanation : Non-engineered Revetment								
Stone	5%	Now	$50,900	LIFE	* *	5	$400	
Erosion, Extent : Moderate, Area Affected : 100%								
Location : Just South Of The Dep Pumping Station								
Stone	25%			LIFE	* *	5	$1,900	
Backfill								
Fill								
Not Accessible	100%							
Surface								
Topsoil	75%	0-2	$55,900	2028	$55,900	5	$2,300	
Erosion, Extent : Moderate, Area Affected : 60%								
Location :								
Topsoil	25%	4+	$18,600	2028	$18,600	5	$800	
Erosion, Extent : Moderate, Area Affected : 100%								
Location : Areas With Failed Revetment And Light Coverage								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Bulkheads		$961,600
Total		**$961,600**
Importance Code B		$961,600
Total		**$961,600**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$800			
Total	**$800**			
Importance Code A				
Importance Code B	$800			
Importance Code C				
Total	**$800**			



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

DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT PENINSULA, BUDWEISER SITE
Asset # : 4235

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Concrete	75%			LIFE	* *	5	$3,600	
No Component	25%							
Revetment								
Stone	100%			LIFE	* *	5	$7,000	
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Blocks	7%			2041	* *	5	$900	
Asphalt Pavers	61%			2041	* *	5	$8,200	
Gravel	2%			2041	* *	2-5	$100	
Topsoil	30%			2027	$20,300	5	$1,700	
Deck Elements								
Railing								
Steel	80%			2027	$961,600			
No Component	20%							
Electrical								
Lighting Fixture								
Incandescent	100%			2023				
Other Observation, Extent : Light, Area Affected : 100%								
Location : Two Fixtures At North End Of Park								
Explanation : Lighting Fixtures								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Bulkheads	$369,500	
Total	**$369,500**	
Importance Code A	$236,200	
Importance Code B	$79,500	
Importance Code C	$53,900	
Total	**$369,500**	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$16,400	$200		$400
Total	**$16,400**	**$200**		**$400**
Importance Code A				
Importance Code B	$16,400	$200		$400
Importance Code C				
Total	**$16,400**	**$200**		**$400**



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

DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT PENINSULA, KRASDALE FOODS INC. (KFI)
Asset # : 4234

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Concrete	70%			LIFE	* *	5	$3,900	
Concrete	10%	Now	$236,200	LIFE	* *	5	$600	
Displaced Elements, Extent : Severe, Area Affected : 75%								
Location : 150 Feet From North End								
No Component	20%							
Revetment								
Stone	5%	0-2	$53,900	LIFE	* *	5	$400	
Missing Part, Extent : Moderate, Area Affected : 100%								
Location : Throughout With The Worst Area 150 Feet From North End								
Stone	95%			LIFE	* *	5	$7,800	
Backfill								
Fill								
Topsoil	2%	Now	$6,300	2068	* *			
Erosion, Extent : Severe, Area Affected : 50%								
Location : One Sinkhole At North End And One 150 Feet From North End								
Not Accessible	98%							
Surface								
Asphalt	20%			2037	* *	5	$3,100	
Asphalt	5%	Now	$6,600	2043	* *	5	$400	
Settlement, Extent : Severe, Area Affected : 50%								
Location : One Sinkhole At North End And One 150 Feet From North End								
Gravel	54%			2037	* *	2-5	$2,300	
Gravel	1%	Now	$1,300	2043	* *	2-5		
Settlement, Extent : Severe, Area Affected : 50%								
Location : Sinkhole And Settlement 480 Feet From South End								
Topsoil	20%			2026	$15,800	5	$1,300	
Settlement, Extent : Light, Area Affected : 10%								
Location : Isolated Areas Throughout								
Deck Elements								
Railing								
Fencing	100%	4+	$79,500	2033	* *	3	$500	
Impact Damage, Extent : Moderate, Area Affected : 75%								
Location : Impact Damage On Fence Posts								

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

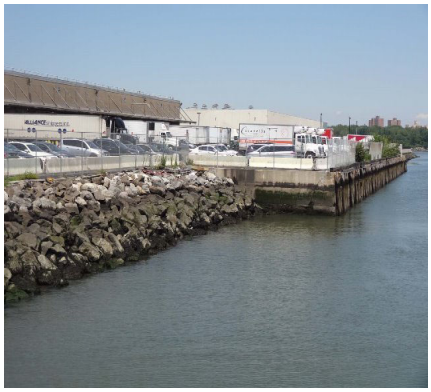
Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Bulkheads	$287,200	
Total	**$287,200**	
Importance Code A	$102,700	
Importance Code B	$184,400	
Total	**$287,200**	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$4,500	$100		
Total	**$4,500**	**$100**		
Importance Code A				
Importance Code B	$4,500	$100		
Importance Code C				
Total	**$4,500**	**$100**		



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

DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT PENINSULA, SULTANA DISTRIBUTION SERVICES
Asset # : 4236

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Timber	50%			LIFE	* *	5	$200	
No Component	50%							
Pile Supported Wall								
Concrete	60%	4+	$102,700	2037	* *	5	$9,400	
Other Observation, Extent : Light, Area Affected : 5%								
Location : Bottom Edge Of Wall								
Explanation : Erosion And Spalling With Exposed Reinforcement								
No Component	40%							
Piles and Bracing								
No Component	40%							
Not Accessible	60%							
Revetment								
Stone	40%			LIFE	* *	5	$1,900	
No Component	60%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	100%			2037	* *	5	$9,000	
Fender								
Piles								
Timber	60%	Now	$94,900	2043	* *	4	$11,300	
Broken, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Missing Part, Extent : Severe, Area Affected : 50%								
Location : Missing Connections								
Missing Pile, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Rotting/Splitting, Extent : Severe, Area Affected : 50%								
Location : Throughout								
No Component	40%							
Wales and Chocks								
Timber	60%	Now	$89,600	2043	* *	4	$25,600	
Broken, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Loose Connections, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Rotting/Splitting, Extent : Severe, Area Affected : 50%								
Location : Throughout								
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 : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Bulkheads	$1,483,200	$150,500
Total	**$1,483,200**	**$150,500**
Importance Code B	$45,100	$150,500
Importance Code C	$1,438,100	
Total	**$1,483,200**	**$150,500**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$30,100			
Total	**$30,100**			
Importance Code B	$30,100			
Importance Code C				
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

HUNTS POINT/STEEL SHEET PILE BULKHEAD AND REVETMENT

Asset # : 4232

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	70%	4+	$1,438,100	LIFE	* *	5	$11,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Non-engineered Revetment								
No Component	30%							
Sheet Piles								
Steel	25%			LIFE	* *			
No Component	70%							
Not Accessible	5%							
Backfill								
Fill								
Topsoil	5%	Now	$30,100	2068	* *			
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : 4 Locations Behind Sheet Pile Cells								
Explanation : Sinkholes								
Not Accessible	95%							
Surface								
Topsoil	30%	Now	$45,100	2028	$45,100	5	$1,800	
Erosion, Extent : Moderate, Area Affected : 30%								
Location : Above Revetment								
Settlement, Extent : Severe, Area Affected : 5%								
Location : Isolated Sinkholes Behind Steel Sheet Pile Bulkhead								
Topsoil	70%			2026	$105,300	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.*

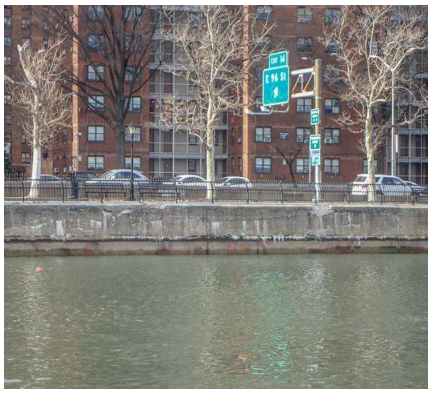
Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	:	**LOW-LEVEL RELIEVING PLATFORM / TIMBER PILE SUPPORTED BULKHEAD**			
Address	:	**MIDWAY E 94TH AND E 93RD ST TO E 93 ST SUB 3 OF BL, SUB 1 OF AT**			
Borough	:	**MANHATTAN**		**Agency's Number**	: **N/A**
Program / Asset #	:	**DBSR101.000 / 13849**		**Yr Built/Renovated**	:
Linear Ft	:	**250**		**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	:	**29-Dec-2017**		**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	:	**1573**	**Lot** : **52**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$55,400	$255,500
Total	**$55,400**	**$255,500**
Importance Code A	$55,400	
Importance Code B		$255,500
Total	**$55,400**	**$255,500**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads		$1,400		
Total		**$1,400**		
Importance Code B		$1,400		
Total		**$1,400**		



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

DEPT. OF SMALL BUSINESS SERV. - 801

LOW-LEVEL RELIEVING PLATFORM / TIMBER PILE SUPPORTED BULKHEAD

Asset # : 13849

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete/Stone	80%			LIFE	* *			
Cracking, Extent : Light, Area Affected : 5%								
Location : Outboard Face Above Mhw								
Missing Block Seal, Extent : Severe, Area Affected : 40%								
Location : Between Stone Facing In Tidal Zone								
Concrete/Stone	20%	2-4	$55,400	LIFE	* *			
Broken, Extent : Severe, Area Affected : 20%								
Location : Broken Stone Panels At North End Of Asset								
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Along Top Of Concrete Throughout								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Not Accessible	100%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	100%			2038	* *	5	$2,900	
Settlement, Extent : Light, Area Affected : 5%								
Location : Offset 3 Feet From Outboard Face At Southern 125 Feet								
Deck Elements								
Railing								
Steel	100%			2027	$255,500			
Missing Coating, Extent : Light, Area Affected : 2%								
Location : Throughout								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Bulkheads	$675,700	
Total	**$675,700**	
Importance Code A	$619,000	
Importance Code B	$56,700	
Total	**$675,700**	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$76,100			
Total	**$76,100**			
Importance Code A				
Importance Code B	$55,700			
Importance Code C	$20,400			
Total	**$76,100**			



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

DEPT. OF SMALL BUSINESS SERV. - 801
LOW-LEVEL RELIEVING PLATFORM BULKHEAD
Asset # : 13804

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Timber	100%	Now	$20,400	LIFE	* *	5	$200	
Missing Part, Extent : Severe, Area Affected : 80%								
Location : Throughout								
Rotting/Splitting, Extent : Severe, Area Affected : 20%								
Location : At Isolated Locations								
Gravity Wall								
Conc w/Stone Face	25%	4+	$84,600	LIFE	* *	5	$6,400	
Missing Block Seal, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Concrete	55%	Now	$534,400	LIFE	* *	5	$600	
Displaced Elements, Extent : Severe, Area Affected : 50%								
Location : Missing/ Displaced Stones 30 Feet To 50 Feet And 147 Feet To 195 Feet From North								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 195 Feet To 282 Feet From North								
Explanation : Collapsed								
Not Accessible	20%							
Backfill								
Fill								
Sand	30%	Now	$20,400	2058	* *	5	$100	
Loss of Backfill, Extent : Severe, Area Affected : 100%								
Location : 195 Feet To 282 Feet From North								
Not Accessible	70%							
Surface								
Asphalt	50%	Now	$13,600	2043	* *	5	$800	
Cracking, Extent : Moderate, Area Affected : 100%								
Location : Northern 94 Feet Of Asset								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 195 Feet To 282 Feet From North								
Explanation : Surface Failed Due To Loss Of Backfill								
Concrete	20%	4+	$21,700	2043	* *	5	$300	
Cracking, Extent : Moderate, Area Affected : 50%								
Location : Throughout Length Between 94 Feet And 195 Feet From North								
Not Accessible	30%							
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : Obscured By Vegetation								
Fender								
Piles								
Timber	100%	Now	$56,700	2043	* *	4	$6,800	1
Missing Pile, Extent : Severe, Area Affected : 100%								
Location : Throughout								

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

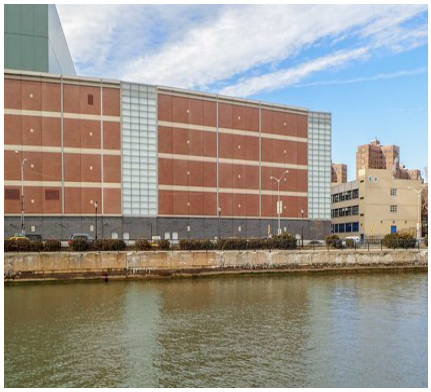
Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD**				
Address	: **E 118TH TO E 119TH ST SUB 1 OF ASSET TYPE**				
Borough	: **MANHATTAN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBSR079.000 / 13825**			**Yr Built/Renovated**	:
Linear Ft	: **305**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **16-Jan-2018**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **1815**	**Lot**	: **25**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$337,900	$311,700
Total	**$337,900**	**$311,700**
Importance Code A	$337,900	
Importance Code B		$311,700
Total	**$337,900**	**$311,700**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$19,800	$1,700		
Total	**$19,800**	**$1,700**		
Importance Code A	$19,800			
Importance Code B		$1,700		
Total	**$19,800**	**$1,700**		



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

DEPT. OF SMALL BUSINESS SERV. - 801

LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD

Asset # : 13825

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete/Stone	50%	0-2	$337,900	LIFE	* *			
Broken, Extent : Severe, Area Affected : 1%								
Location : Stone Face At Outfall 25 Feet From South								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Concrete Above Stone Face								
Explanation : Chemical Deterioration Of Concrete								
Concrete/Stone	50%			LIFE	* *			
Missing Block Seal, Extent : Light, Area Affected : 20%								
Location : Between Stone Facing In Tidal Zone								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Timber	10%	4+	$19,800	LIFE	* *	4	$200	
Rotting/Splitting, Extent : Light, Area Affected : 50%								
Location : Throughout At Outboard Face								
Not Accessible	90%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	100%			2038	* *	5	$3,500	
Settlement, Extent : Light, Area Affected : 5%								
Location : Adjancent To Seawall								
Deck Elements								
Railing								
Steel	100%			2027	$311,700			
Missing Coating, Extent : Light, Area Affected : 5%								
Location : Primarily At Baseplates								
Electrical								
Lighting Fixture								
Incandescent	100%			2024				
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1 Light Pole								
Explanation : Lighting								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD**				
Address	: **E 117TH TO E 118TH ST SUB 2 OF ASSET TYPE**				
Borough	: **MANHATTAN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBSR080.000 / 13826**			**Yr Built/Renovated**	:
Linear Ft	: **260**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **16-Jan-2018**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **1716**	**Lot**	: **28**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$373,700	$132,900
Total	**$373,700**	**$132,900**
Importance Code A	$288,100	
Importance Code B	$85,600	$132,900
Total	**$373,700**	**$132,900**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$35,500	$1,000		
Total	**$35,500**	**$1,000**		
Importance Code A	$25,300			
Importance Code B	$10,200	$1,000		
Total	**$35,500**	**$1,000**		



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

DEPT. OF SMALL BUSINESS SERV. - 801

LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD

Asset # : 13826

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete/Stone	50%			LIFE	* *			
Cracking, Extent : Light, Area Affected : 10%								
Location : Outboard Face Above Mhw								
Missing Block Seal, Extent : Light, Area Affected : 20%								
Location : Between Stone Facing In Tidal Zone								
Concrete/Stone	50%	0-2	$288,100	LIFE	* *			
Broken, Extent : Severe, Area Affected : 100%								
Location : Behind Old Pier 132 Feet Long								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Timber	5%	4+	$25,300	LIFE	* *	4	$100	
Rotting/Splitting, Extent : Light, Area Affected : 50%								
Location : Outboard Face Of Pile Caps								
Not Accessible	95%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	70%			2038	* *	5	$2,100	
Settlement, Extent : Light, Area Affected : 5%								
Location : At North Side Of Pier								
Asphalt Pavers	30%	Now	$85,600	2044	* *	5	$400	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Behind Failing Seawall At Foot Of Old Pier								
Explanation : Missing Pavers								
Deck Elements								
Railing								
Fencing	50%	Now	$7,500	2034	* *	3	$100	
Displaced Elements, Extent : Moderate, Area Affected : 100%								
Location : Foot Of Pier On South End Of Asset								
Steel	50%	4+	$2,700	2028	$132,900			
Corrosion, Extent : Light, Area Affected : 5%								
Location : Primarily In Baseplates								
Missing Coating, Extent : Moderate, Area Affected : 5%								
Location : Primarily In Baseplates								
Electrical								
Lighting Fixture								
Incandescent	100%			2024				
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1 Light Pole								
Explanation : Lighting								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD**				
Address	: **E 117TH TO E 116TH ST SUB 3 OF ASSET TYPE**				
Borough	: **MANHATTAN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBSR081.000 / 13827**			**Yr Built/Renovated**	:
Linear Ft	: **270**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **16-Jan-2018**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **1715**	**Lot**	: **53**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$143,600	$276,000
Total	**$143,600**	**$276,000**
Importance Code A	$143,600	
Importance Code B		$276,000
Total	**$143,600**	**$276,000**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$35,100	$1,400		
Total	**$35,100**	**$1,400**		
Importance Code A	$35,000			
Importance Code B	$100	$1,400		
Total	**$35,100**	**$1,400**		



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

DEPT. OF SMALL BUSINESS SERV. - 801

LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD

Asset # : 13827

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete/Stone	60%	2-4	$143,600	LIFE	* *			
Cracking, Extent : Light, Area Affected : 25%								
Location : Outboard Face Above Mhw								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Outboard Face Above Mhw								
Explanation : Chemical Deterioration Of Concrete								
Concrete/Stone	40%			LIFE	* *			
Missing Block Seal, Extent : Moderate, Area Affected : 75%								
Location : Throughout Tidal Zone								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Timber	10%	4+	$35,000	LIFE	* *	4	$200	
Rotting/Splitting, Extent : Light, Area Affected : 50%								
Location : Throughout At Outboard Ends And In Line Cap								
Not Accessible	90%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	90%			2038	* *	5	$2,800	
Settlement, Extent : Light, Area Affected : 5%								
Location : Adjacent To Seawall								
Topsoil	10%			2027	$1,600	5	$100	
Deck Elements								
Railing								
Steel	100%			2027	$276,000			
Missing Coating, Extent : Light, Area Affected : 5%								
Location : Primarily In Baseplates								
Electrical								
Lighting Fixture								
Incandescent	100%			2024				
Other Observation, Extent : Light, Area Affected : 100%								
Location : 5 Light Poles								
Explanation : Lighting								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	:	**LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD**			
Address	:	**E 116TH ST TO E 114TH ST / SUB 2 OF BL, SUB 1 OF ASSET TYPE**			
Borough	:	**MANHATTAN**		**Agency's Number**	: **N/A**
Program / Asset #	:	**DBSR083.000 / 13829**		**Yr Built/Renovated**	:
Linear Ft	:	**548**		**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	:	**10-Jan-2018**		**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	:	**1713**	**Lot** : **38**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$830,000	$560,100
Total	**$830,000**	**$560,100**
Importance Code A	$616,600	
Importance Code B	$213,300	$560,100
Total	**$830,000**	**$560,100**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$28,000	$1,600		
Total	**$28,000**	**$1,600**		
Importance Code A				
Importance Code B	$28,000	$1,600		
Total	**$28,000**	**$1,600**		



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

DEPT. OF SMALL BUSINESS SERV. - 801

LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD

Asset # : 13829

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete	50%	Now	$495,200	LIFE	* *	5	$1,000	
Broken, Extent : Severe, Area Affected : 80%								
Location : From East 114th Street North For 285 Feet								
Concrete/Stone	50%	4+	$121,400	LIFE	* *			
Cracking, Extent : Moderate, Area Affected : 20%								
Location : Outboard Face Above Mean High Water								
Missing Block Seal, Extent : Severe, Area Affected : 30%								
Location : Between Stone Facing In Tidal Zone								
Spalling, Extent : Light, Area Affected : 5%								
Location : From North End South For 260 Feet And Undermining Several Railing Base Plates								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Outboard Face Above Mean High Water								
Explanation : Efflorescence								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Not Accessible	100%							
Backfill								
Fill								
Topsoil	50%	Now	$63,000	2069	* *			
Sinkhole, Extent : Severe, Area Affected : 50%								
Location : 147 Feet, 200 Feet, 273 Feet North Of 114th Street								
Other Observation, Extent : Severe, Area Affected : 50%								
Location : From 114th Street North For 285 Feet								
Explanation : Fill Loss								
Not Accessible	50%							
Surface								
Asphalt Pavers	50%			2038	* *	5	$3,100	
Asphalt Pavers	50%	Now	$150,400	2044	* *	5	$1,600	
Settlement, Extent : Severe, Area Affected : 25%								
Location : From 114th Street North For 285 Feet								
Deck Elements								
Railing								
Steel	100%	4+	$28,000	2027	$560,100			
Corrosion, Extent : Light, Area Affected : 5%								
Location : Primarily At Baseplates								
Missing Coating, Extent : Light, Area Affected : 5%								
Location : Primarily At Baseplates								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name : **LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD**
Address : **E 114TH ST TO NO SIDE E 111TH ST HARLEM RIVER,SUB 2 OF ASSET TYPE**
Borough : **MANHATTAN**
Agency's Number : **N/A**
Program / Asset # : **DBSR084.000 / 13830**
Yr Built/Renovated :
Linear Ft : **850**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **10-Jan-2018**
Landmark Status : **NONE**
Areas Surveyed :
Block : **1705** **Lot** : **21** **BIN** :

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$150,700	$868,800
Total	**$150,700**	**$868,800**
Importance Code A	$150,700	
Importance Code B		$868,800
Total	**$150,700**	**$868,800**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$18,700	$3,900		
Total	**$18,700**	**$3,900**		
Importance Code B	$18,700	$3,900		
Total	**$18,700**	**$3,900**		



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

DEPT. OF SMALL BUSINESS SERV. - 801

LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD

Asset # : 13830

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete/Stone	60%			LIFE	* *			
Cracking, Extent : Moderate, Area Affected : 50%								
Location : Outboard Face Above Mhw								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Outboard Face Above Mhw								
Explanation : Efflorescence								
Concrete/Stone	40%	2-4	$150,700	LIFE	* *			
Spalling, Extent : Moderate, Area Affected : 50%								
Location : Intermittent From 111th Street North For 605 Feet And Undermining Railing Base Plates.								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Not Accessible	100%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	20%	4+	$18,700	2042	* *	5	$1,000	
Other Observation, Extent : Moderate, Area Affected : 1%								
Location : 5 Feet South Of E 114th Street								
Explanation : Upheaval								
Asphalt Pavers	80%			2038	* *	5	$7,800	
Deck Elements								
Railing								
Steel	100%			2027	$868,800			
Corrosion, Extent : Light, Area Affected : 5%								
Location : Primarily At Baseplates								
Missing Coating, Extent : Light, Area Affected : 5%								
Location : Throughout Primarily At Baseplates								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD		
Address	: E 111TH ST TO E 110TH ST HARLEM RIVER,SUB 3 OF ASSET TYPE		
Borough	: MANHATTAN	**Agency's Number**	: N/A
Program / Asset #	: DBSR085.000 / 13831	**Yr Built/Renovated**	:
Linear Ft	: 272	**Project Type**	: ECONOMIC DEVELOPMENT
Date of Survey	: 17-Jan-2018	**Landmark Status**	: NONE
Areas Surveyed	:		
Block	: 1704 **Lot** : 2	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$120,500	$278,000
Total	**$120,500**	**$278,000**
Importance Code A	$120,500	
Importance Code B		$278,000
Total	**$120,500**	**$278,000**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$26,600	$1,400		
Total	**$26,600**	**$1,400**		
Importance Code A	$17,600			
Importance Code B	$9,000	$1,400		
Total	**$26,600**	**$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

LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD

Asset # : 13831

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete/Stone	50%			LIFE	* *			
Cracking, Extent : Light, Area Affected : 50%								
Location : Outboard Face Above Mean High Water								
Other Observation, Extent : Light, Area Affected : 50%								
Location : Outboard Face Above Mean High Water								
Explanation : Efflorescence								
Concrete/Stone	20%	2-4	$120,500	LIFE	* *			
Spalling, Extent : Moderate, Area Affected : 50%								
Location : Outboard Face Above Mean High Water								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Concrete Above Stone Face								
Explanation : Chemical Deterioration Of Concrete								
Not Accessible	30%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Behind Abandoned Timber Structure								
Explanation : Location								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Timber	10%	4+	$17,600	LIFE	* *	4	$200	
Rotting/Splitting, Extent : Moderate, Area Affected : 10%								
Location : Outboard End								
Not Accessible	90%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	5%	4+	$9,000	2038	* *	5	$100	
Settlement, Extent : Moderate, Area Affected : 5%								
Location : 155 Feet From North Adjacent To Light Pole								
Sinkhole, Extent : Moderate, Area Affected : 10%								
Location : At South End Adjacent To Manhole								
Asphalt Pavers	90%			2038	* *	5	$2,800	
Settlement, Extent : Light, Area Affected : 20%								
Location : Isolated Adjacent To Seawall								
Topsoil	5%			2027	$800	5	$100	
Deck Elements								
Railing								
Steel	100%			2027	$278,000			
Missing Coating, Extent : Light, Area Affected : 5%								
Location : Primarily At Baseplates								
Electrical								

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

DEPT. OF SMALL BUSINESS SERV. - 801

LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD

Asset # : 13831

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Electrical								
Lighting Fixture								
Incandescent	100%			2024				
Other Observation, Extent : Light, Area Affected : 100%								
Location : 5 Light Poles								
Explanation : Lighting								

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

Print Date : 09-Sep-2020

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Asset Name	:	**LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD**			
Address	:	**E 106TH ST TO E 105TH ST HARLEM RIVER,SUB 2 OF ASSET TYPE**			
Borough	:	**MANHATTAN**	**Agency's Number**	:	**N/A**
Program / Asset #	:	**DBSR088.000 / 13836**	**Yr Built/Renovated**	:	
Linear Ft	:	**270**	**Project Type**	:	**ECONOMIC DEVELOPMENT**
Date of Survey	:	**18-Dec-2017**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**1699** **Lot** : **64**	**BIN**	:	

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$209,400	$276,000
Total	**$209,400**	**$276,000**
Importance Code A	$209,400	
Importance Code B		$276,000
Total	**$209,400**	**$276,000**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads		$1,500		
Total		**$1,500**		
Importance Code B		$1,500		
Total		**$1,500**		



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

DEPT. OF SMALL BUSINESS SERV. - 801

LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD

Asset # : 13836

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete/Stone	65%			LIFE	* *			
Cracking, Extent : Moderate, Area Affected : 50%								
Location : Offshore Concrete Face With Efflorescence								
Concrete/Stone	35%	2-4	$209,400	LIFE	* *			
Spalling, Extent : Severe, Area Affected : 50%								
Location : Locations Throughout Top 3 Feet To 6 Feet Of Concrete Wall, Totaling 60 Feet; Undermining Railing								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Concrete Above Stone Face								
Explanation : Chemical Deterioration Of Concrete								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Not Accessible	100%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	100%			2038	* *	5	$3,100	
Deck Elements								
Railing								
Steel	100%			2027	$276,000			
Missing Coating, Extent : Light, Area Affected : 5%								
Location : Throughout								

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

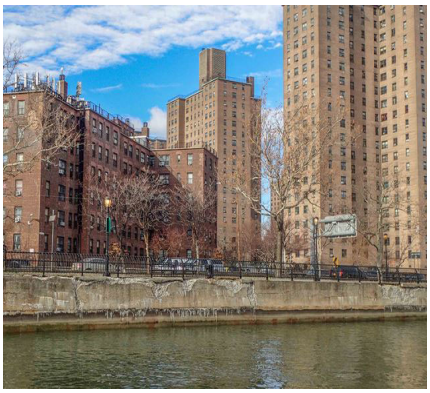
Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD**				
Address	: **E 105TH ST TO E 104TH ST SUB 3 OF ASSET TYPE, SUB 1 OF BL**				
Borough	: **MANHATTAN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBSR089.000 / 13837**			**Yr Built/Renovated**	:
Linear Ft	: **258**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **18-Dec-2017**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **1696**	**Lot**	: **51**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$285,800	$263,700
Total	**$285,800**	**$263,700**
Importance Code A	$285,800	
Importance Code B		$263,700
Total	**$285,800**	**$263,700**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads		$1,500		
Total		**$1,500**		
Importance Code B		$1,500		
Total		**$1,500**		



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

DEPT. OF SMALL BUSINESS SERV. - 801

LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD

Asset # : 13837

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete/Stone	50%			LIFE	* *			
Cracking, Extent : Moderate, Area Affected : 50%								
Location : Offshore Concrete Face With Efflorescence								
Concrete/Stone	50%	2-4	$285,800	LIFE	* *			
Spalling, Extent : Severe, Area Affected : 50%								
Location : Throughout Top 3 Feet To 6 Feet Of Wall In Multiple Locations; Undermining Railing								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Concrete Above Stone Face								
Explanation : Chemical Deterioration Of Concrete								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Not Accessible	100%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	100%			2038	* *	5	$2,900	
Deck Elements								
Railing								
Steel	100%			2027	$263,700			
Missing Coating, Extent : Light, Area Affected : 5%								
Location : Throughout								

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

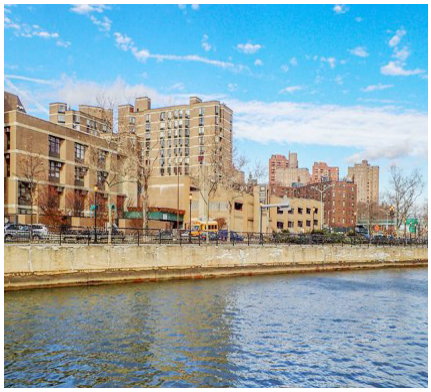
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Asset Name	:	**LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD**			
Address	:	**50 FT SO OF E 101 ST TO E 100TH HARLEM RIVER, SUB 2 OF BL**			
Borough	:	**MANHATTAN**		**Agency's Number**	: **N/A**
Program / Asset #	:	**DBSR093.000 / 13841**		**Yr Built/Renovated**	:
Linear Ft	:	**232**		**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	:	**20-Dec-2017**		**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	:	**1694**	**Lot** : **51**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads		$237,100
Total		**$237,100**
Importance Code B		$237,100
Total		**$237,100**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$38,400	$1,300		
Total	**$38,400**	**$1,300**		
Importance Code A	$25,700			
Importance Code B	$12,700	$1,300		
Total	**$38,400**	**$1,300**		



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

DEPT. OF SMALL BUSINESS SERV. - 801

LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD

Asset # : 13841

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete/Stone	95%			LIFE	* *			
Cracking, Extent : Moderate, Area Affected : 100%								
Location : Throughout In Top 3 Feet Of Concrete Wall With Efflorescence								
Missing Block Seal, Extent : Moderate, Area Affected : 5%								
Location : Throughout In Tidal Zone								
Concrete/Stone	5%	4+	$25,700	LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 40%								
Location : Isolated Throughout Concrete Face And Along Top								
Explanation : Chemical Deterioration Of Concrete								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Not Accessible	100%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	95%			2038	* *	5	$2,500	
Asphalt Pavers	5%	4+	$12,700	2044	* *	5	$100	
Settlement, Extent : Moderate, Area Affected : 100%								
Location : Around Planters, At South Limit Of Asset, And 158 Feet From South End Of Asset								
Deck Elements								
Railing								
Steel	100%			2027	$237,100			
Corrosion, Extent : Light, Area Affected : 50%								
Location : Throughout								
Missing Coating, Extent : Light, Area Affected : 100%								
Location : Throughout								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	:	**LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD**			
Address	:	**E 99TH ST TO E 97TH ST SUB 2 OF BL, SUB 1 OF ASSET TYPE**			
Borough	:	**MANHATTAN**	**Agency's Number**	:	**N/A**
Program / Asset #	:	**DBSR096.000 / 13844**	**Yr Built/Renovated**	:	
Linear Ft	:	**535**	**Project Type**	:	**ECONOMIC DEVELOPMENT**
Date of Survey	:	**28-Dec-2017**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**1691** **Lot** : **6**	**BIN**	:	

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$346,500	$546,800
Total	**$346,500**	**$546,800**
Importance Code A	$237,100	
Importance Code B	$109,400	$546,800
Total	**$346,500**	**$546,800**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads		$3,100		
Total		**$3,100**		
Importance Code B		$3,100		
Total		**$3,100**		



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

DEPT. OF SMALL BUSINESS SERV. - 801

LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD

Asset # : 13844

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete/Stone	20%	2-4	$237,100	LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 75%								
Location : Concrete Face Above Stone								
Explanation : Chemical Deterioration Of Concrete								
Concrete/Stone	80%			LIFE	* *			
Cracking, Extent : Moderate, Area Affected : 25%								
Location : Throughout Concrete Surface With Efflorescence								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Not Accessible	100%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	100%			2038	* *	5	$6,100	
Settlement, Extent : Light, Area Affected : 5%								
Location : Along Offshore Edge								
Other Observation, Extent : Light, Area Affected : 5%								
Location : Along Offshore Edge								
Explanation : Cracking								
Deck Elements								
Railing								
Steel	100%	4+	$109,400	2028	$546,800			
Corrosion, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Missing Coating, Extent : Moderate, Area Affected : 75%								
Location : Throughout								

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

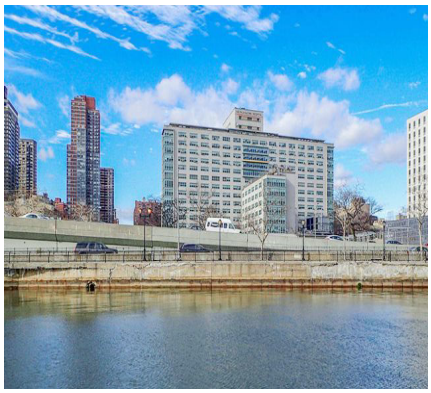
Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD**				
Address	: **BET 96 AND 97 STS. TO E 96 ST SUB 2 OF ASSET TYPE, SUB 1 OF BL**				
Borough	: **MANHATTAN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBSR097.000 / 13845**			**Yr Built/Renovated**	:
Linear Ft	: **85**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **27-Dec-2017**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **1690**	**Lot**	: **10**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads		$86,900
Total		**$86,900**
Importance Code B		$86,900
Total		**$86,900**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$33,900	$500		
Total	**$33,900**	**$500**		
Importance Code A	$33,900			
Importance Code B		$500		
Total	**$33,900**	**$500**		



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

DEPT. OF SMALL BUSINESS SERV. - 801

LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD

Asset # : 13845

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete/Stone	30%	4+	$33,900	LIFE	* *			
Spalling, Extent : Moderate, Area Affected : 50%								
Location : At Top Of Concrete Wall And Undermining Several Railing Bases								
Concrete/Stone	70%			LIFE	* *			
Cracking, Extent : Moderate, Area Affected : 50%								
Location : Throughout Concrete Surface With Efflorescence								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Not Accessible	100%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	100%			2038	* *	5	$1,000	
Settlement, Extent : Light, Area Affected : 30%								
Location : Offset 3 Feet From Outboard Face At South End Of Asset								
Deck Elements								
Railing								
Steel	100%			2027	$86,900			
Missing Coating, Extent : Light, Area Affected : 20%								
Location : Throughout								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **MILL POND PARK REVETMENT AND SEAWALLS**				
Address	: **HARLEM RIVER, 147TH - 158TH ST E.145TH TO MACOMBS DAM BRIDGE**				
Borough	: **BRONX**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0027.021 / 1718**			**Yr Built/Renovated**	:
Linear Ft	: **4,469**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **02-Jul-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **2539**	**Lot**	: **2**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$4,246,300	$1,720,700
Total	**$4,246,300**	**$1,720,700**
Importance Code A	$3,399,500	
Importance Code B	$118,200	$1,720,700
Importance Code C	$728,600	
Total	**$4,246,300**	**$1,720,700**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$77,700	$200	$11,500	
Total	**$77,700**	**$200**	**$11,500**	
Importance Code A	$10,100			
Importance Code B	$61,200	$200	$11,500	
Importance Code C	$6,400			
Total	**$77,700**	**$200**	**$11,500**	



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

DEPT. OF SMALL BUSINESS SERV. - 801
MILL POND PARK REVETMENT AND SEAWALLS
Asset # : 1718

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete	40%	4+	$3,230,800	LIFE	* *	5	$6,700	
Erosion, Extent : Severe, Area Affected : 75%								
Location : Northern 1,530 Feet And Southern 350 Feet								
Concrete	15%			LIFE	* *	5-10	$5,000	
Erosion, Extent : Moderate, Area Affected : 50%								
Location : Low Level Platform On North Side Of Tennis Center								
No Component	45%							
Gravity Wall								
Stone Gabion	1%			LIFE	* *	3	$100	
Settlement, Extent : Light, Area Affected : 100%								
Location : 35 Feet Of Gabion, West Side Of Tennis Center								
No Component	99%							
Piles and Bracing								
Steel	1%			LIFE	* *	5	$13,800	
Corrosion, Extent : Light, Area Affected : 100%								
Location : High Level Platforms, South Side Of Yankee Ferry Landing And North End Of Asset								
Timber	4%	4+	$168,800	2040	* *	4	$26,800	
Rotting/Splitting, Extent : Moderate, Area Affected : 100%								
Location : All Visible Piles Supporting Low Level Platforms								
No Component	45%							
Not Accessible	50%							
Revetment								
Concrete	3%	Now	$96,600	LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Debris Revetment From 600 To 750 Feet From South								
Explanation : Missing Part								
Stone	24%			LIFE	* *	5	$12,800	
Stone	18%	2-4	$632,000	LIFE	* *	5	$4,800	
Settlement, Extent : Moderate, Area Affected : 50%								
Location : Primarily Along North - South Shorelines Of Mill Pond Park, Totaling 970 Feet								
No Component	55%							
Pile Caps								
Concrete	5%			LIFE	* *	5	$1,300	
Erosion, Extent : Moderate, Area Affected : 10%								
Location : Offshore Ends At High Level Platforms								
No Component	95%							
Lowlevel Pile Caps								
Timber	50%			LIFE	* *			
No Component	50%							
Backfill								

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

DEPT. OF SMALL BUSINESS SERV. - 801
MILL POND PARK REVETMENT AND SEAWALLS
Asset # : 1718

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Backfill								
Fill								
Topsoil	5%	Now	$51,400	2071	* *			
Erosion, Extent : Severe, Area Affected : 25%								
Location : Vertical Embankments Exposed, Southern Mill Pond Park								
Not Accessible	95%							
Surface								
Asphalt	45%			2034	* *	5	$23,000	
Surface Wearing/Scaling, Extent : Moderate, Area Affected : 100%								
Location : Northern 2,070 Feet								
Topsoil	35%	2-4	$54,000	2029	$90,000	5	$3,700	
Erosion, Extent : Moderate, Area Affected : 10%								
Location : North - South Shorelines Of Mill Pond Park								
Topsoil	5%	Now	$12,900	2031	$12,900	5	$500	
Settlement, Extent : Severe, Area Affected : 50%								
Location : Southern Mill Pond Park								
Not Accessible	15%							
Fender								
Piles								
Timber	35%			2027	$314,600	4	$56,200	
Broken, Extent : Severe, Area Affected : 100%								
Location : Fender System Obsolete								
No Component	65%							
Wales and Chocks								
Timber	35%			2027	$742,800	4	$127,300	
Broken, Extent : Severe, Area Affected : 100%								
Location : Fender System Obsolete								
No Component	65%							
Deck Elements								
Railing								
Fencing	40%			2029	$103,600	3	$700	
Loose Connections, Extent : Moderate, Area Affected : 100%								
Location : North And South Ends Of Asset								
Steel	10%			2029	$456,800			
No Component	50%							

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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	: **20-Feb-2019**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **487**	**Lot**	: **100**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$1,485,200	
Total	**$1,485,200**	
Importance Code B	$309,100	
Importance Code C	$1,176,100	
Total	**$1,485,200**	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads				$4,500
Total				**$4,500**
Importance Code B				$4,500
Importance Code C				
Total				**$4,500**



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

DEPT. OF SMALL BUSINESS SERV. - 801
NAVY HOMEPORT RIPRAP AND PLATFORM
Asset # : 13503

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	100%	Now	$1,176,100	LIFE	* *	5	$9,000	1
Erosion, Extent : Severe, Area Affected : 100%								
Location : Full Length Of Asset At Top Of Revetment Slope								
Missing Part, Extent : Severe, Area Affected : 100%								
Location : Full Length Of Asset								
Backfill								
Fill								
Topsoil	50%	Now	$172,000	2070	* *			
Erosion, Extent : Severe, Area Affected : 100%								
Location : Sloughing Of Fill Adjacent To Pavement For Full Length Of Asset								
Not Accessible	50%							
Surface								
Asphalt	95%	Now	$137,100	2045	* *	5	$8,100	
Erosion, Extent : Severe, Area Affected : 50%								
Location : Full Length Of Asset At Offshore Edge Of Pavement								
Settlement, Extent : Severe, Area Affected : 50%								
Location : Full Length Of Asset At Offshore Edge Of Pavement								
Topsoil	5%			2025	$4,300	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.*

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **NAVY HOMEPORT STEEL SHEET PILE BULKHEAD**				
Address	: **CLINTON ST SOUTH TO WATER ST**				
Borough	: **STATEN ISLAND**			**Agency's Number**	: **N/A**
Program / Asset #	: **PAR0205.000 / 13949**			**Yr Built/Renovated**	:
Linear Ft	: **1,640**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **13-Feb-2019**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **487**	**Lot**	: **100**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$114,600	
Total	**$114,600**	
Importance Code A	$76,900	
Importance Code B	$37,700	
Total	**$114,600**	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$36,400		$8,400	$100
Total	**$36,400**		**$8,400**	**$100**
Importance Code A				
Importance Code B	$32,400		$8,400	$100
Importance Code C	$3,900			
Total	**$36,400**		**$8,400**	**$100**



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

DEPT. OF SMALL BUSINESS SERV. - 801
NAVY HOMEPORT STEEL SHEET PILE BULKHEAD
Asset # : 13949

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Timber	11%			LIFE	* *	5	$100	
Timber	2%	Now	$3,900	LIFE	* *	5		
Rotting/Splitting, Extent : Severe, Area Affected : 50%								
Location : Two Segments North Of Homeport Pier								
No Component	87%							
Sheet Piles								
Steel	50%			LIFE	* *			
Corrosion, Extent : Moderate, Area Affected : 100%								
Location : Splash Zone								
Other Observation, Extent : Light, Area Affected : 100%								
Location : 14, 490, 515, And 1375 Feet From North								
Explanation : Outfalls								
Not Accessible	50%							
Pile Caps								
Concrete	90%			LIFE	* *	5	$4,400	
Concrete	5%	4+	$38,400	LIFE	* *	5	$200	
Spalling, Extent : Moderate, Area Affected : 100%								
Location : Spalls With Exposed Rebar At 114, 350, And 500 To 620 Feet								
Concrete	5%	Now	$38,400	LIFE	* *	5	$200	
Broken, Extent : Severe, Area Affected : 100%								
Location : 90 Feet Long Section Adjacent To North Face Of Homeport Pier								
Backfill								
Fill								
Topsoil	10%	Now	$37,700	2070	* *			
Sinkhole, Extent : Severe, Area Affected : 40%								
Location : At 350 To 450, 490, 525, And 575 Feet From North								
Not Accessible	90%							
Surface								
Asphalt	90%			2039	* *	5	$16,800	
Asphalt	10%	Now	$15,800	2045	* *	5	$900	
Settlement, Extent : Severe, Area Affected : 40%								
Location : Sinkholes At 350 To 450, 500, 525, And 575 Feet From North								
Fender								
Piles								
Timber	5%	0-2	$16,500	2045	* *	4	$2,000	
Worn, Extent : Severe, Area Affected : 75%								
Location : Southern 200 Feet Of Asset								
No Component	90%							
Not Accessible	5%							
Deck Elements								
Railing								
Fencing	50%			2034	* *	3	$400	
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 : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **NAVY HOMEPORT WHARF, BULKHEAD, SEAWALL**				
Address	: **SWAN ST SOUTH TO CLINTON ST.**				
Borough	: **STATEN ISLAND**			**Agency's Number**	: **N/A**
Program / Asset #	: **DGS0047.010 / 13502**			**Yr Built/Renovated**	:
Linear Ft	: **1,245**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **07-Feb-2019**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **487**	**Lot**	: **100**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$2,903,600	
Total	**$2,903,600**	
Importance Code A	$1,584,100	
Importance Code B	$304,600	
Importance Code C	$1,014,900	
Total	**$2,903,600**	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads			$1,800	
Total			**$1,800**	
Importance Code A				
Importance Code B			$1,800	
Importance Code C				
Total			**$1,800**	



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

DEPT. OF SMALL BUSINESS SERV. - 801
NAVY HOMEPORT WHARF, BULKHEAD, SEAWALL
Asset # : 13502

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Concrete	75%	Now	$342,000	LIFE	* *	5	$900	
Missing Part, Extent : Severe, Area Affected : 100%								
Location : One Location Totaling 930 Feet At North End								
No Component	25%							
Revetment								
Concrete	75%	Now	$672,900	LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Along Entire Length								
Explanation : Collapsed Concrete Structure								
No Component	25%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : At Sheeting								
Explanation : No Concrete								
Sheet Piles								
Steel	20%	4+	$1,584,100	LIFE	* *			
Corrosion, Extent : Severe, Area Affected : 75%								
Location : Along Entire Length								
No Component	75%							
Not Accessible	5%							
Pile Caps								
Concrete	25%			LIFE	* *	5	$900	
Spalling, Extent : Moderate, Area Affected : 100%								
Location : Intermittent Along Entire Length								
No Component	75%							
Backfill								
Fill								
Topsoil	75%	Now	$214,600	2070	* *			
Erosion, Extent : Severe, Area Affected : 100%								
Location : Along The Upland Area Of Sheeting, And Inshore Of Concrete Riprap								
Not Accessible	25%							
Surface								
Asphalt	75%	Now	$90,000	2045	* *	5	$5,300	
Settlement, Extent : Severe, Area Affected : 50%								
Location : Inshore Of Broken Asphalt Surface North End Of Asset								
Asphalt	25%			2039	* *	5	$3,600	
Cracking, Extent : Moderate, Area Affected : 75%								
Location : Inshore Of Sheeting								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **PASSENGER SHIP TERMINAL BULKHEAD, PIERS 88, 90, 92**				
Address	: **HUDSON RIVER WEST 48TH TO 52ND STREET**				
Borough	: **MANHATTAN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0025.025 / 1763**			**Yr Built/Renovated**	:
Linear Ft	: **1,333**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **25-Jan-2018**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **1107**	**Lot**	: **12**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$220,500	$1,789,500
Total	**$220,500**	**$1,789,500**
Importance Code A		$102,900
Importance Code B	$220,500	$1,686,600
Total	**$220,500**	**$1,789,500**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$40,300			
Total	**$40,300**			
Importance Code A				
Importance Code B	$40,300			
Total	**$40,300**			



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
PASSENGER SHIP TERMINAL BULKHEAD, PIERS 88, 90, 92
Asset # : 1763

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete	70%			LIFE	* *	5	$3,500	
No Component	30%							
Gravity Wall								
Not Accessible	100%							
Piles and Bracing								
Steel	50%			LIFE	* *	5	$102,900	
Not Accessible	50%							
Pile Caps								
Concrete	20%			LIFE	* *	5	$800	
No Component	30%							
Not Accessible	50%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Stone Pavers	65%			2038	* *	10		
Stone Pavers	5%	0-2	$22,200	2044	* *			
Cracking, Extent : Severe, Area Affected : 75%								
Location : Isolated Cracked Stone Pavers								
Not Accessible	30%							
Fender								
Piles								
Timber	35%	0-2	$93,800	2044	* *	4	$11,200	
Broken, Extent : Moderate, Area Affected : 25%								
Location : Just North Of Pier 88								
Rotting/Splitting, Extent : Moderate, Area Affected : 25%								
Location : South Of Pier 88								
No Component	30%							
Not Accessible	35%							
Wales and Chocks								
Timber	50%			2038	* *	4	$54,200	
Timber	20%	0-2	$126,600	2044	* *	4	$14,500	
Broken, Extent : Severe, Area Affected : 50%								
Location : North Of Pier 88								
Worn, Extent : Moderate, Area Affected : 50%								
Location : South Of Pier 88								
No Component	30%							
Deck Elements								
Railing								
Steel	70%			2027	$953,700			
Displaced Elements, Extent : Light, Area Affected : 1%								
Location : One Location Just South Of Pier 90								
No Component	30%							

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

DEPT. OF SMALL BUSINESS SERV. - 801
PASSENGER SHIP TERMINAL BULKHEAD, PIERS 88, 90, 92
Asset # : 1763

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Parapet								
Concrete	70%			2030	$732,900			
No Component	30%							

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Bulkheads	$1,817,000	$81,300
Total	**$1,817,000**	**$81,300**
Importance Code A	$208,200	$42,100
Importance Code B	$1,608,800	$39,200
Total	**$1,817,000**	**$81,300**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads		$100		$100
Total		**$100**		**$100**
Importance Code B		$100		$100
Importance Code C				
Total		**$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

PERIMETER WALL AROUND PIER J BERTHS 15,16,17

Asset # : 13524

Bulkheads		Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost		Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
Coping/Curb									
Timber	10%				LIFE	* *	5	$100	
No Component	90%								
Pile Supported Wall									
Concrete	85%				2037	* *	5	$71,600	
Cracking, Extent : Light, Area Affected : 26%									
Location : Isolated Throughout									
Mechanical Damage, Extent : Light, Area Affected : 26%									
Location : Throughout Along The Top Of Wall									
Concrete	15%	4+	$172,400		2037	* *	5	$6,300	
Erosion, Extent : Moderate, Area Affected : 50%									
Location : Throughout In Tidal Zone									
Spalling, Extent : Moderate, Area Affected : 50%									
Location : Throughout And Specifically At West Face Approximately 400 Feet From Inshore									
Piles and Bracing									
Not Accessible	100%								
Pile Caps									
Not Accessible	100%								
Backfill									
Fill									
Not Accessible	100%								
Surface									
Asphalt Pavers	10%	Now	$231,600		2043	* *	5	$1,200	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : At The Southwest Corner, West End, And Northwest Corner Of Asset									
Explanation : Missing Pavers									
Gravel	20%				2031	$39,200	2-5	$1,300	
Not Accessible	70%								
Fender									
Buffer									
Rubber	5%	Now	$37,500		2043	* *	4-5	$1,800	
Missing Part, Extent : Severe, Area Affected : 100%									
Location : Large Tire Fenders Missing At Isolated Locations									
Rubber	45%	0-2	$337,700		2043	* *	4-5	$16,000	
Aging, Extent : Severe, Area Affected : 60%									
Location : Rubber Tires, At South Face And At Inshore End Of North Face									
No Component	50%								
Wales and Chocks									
Timber	100%	Now	$1,002,000		2043	* *	4	$114,500	
Broken, Extent : Severe, Area Affected : 100%									
Location : Broken Or Missing Throughout									

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

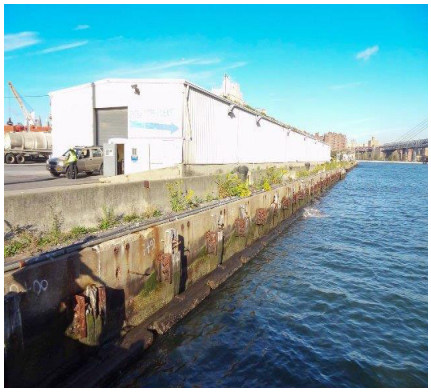
Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Bulkheads	$931,800	$36,400
Total	**$931,800**	**$36,400**
Importance Code A	$99,400	$36,400
Importance Code B	$832,400	
Total	**$931,800**	**$36,400**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$73,900			$1,700
Total	**$73,900**			**$1,700**
Importance Code A	$34,600			
Importance Code B	$39,300			$1,700
Total	**$73,900**			**$1,700**



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

DEPT. OF SMALL BUSINESS SERV. - 801

PIER K INCLUDING PERIMETER BULKHEAD / BERTHS 19, 20

Asset # : 13523

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Pile Supported Wall								
Concrete	95%			2037	* *	5	$69,200	
Erosion, Extent : Light, Area Affected : 20%								
Location : In Tidal Zone								
Mechanical Damage, Extent : Light, Area Affected : 20%								
Location : Along The Top Of Concrete Wall								
Spalling, Extent : Light, Area Affected : 20%								
Location : Isolated Throughout								
Concrete	5%	4+	$99,400	2037	* *	5	$1,800	
Erosion, Extent : Moderate, Area Affected : 50%								
Location : Isolated Throughout In Tidal Zone								
Spalling, Extent : Moderate, Area Affected : 50%								
Location : Above Mlw								
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+	$44,000	2043	* *	5	$2,600	
Cracking, Extent : Light, Area Affected : 30%								
Location : Throughout Pier								
Asphalt Blocks	15%	4+	$311,800	2043	* *	5	$1,600	
Settlement, Extent : Light, Area Affected : 30%								
Location : Throughout North And South Sides Of Pier								
Other Observation, Extent : Severe, Area Affected : 20%								
Location : At Offshore End Of Asset								
Explanation : Broken/ Displaced Pavers								
Asphalt Blocks	20%			2037	* *	5	$4,200	
Concrete	5%			2037	* *	5	$1,000	
Cracking, Extent : Light, Area Affected : 10%								
Location : At Isolated Concrete Patches Throughout Pier								
Not Accessible	15%							
Fender								
Buffer								
Rubber	25%			2037	* *	4-5	$12,000	
Rubber	5%	Now	$32,500	2043	* *	4-5	$1,500	
Broken, Extent : Severe, Area Affected : 100%								
Location : Broken Extruded Arch Fender 355 Feet From Southwest Fence								
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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender								
Wales and Chocks								
Timber	55%	Now	$476,700	2043	* *	4	$54,500	
Broken, Extent : Severe, Area Affected : 50%								
Location : North And West Face								
No Component	45%							

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **RELIEVING PLATFORM**				
Address	: **EAST RIVER, 48TH ST TO 54TH ST**				
Borough	: **MANHATTAN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBSR025.051 / 1748**			**Yr Built/Renovated**	:
Linear Ft	: **1,630**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **20-Mar-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **1360**	**Lot**	: **60**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$280,700	$666,400
Total	**$280,700**	**$666,400**
Importance Code A	$216,700	
Importance Code B	$64,000	$666,400
Total	**$280,700**	**$666,400**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$53,400			$20,300
Total	**$53,400**			**$20,300**
Importance Code A	$18,900			$16,700
Importance Code B	$34,500			$3,500
Total	**$53,400**			**$20,300**



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

RELIEVING PLATFORM

Asset # : 1748

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete/Stone	90%			LIFE	* *	10		
Concrete/Stone	10%	4+	$216,700	LIFE	* *			
Cracking, Extent : Light, Area Affected : 5%								
Location : Isolated Locations								
Erosion, Extent : Moderate, Area Affected : 5%								
Location : Isolated Areas At Bottom And Corners Of Stone								
Exposed Reinforcement, Extent : Moderate, Area Affected : 50%								
Location : South End Of Asset Above Top Course Of Stone								
Missing Part, Extent : Moderate, Area Affected : 5%								
Location : Isolated Missing Stone Facing								
Piles and Bracing								
Not Accessible	100%							
Lowlevel Pile Caps								
Timber	1%	Now	$7,700	LIFE	* *			
Rotting/Splitting, Extent : Severe, Area Affected : 50%								
Location : Offshore Face Of Cap Beam								
Not Accessible	99%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	38%			2040	* *	5	$7,100	
Settlement, Extent : Light, Area Affected : 5%								
Location : Isolated At Lightpole Foundations								
Asphalt Pavers	2%	0-2	$17,900	2040	* *	5	$200	
Other Observation, Extent : Severe, Area Affected : 50%								
Location : North Of E. 51st Street								
Explanation : Uplift								
Not Accessible	60%							
Deck Elements								
Railing								
Steel	39%			2029	$649,700			
Corrosion, Extent : Light, Area Affected : 10%								
Location : At Accessible Part Of Asset North Of 51st Street								
Steel	1%	2-4	$16,700	2031	$16,700			
Corrosion, Extent : Severe, Area Affected : 50%								
Location : At E. 53rd St								
Not Accessible	60%							
Parapet								
Concrete	50%	4+	$64,000	2032	* *			
Cracking, Extent : Moderate, Area Affected : 2%								
Location : South Of East 54th Street At Offshore Face								
Spalling, Extent : Moderate, Area Affected : 25%								
Location : South Of East 54th Street At Offshore Face								
Concrete	50%			2032	* *			

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

DEPT. OF SMALL BUSINESS SERV. - 801

RELIEVING PLATFORM

Asset # : 1748

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Electrical								
Lighting Fixture								
Incandescent	60%			2025	$16,700			
Incandescent	40%	Now	$11,200	2026	$11,200			
Broken, Extent : Light, Area Affected : 100%								
Location : 4 Of 11 Lights								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Bulkheads	$323,400	$61,300
Total	**$323,400**	**$61,300**
Importance Code A	$206,000	
Importance Code B	$117,300	$61,300
Total	**$323,400**	**$61,300**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$41,900			
Total	**$41,900**			
Importance Code A	$33,200			
Importance Code B	$8,700			
Total	**$41,900**			



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

DEPT. OF SMALL BUSINESS SERV. - 801
RELIEVING PLATFORM BULKHEAD
Asset # : 13802

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete	95%	4+	$206,000	LIFE	* *	5	$1,100	
Cracking, Extent : Severe, Area Affected : 5%								
Location : Stations 0+90, 1+70, And 2+10 (From North)								
Spalling, Extent : Moderate, Area Affected : 20%								
Location : In Tidal Zone In Bottom 2 Feet Of Concrete Along Full Length Of Wall								
Other Observation, Extent : Light, Area Affected : 5%								
Location : Throughout								
Explanation : Isolated Map Cracking								
Concrete/Stone	5%	Now	$33,200	LIFE	* *			
Broken, Extent : Severe, Area Affected : 100%								
Location : Failed Stone Masonry Wall At North End Of Platform								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Not Accessible	100%							
Backfill								
Fill								
Not Accessible	100%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : North End Of Assest								
Explanation : Fill Loss Due To Failed Stone Masonry Wall								
Surface								
Asphalt	30%	Now	$8,700	2043	* *	5	$500	
Settlement, Extent : Light, Area Affected : 75%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 25%								
Location : Scattered Throughout								
Explanation : Depressions In Asphalt								
Not Accessible	70%							
Fender								
Piles								
Timber	100%	Now	$60,300	2043	* *	4	$7,200	1
Broken, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Missing Part, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Wales and Chocks								
Timber	100%	Now	$57,000	2043	* *	4	$16,300	
Broken, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Missing Part, Extent : Severe, Area Affected : 100%								
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
RELIEVING PLATFORM BULKHEAD
Asset # : 13802

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Railing								
Fencing	80%			2026	$13,900	3	$100	
Corrosion, Extent : Light, Area Affected : 75%								
Location : Throughout								
Steel	20%			2027	$61,300			
Missing Part, Extent : Severe, Area Affected : 5%								
Location : Three Nuts Missing From Fence Anchor Bolts								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **RELIEVING PLATFORM E. 32ND TO E. 34TH STS.**				
Address	: **EAST RIVER, 32ND ST TO 34TH ST SS HELIPORT TO NS OF PARKING LOT**				
Borough	: **MANHATTAN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBSR025.063 / 4084**			**Yr Built/Renovated**	:
Linear Ft	: **512**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **25-Jun-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **962**	**Lot**	: **50**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$55,500	
Total	**$55,500**	
Importance Code A	$55,500	
Total	**$55,500**	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$29,400		$10,700	
Total	**$29,400**		**$10,700**	
Importance Code A	$13,200			
Importance Code B	$16,000		$10,700	
Importance Code C	$200			
Total	**$29,400**		**$10,700**	



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

DEPT. OF SMALL BUSINESS SERV. - 801
RELIEVING PLATFORM E. 32ND TO E. 34TH STS.
Asset # : 4084

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete	60%	4+	$55,500	LIFE	* *	5	$1,100	
Spalling, Extent : Light, Area Affected : 5%								
Location : Bottom Edge Of High-level Platforms, Southern 280 Feet								
Concrete/Stone	30%			LIFE	* *	10		
Discolor & Bleeding, Extent : Light, Area Affected : 5%								
Location : At Abandoned Fender Hardware, Northern 160 Feet								
Spalling, Extent : Moderate, Area Affected : 2%								
Location : 120 Feet From North End And 155 Feet From North End								
No Component	10%							
Coping/Curb								
Timber	60%			LIFE	* *	5	$300	
No Component	40%							
Piles and Bracing								
Concrete Encased Timber	15%			LIFE	* *	5	$900	
Cracking, Extent : Light, Area Affected : 2%								
Location : Isolated Piles								
Not Accessible	85%							
Pile Caps								
Concrete	40%			LIFE	* *	5	$1,200	
Erosion, Extent : Light, Area Affected : 10%								
Location : Bottom Edges Of Pile Caps At Wide Bays Supporting Heliport								
Not Accessible	60%							
Lowlevel Pile Caps								
Timber	5%	Now	$12,200	LIFE	* *			
Rotting/Splitting, Extent : Severe, Area Affected : 100%								
Location : Line Cap, Northern 160 Feet								
No Component	70%							
Not Accessible	25%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Not Accessible	100%							
Fender								
Piles								
Timber	5%	2-4	$5,100	2046	* *	4	$600	
Rotting/Splitting, Extent : Severe, Area Affected : 10%								
Location : 45 Foot Long North Face At Heliport								
Timber	20%			2040	* *	4	$2,500	
No Component	50%							
Not Accessible	25%							

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

DEPT. OF SMALL BUSINESS SERV. - 801
RELIEVING PLATFORM E. 32ND TO E. 34TH STS.
Asset # : 4084

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender								
Wales and Chocks								
Timber	2%	Now	$4,900	2046	* *	4	$600	
Broken, Extent : Severe, Area Affected : 100%								
Location : One Segment, North Face At Heliport								
Timber	68%			2040	* *	4	$18,900	
No Component	30%							
Deck Elements								
Parapet								
Concrete	35%			2032	* *			
Concrete	5%	4+	$6,000	2035	* *			
Spalling, Extent : Severe, Area Affected : 50%								
Location : Located At North End, 48 Feet From North End, And 155 Feet From North End								
No Component	60%							

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **REVETMENT**				
Address	: **RICHMOND TERR FROM CLINTON AVE TO TYSEN STREET**				
Borough	: **STATEN ISLAND**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0037.000 / 13930**			**Yr Built/Renovated**	:
Linear Ft	: **145**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **19-Feb-2019**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **68**	**Lot**	: **40**	**BIN**	:

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads		$300		
Total		**$300**		
Importance Code B		$300		
Importance Code C				
Total		**$300**		



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

DEPT. OF SMALL BUSINESS SERV. - 801

REVETMENT

Asset # : 13930

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	100%			LIFE	* *	5	$900	
Settlement, Extent : Light, Area Affected : 20%								
Location : Isolated Near West End Of Asset								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Entire Length Of Asset								
Explanation : Non-engineered Revetment								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Topsoil	100%			2028	$8,300	5	$700	
Erosion, Extent : Light, Area Affected : 20%								
Location : Isolated Near West End Of Asset								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name : **REVETMENT**
Address : **RICHMOND TERR FROM 100FT WEST OF TYSEN ST TO E SNUG HARBOR RD**
Borough : **STATEN ISLAND** **Agency's Number** : **N/A**
Program / Asset # : **DBS0038.000 / 13931** **Yr Built/Renovated** :
Linear Ft : **1,195** **Project Type** : **ECONOMIC DEVELOPMENT**
Date of Survey : **19-Feb-2019** **Landmark Status** : **NONE**
Areas Surveyed :
Block : **75** **Lot** : **200** **BIN** :

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$256,500	$68,800
Total	**$256,500**	**$68,800**
Importance Code B	$68,800	$68,800
Importance Code C	$187,800	
Total	**$256,500**	**$68,800**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads				
Total				
Importance Code B				
Importance Code C				
Total				



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

DEPT. OF SMALL BUSINESS SERV. - 801

REVETMENT

Asset # : 13931

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	60%			LIFE	* *	5	$4,300	
Settlement, Extent : Light, Area Affected : 10%								
Location : Near Western End Of Asset								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Entire Length Of Asset								
Explanation : Non-engineered Revetment								
Stone	40%	4+	$187,800	LIFE	* *	5	$2,900	
Missing Part, Extent : Moderate, Area Affected : 100%								
Location : Missing Stone At Eastern Half								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Entire Length Of Asset								
Explanation : Non-engineered Revetment								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Topsoil	100%	4+	$68,800	2030	$68,800	5	$2,800	
Erosion, Extent : Moderate, Area Affected : 5%								
Location : At Top Of Revetment								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **REVETMENT**				
Address	: **EAST RIVER /FOOT OF METROPOLITAN AVE AND RIVER STREET**				
Borough	: **BROOKLYN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0039.000 / 13951**			**Yr Built/Renovated**	:
Linear Ft	: **64**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **07-Feb-2019**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **2355**	**Lot**	: **20**	**BIN**	:

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$15,400			
Total	**$15,400**			
Importance Code B	$15,400			
Importance Code C				
Total	**$15,400**			



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 # : 13951

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	100%			LIFE	* *	5	$400	
Other Observation, Extent : Light, Area Affected : 2%								
Location : 25 Feet From North								
Explanation : Outfall								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	10%	Now	$600	2045	* *	5		
Broken, Extent : Severe, Area Affected : 50%								
Location : Sinkhole Around Storm Drain								
Concrete	60%	0-2	$14,800	2045	* *	5	$200	
Settlement, Extent : Severe, Area Affected : 100%								
Location : Undermining Along Abandoned Sidewalk, Full Length								
Gravel	30%			2039	* *	2-5	$100	

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Bulkheads	$376,900	
Total	**$376,900**	
Importance Code C	$376,900	
Total	**$376,900**	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$36,300			
Total	**$36,300**			
Importance Code B Importance Code C	$36,300			
Total	**$36,300**			



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

DEPT. OF SMALL BUSINESS SERV. - 801

REVETMENT

Asset # : 14013

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	25%	Now	$99,200	LIFE	* *	5	$800	
Erosion, Extent : Severe, Area Affected : 50%								
Location : Loss Of Soil At Top Of Revetment								
Other Observation, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Explanation : Missing Stone								
Stone	70%	4+	$277,700	LIFE	* *	5	$2,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Improper Slope; Loss Of Topsoil								
No Component	5%							
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : Boat Ramp								
Backfill								
Fill								
Topsoil	25%	Now	$29,000	2068	* *			
Erosion, Extent : Moderate, Area Affected : 40%								
Location : Areas Without Stone Coverage								
Not Accessible	75%							
Surface								
Topsoil	75%			2026	$21,800	5	$1,800	
Topsoil	25%	Now	$7,300	2028	$7,300	5	$300	
Erosion, Extent : Moderate, Area Affected : 10%								
Location : At Top Of Revetment Throughout And In Area Without Stone Coverage								

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

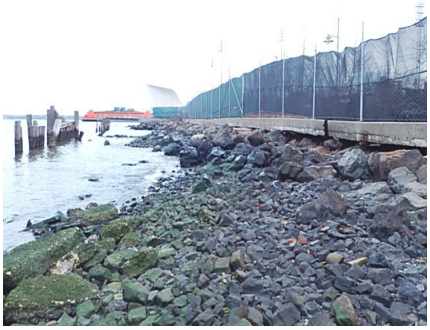
Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **REVETMENT /EAST AND WEST OF BALLPARK WHARF**		
Address	: **WEST END OF FERRY TERMINAL WEST**		
Borough	: **STATEN ISLAND**	**Agency's Number**	: **N/A**
Program / Asset #	: **DGS0060.000 / 13925**	**Yr Built/Renovated**	:
Linear Ft	: **2,920**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **30-Jan-2019**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **2** **Lot** : **20**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$2,468,300	$67,200
Total	**$2,468,300**	**$67,200**
Importance Code B	$113,800	$67,200
Importance Code C	$2,354,500	
Total	**$2,468,300**	**$67,200**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$33,600	$1,400	$800	
Total	**$33,600**	**$1,400**	**$800**	
Importance Code A				
Importance Code B	$33,600	$1,400	$800	
Importance Code C				
Total	**$33,600**	**$1,400**	**$800**	



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

DEPT. OF SMALL BUSINESS SERV. - 801
REVETMENT /EAST AND WEST OF BALLPARK WHARF
Asset # : 13925

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Concrete	70%	Now	$748,700	LIFE	* *	5	$1,900	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Undermined And Unsupported For Full Length								
Explanation : Undermined								
No Component	30%							
Gravity Wall								
Concrete	30%			LIFE	* *	5	$3,500	
No Component	70%							
Revetment								
Stone	30%			LIFE	* *	5	$5,200	
Stone	70%	Now	$1,605,800	LIFE	* *	5	$12,200	
Other Observation, Extent : Severe, Area Affected : 75%								
Location : Full Extent West Of Ballpark Wharf								
Explanation : Inadequate Armor Protection								
Backfill								
Fill								
Gravel	70%	Now	$113,800	2043	* *	5	$1,900	
Sinkhole, Extent : Moderate, Area Affected : 20%								
Location : Beneath And Behind Concrete Surface West Of Ballpark Wharf								
Not Accessible	30%							
Surface								
Concrete	5%			2039	* *	5	$1,700	
Topsoil	20%	Now	$33,600	2030	$33,600	5	$1,400	
Missing Part, Extent : Severe, Area Affected : 100%								
Location : At Sinkholes Inshore Of Concrete Surface West Of Ballpark Wharf								
Topsoil	20%			2028	$33,600	5	$2,700	
Under Construction	55%							

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **REVETMENT EAST SIDE RIKERS ISLAND BRIDGE**				
Address	: **BOWERY BAY AROUND POINT TO 19TH AVE**				
Borough	: **QUEENS**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0053.000 / 14023**			**Yr Built/Renovated**	:
Linear Ft	: **2,100**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **30-Jun-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **926**	**Lot**	: **40**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads		$120,800
Total		**$120,800**
Importance Code B		$120,800
Total		**$120,800**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$12,600		$4,900	
Total	**$12,600**		**$4,900**	
Importance Code B			$4,900	
Importance Code C	$12,600			
Total	**$12,600**		**$4,900**	



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

DEPT. OF SMALL BUSINESS SERV. - 801
REVETMENT EAST SIDE RIKERS ISLAND BRIDGE
Asset # : 14023

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	100%			LIFE	* *	5	$25,100	
Erosion, Extent : Moderate, Area Affected : 5%								
Location : Adjacent To Creek Near Bridge								
Other Observation, Extent : Light, Area Affected : 25%								
Location : Salt Marsh Offshore Of Revetment, Primarily On West Side And At North Point								
Explanation : Heavy Vegetation								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Topsoil	100%			2029	$120,800	5	$9,800	
Erosion, Extent : Light, Area Affected : 5%								
Location : Isolated Areas								
Other Observation, Extent : Severe, Area Affected : 75%								
Location : Above Revetment								
Explanation : Heavy Vegetation								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **REVETMENT NORTH SIDE OF 65TH ST. RAIL YARD**		
Address	: **FOOT OF 65TH STREET**		
Borough	: **BROOKLYN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0051.000 / 13969**	**Yr Built/Renovated**	:
Linear Ft	: **203**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **18-Feb-2019**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **5804** **Lot** : **2**	**BIN**	:

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads			$200	
Total			**$200**	
Importance Code B			$200	
Importance Code C				
Total			**$200**	



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

DEPT. OF SMALL BUSINESS SERV. - 801
REVETMENT NORTH SIDE OF 65TH ST. RAIL YARD
Asset # : 13969

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	100%			LIFE	* *	5	$1,200	
Backfill								
Fill								
Not Accessible	100%							
Surface								
Gravel	100%			2039	* *	2-5	$600	
Erosion, Extent : Light, Area Affected : 10%								
Location : Isolated Locations In Natural Shoreline Above Revetment								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Bulkheads	$215,600	$35,400
Total	**$215,600**	**$35,400**
Importance Code B	$70,700	$35,400
Importance Code C	$144,900	
Total	**$215,600**	**$35,400**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$18,400			
Total	**$18,400**			
Importance Code B	$18,400			
Importance Code C				
Total	**$18,400**			



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

DEPT. OF SMALL BUSINESS SERV. - 801

REVETMENT - RIPRAP BULKHEAD

Asset # : 13793

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	50%	4+	$144,900	LIFE	* *	5	$1,800	
Other Observation, Extent : Light, Area Affected : 20%								
Location : Typical Throughout Length								
Explanation : Non-engineered Shoreline Protection. Inadequate Placement. Evidence Of Material Loss								
Stone	50%			LIFE	* *	5	$1,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Typical Throughout Length								
Explanation : Non-engineered Shoreline Protection								
Backfill								
Fill								
Topsoil	25%	Now	$35,300	2068	* *			
Erosion, Extent : Light, Area Affected : 20%								
Location : Above Revetment Throughout								
Topsoil	25%	Now	$35,300	2068	* *			
Erosion, Extent : Severe, Area Affected : 100%								
Location : Above Revetment 150 Feet Near South End								
Not Accessible	50%							
Surface								
Topsoil	25%	Now	$8,800	2028	$8,800	5	$400	
Erosion, Extent : Moderate, Area Affected : 20%								
Location : Above Revetment Throughout								
Topsoil	50%			2027	$17,700	5	$1,400	
Topsoil	25%	Now	$8,800	2028	$8,800	5	$400	
Erosion, Extent : Severe, Area Affected : 100%								
Location : 150 Feet Near South End								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Bulkheads	$200,300	
Total	**$200,300**	
Importance Code C	$200,300	
Total	**$200,300**	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$25,600			
Total	**$25,600**			
Importance Code B Importance Code C	$25,600			
Total	**$25,600**			



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

DEPT. OF SMALL BUSINESS SERV. - 801

REVETMENT - RIPRAP BULKHEAD

Asset # : 13797

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	65%	4+	$130,200	LIFE	* *	5	$1,000	
Erosion, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Non-engineered, Inadequate Protection								
Stone	35%	Now	$70,100	LIFE	* *	5	$500	
Erosion, Extent : Severe, Area Affected : 100%								
Location : At 206th Street Park And At Mid-block With Minimal Shoreline Protection								
Backfill								
Fill								
Topsoil	40%	Now	$23,400	2068	* *			
Erosion, Extent : Severe, Area Affected : 50%								
Location : Above Revetment Undermining Concrete Slab At Mid Asset								
Not Accessible	60%							
Surface								
Concrete	75%			2041	* *	5	$2,200	
Topsoil	15%	Now	$2,200	2028	$2,200	5	$100	
Erosion, Extent : Moderate, Area Affected : 100%								
Location : At Southern End of Asset								
Topsoil	10%			2026	$1,500	5	$100	

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Bulkheads	$120,200	
Total	**$120,200**	
Importance Code C	$120,200	
Total	**$120,200**	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$26,400			
Total	**$26,400**			
Importance Code B Importance Code C	$26,400			
Total	**$26,400**			



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

DEPT. OF SMALL BUSINESS SERV. - 801

REVETMENT - RIPRAP BULKHEAD

Asset # : 13799

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Concrete	25%			LIFE	* *	5	$100	
No Component	75%							
Revetment								
Stone	100%	4+	$120,200	LIFE	* *	5	$1,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Non-engineered, Inadequate Protection								
Backfill								
Fill								
Topsoil	20%	Now	$11,700	2068	* *			
Erosion, Extent : Moderate, Area Affected : 100%								
Location : Throughout Above Revetment								
Not Accessible	80%							
Surface								
Topsoil	100%	4+	$14,700	2028	$14,700	5	$600	
Erosion, Extent : Moderate, Area Affected : 30%								
Location : Throughout Above Revetment								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Bulkheads	$176,800	
Total	**$176,800**	
Importance Code C	$176,800	
Total	**$176,800**	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$33,600			
Total	**$33,600**			
Importance Code B Importance Code C	$33,600			
Total	**$33,600**			



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

DEPT. OF SMALL BUSINESS SERV. - 801

REVETMENT - RIPRAP BULKHEAD

Asset # : 13800

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	100%	Now	$176,800	LIFE	* *	5	$1,300	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : Non-engineered, Inadequate Placement/ Protection, Concrete Debris								
Backfill								
Fill								
Topsoil	40%	Now	$20,700	2068	* *			
Erosion, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : Slope Exposure And Instability								
Not Accessible	60%							
Surface								
Topsoil	60%	Now	$7,800	2028	$7,800	5	$300	
Erosion, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Topsoil	40%	4+	$5,200	2028	$5,200	5	$200	
Erosion, Extent : Light, Area Affected : 30%								
Location : Throughout								

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

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DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Bulkheads		$52,700
Total		**$52,700**
Importance Code B		$52,700
Total		**$52,700**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$36,900			
Total	**$36,900**			
Importance Code B	$9,900			
Importance Code C	$27,000			
Total	**$36,900**			



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.*

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REVETMENT - RIPRAP NO END OVER LAPS GRAVITY WALL

Asset # : 13820

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	95%			LIFE	* *	5	$6,500	
Settlement, Extent : Light, Area Affected : 40%								
Location : From 160 Feet To 340 Feet From South Outfalls And At North End								
Stone	5%	4+	$27,000	LIFE	* *	5	$300	
Other Observation, Extent : Moderate, Area Affected : 100%								
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.								
Explanation : Erosion With Inadequate Protection								
Backfill								
Fill								
Topsoil	5%	Now	$6,600	2056	* *			
Erosion, Extent : Severe, Area Affected : 100%								
Location : Erosion Of Fill Inshore Of Outfalls								
Not Accessible	95%							
Surface								
Topsoil	75%			2026	$49,400	5	$4,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Heavy Vegetation								
Topsoil	5%	Now	$3,300	2028	$3,300	5	$100	
Erosion, Extent : Severe, Area Affected : 100%								
Location : Inshore Of Outfalls								
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 : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **REVETMENT #1**				
Address	: **ALONG BANK STREET FROM ST PETERS PLACE WEST**				
Borough	: **STATEN ISLAND**			**Agency's Number**	: **N/A**
Program / Asset #	: **DGS0061.000 / 13927**			**Yr Built/Renovated**	:
Linear Ft	: **524**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **20-Feb-2019**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **2**	**Lot**	: **800**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$453,800	
Total	**$453,800**	
Importance Code B	$42,200	
Importance Code C	$411,700	
Total	**$453,800**	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$30,200			
Total	**$30,200**			
Importance Code B	$30,200			
Importance Code C				
Total	**$30,200**			



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

DEPT. OF SMALL BUSINESS SERV. - 801

REVETMENT #1

Asset # : 13927

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	65%	4+	$267,600	LIFE	* *	5	$2,000	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Along Entire Length Of Asset								
Explanation : Insufficient Armor								
Stone	35%	Now	$144,100	LIFE	* *	5	$1,100	
Erosion, Extent : Severe, Area Affected : 100%								
Location : Revetment Failure At Intermittent Locations								
Backfill								
Fill								
Topsoil	35%	Now	$42,200	2070	* *			
Erosion, Extent : Severe, Area Affected : 70%								
Location : Sloughing At Areas Of Revetment Failure								
Not Accessible	65%							
Surface								
Topsoil	65%	2-4	$19,600	2030	$19,600	5	$800	
Erosion, Extent : Light, Area Affected : 10%								
Location : At Areas Of Insufficient Stone								
Topsoil	35%	Now	$10,600	2030	$10,600	5	$400	
Erosion, Extent : Severe, Area Affected : 100%								
Location : Sloughing At Areas Of Revetment Failure, Up To Sidewalk								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name : **REVETMENT #2**
Address : **ALONG BANK STREET MIDWAY BET ST PETERS AND WESTERVELT**
Borough : **STATEN ISLAND**
Agency's Number : **N/A**
Program / Asset # : **DGS0062.000 / 13928**
Yr Built/Renovated :
Linear Ft : **256**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **20-Feb-2019**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2** **Lot** : **801** **BIN** :

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$201,100	
Total	**$201,100**	
Importance Code C	$201,100	
Total	**$201,100**	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$32,400			
Total	**$32,400**			
Importance Code B Importance Code C	$32,400			
Total	**$32,400**			



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

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REVETMENT #2

Asset # : 13928

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	100%	Now	$201,100	LIFE	* *	5	$1,500	
Progressing Scour, Extent : Severe, Area Affected : 5%								
Location : 40 Feet East Of Lightpole No.r007646, Undermining Sidewalk								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Along Entire Length Of Asset								
Explanation : Insufficient Armor								
Backfill								
Fill								
Topsoil	30%	Now	$17,700	2070	* *			
Erosion, Extent : Severe, Area Affected : 100%								
Location : At West End Of Asset Up To 8 Feet High								
Not Accessible	70%							
Surface								
Topsoil	70%	4+	$10,300	2030	$10,300	5	$400	
Erosion, Extent : Moderate, Area Affected : 10%								
Location : Along Top Of Revetment								
Topsoil	30%	Now	$4,400	2030	$4,400	5	$200	
Erosion, Extent : Severe, Area Affected : 100%								
Location : At West End Of Asset								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	:	**REVETMENT AND GABION WALL NORTH OF NICKS LOBSTER HOUSE**			
Address	:	**2777 FLATBUSH AVE. MILL BASIN**			
Borough	:	**BROOKLYN**	**Agency's Number**	:	**N/A**
Program / Asset #	:	**DBSR026.064 / 18**	**Yr Built/Renovated**	:	
Linear Ft	:	**705**	**Project Type**	:	**ECONOMIC DEVELOPMENT**
Date of Survey	:	**09-Jun-2020**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**8591** **Lot** : **980**	**BIN**	:	

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$4,700	$100	$700	$2,500
Total	**$4,700**	**$100**	**$700**	**$2,500**
Importance Code A	$100			$100
Importance Code B		$100	$700	$2,400
Importance Code C	$4,600			
Total	**$4,700**	**$100**	**$700**	**$2,500**



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

DEPT. OF SMALL BUSINESS SERV. - 801

REVETMENT AND GABION WALL NORTH OF NICKS LOBSTER HOUSE

Asset # : 18

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Concrete	60%			LIFE	* *	5-10	$800	
Spalling, Extent : Light, Area Affected : 20%								
Location : Along Offshore Face								
No Component	40%							
Gravity Wall								
Stone Gabion	60%			LIFE	* *	3	$500	
No Component	40%							
Revetment								
Stone	100%			LIFE	* *	5	$8,400	
Missing Part, Extent : Light, Area Affected : 2%								
Location : Light Coverage Southern 28 Feet								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	60%			2040	* *	5	$4,800	
Settlement, Extent : Light, Area Affected : 2%								
Location : Near Southern Drain								
Topsoil	40%			2029	$16,200	5	$1,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Northern 300 Feet								
Explanation : Heavy Vegetation								
Deck Elements								
Railing								
Fencing	60%			2032	* *	3	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Southern 405 Feet								
Explanation : With Guard Rail								
No Component	40%							
Electrical								
Lighting Fixture								
Incandescent	100%			2025				
Other Observation, Extent : Light, Area Affected : 100%								
Location : Three Fixtures								
Explanation : Light Poles								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **REVETMENT AND TIMBER SHEET PILES**				
Address	: **HARLEM RIVER, N SIDE OF 9TH AVE TO BWAY BRDG, N OF STEEL PILES**				
Borough	: **MANHATTAN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBSR053.000 / 13791**			**Yr Built/Renovated**	:
Linear Ft	: **531**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **18-Mar-2019**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **2215**	**Lot**	: **877**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$1,242,500	
Total	**$1,242,500**	
Importance Code A	$870,100	
Importance Code B	$122,000	
Importance Code C	$250,300	
Total	**$1,242,500**	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$30,600			
Total	**$30,600**			
Importance Code A				
Importance Code B	$30,600			
Importance Code C				
Total	**$30,600**			



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

DEPT. OF SMALL BUSINESS SERV. - 801
REVETMENT AND TIMBER SHEET PILES
Asset # : 13791

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	60%	4+	$250,300	LIFE	* *	5	$1,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Most Severe At Spectrum Parking Lot								
Explanation : Insufficient Armor Stone								
No Component	40%							
Sheet Piles								
Timber	40%	Now	$870,100	LIFE	* *	4	$4,000	
Broken, Extent : Severe, Area Affected : 100%								
Location : From Broadway Bridge South								
No Component	60%							
Backfill								
Fill								
Topsoil	100%	Now	$122,000	2070	* *			
Erosion, Extent : Severe, Area Affected : 100%								
Location : Entire Length Of Asset								
Surface								
Topsoil	100%	Now	$30,600	2030	$30,600	5	$1,200	
Erosion, Extent : Severe, Area Affected : 100%								
Location : Entire Length Of Asset								
Other Observation, Extent : Severe, Area Affected : 40%								
Location : Encroaching On Spectrum Parking Lot								
Explanation : Undermining								

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

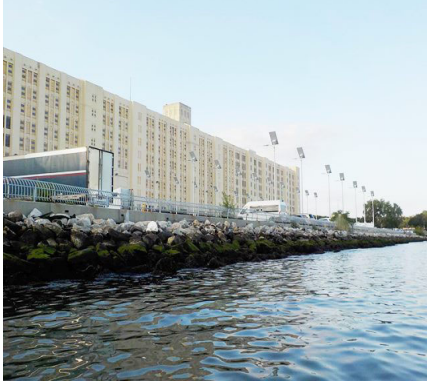
Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name : **REVETMENT AT BKLYN ARMY TERMINAL**
Address : **ADJACENT HARBOR CHARLIE TO SOUTHSIDE OF PIER 4**
Borough : **BROOKLYN**
Agency's Number : **N/A**
Program / Asset # : **DBSR051.000 / 13646**
Yr Built/Renovated : **1997 /**
Linear Ft : **915**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **02-Sep-2016**
Landmark Status : **NONE**
Areas Surveyed :
Block : **5778** **Lot** : **1** **BIN** :

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$231,100	$935,200
Total	**$231,100**	**$935,200**
Importance Code B	$231,100	$935,200
Total	**$231,100**	**$935,200**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$7,800			
Total	**$7,800**			
Importance Code A	$5,100			
Importance Code B	$2,600			
Importance Code C				
Total	**$7,800**			



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

DEPT. OF SMALL BUSINESS SERV. - 801
REVETMENT AT BKLYN ARMY TERMINAL
Asset # : 13646

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	100%			LIFE	* *	5	$5,500	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Throughout								
Explanation : Displaced Stone. Isolated Location With Exposed Filter Fabric								
Sheet Piles								
Steel	2%			LIFE	* *			
Missing Coating, Extent : Light, Area Affected : 5%								
Location : Upper Portion Of Revetment Where Visible								
Not Accessible	98%							
Pile Caps								
Concrete	98%			LIFE	* *	5	$2,700	
Cracking, Extent : Light, Area Affected : 5%								
Location : Isolated Throughout								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : At 486 Feet, 608 Feet, And 732 Feet From North End								
Concrete	2%	4+	$5,100	LIFE	* *	5	$100	
Spalling, Extent : Moderate, Area Affected : 75%								
Location : Isolated Throughout								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	50%			2037	* *	5	$5,200	
Settlement, Extent : Light, Area Affected : 100%								
Location : Typical Throughout								
Worn, Extent : Light, Area Affected : 100%								
Location : Typical Throughout								
Asphalt	50%	4+	$44,100	2043	* *	5	$2,600	
Settlement, Extent : Moderate, Area Affected : 100%								
Location : Throughout, Adjacent To Bulkhead								
Deck Elements								
Railing								
Steel	100%	2-4	$187,000	2026	$935,200			
Broken, Extent : Light, Area Affected : 5%								
Location : 630 Feet From North End								
Corrosion, Extent : Moderate, Area Affected : 25%								
Location : Throughout, At Baseplates								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name : **REVETMENT N SIDE MACOMBS BRIDGE BULKHEAD**
Address : **W157 TO NO. SIDE MACOMBS BRIDGE BRIDGE SUB 2 OF BL**
Borough : **MANHATTAN**
Agency's Number : **N/A**
Program / Asset # : **DGSP053.000 / 13822**
Yr Built/Renovated :
Linear Ft : **570**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **18-Nov-2016**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2105** **Lot** : **51** **BIN** :

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$116,500	$582,600
Total	**$116,500**	**$582,600**
Importance Code B	$116,500	$582,600
Total	**$116,500**	**$582,600**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$13,400			
Total	**$13,400**			
Importance Code A				
Importance Code C	$13,400			
Total	**$13,400**			



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

DEPT. OF SMALL BUSINESS SERV. - 801
REVETMENT N SIDE MACOMBS BRIDGE BULKHEAD
Asset # : 13822

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Concrete	100%			LIFE	* *	5	$2,300	
Cracking, Extent : Light, Area Affected : 15%								
Location : Throughout With Efflorescence								
Revetment								
Stone	95%			LIFE	* *	5	$3,200	
Stone	5%	4+	$13,400	LIFE	* *	5	$200	
Missing Part, Extent : Moderate, Area Affected : 5%								
Location : Southern 30 Feet Of Asset. Isolated Areas Of Undermining At Top Of Revetment From 15 - 30 Feet, 367 - 382 Feet, And 540 - 570 Feet From South.								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Not Accessible	100%							
Deck Elements								
Railing								
Steel	100%	4+	$116,500	2026	$582,600			
Corrosion, Extent : Moderate, Area Affected : 100%								
Location : Throughout 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 : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **REVETMENT- NICKS SOUTH PARKING BET NICKS AND MARINA TO SOUTH**		
Address	: **FLATBUSH AVE. MILL BASIN**		
Borough	: **BROOKLYN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DBSR026.061 / 2668**	**Yr Built/Renovated**	:
Linear Ft	: **370**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **11-Jun-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **8470** **Lot** : **50**	**BIN**	:

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$4,200			$2,200
Total	**$4,200**			**$2,200**
Importance Code A	$100			$100
Importance Code B	$1,600			$2,100
Importance Code C	$2,500			
Total	**$4,200**			**$2,200**



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

DEPT. OF SMALL BUSINESS SERV. - 801

REVETMENT- NICKS SOUTH PARKING BET NICKS AND MARINA TO SOUTH

Asset # : 2668

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Concrete	75%			LIFE	* *	5-10	$500	
No Component	25%							
Gravity Wall								
Stone Gabion	80%			LIFE	* *	3	$400	
Not Accessible	20%							
Revetment								
Stone	100%			LIFE	* *	5	$4,400	
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	25%			2040	* *	5	$1,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : South End								
Explanation : Ungraded								
Asphalt	75%			2040	* *	5	$3,200	
Cracking, Extent : Light, Area Affected : 5%								
Location : Isolated								
Deck Elements								
Railing								
Fencing	10%			2032	* *	3		
Fencing	5%	4+	$1,100	2036	* *	3		
Missing Connections, Extent : Moderate, Area Affected : 50%								
Location : Disconnected And Damaged Mesh At North End								
Guard Rail	73%			LIFE	* *			
Guard Rail	2%	4+	$600	LIFE	* *			
Impact Damage, Extent : Moderate, Area Affected : 50%								
Location : 115 Feet From North End								
No Component	10%							

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	:	**REVETMENT UNDER HIGH-LEVEL DECK ASSET 13821. HARLEM RIVER DRIVE**			
Address	:	**W 157 TO W 160 ST HARLEM RIVER**			
Borough	:	**MANHATTAN**	**Agency's Number**	:	**N/A**
Program / Asset #	:	**DGSP052.010 / 13851**	**Yr Built/Renovated**	:	
Linear Ft	:	**1,110**	**Project Type**	:	**ECONOMIC DEVELOPMENT**
Date of Survey	:	**18-Nov-2016**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**2105** **Lot** : **51**	**BIN**	:	

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$87,200	
Total	**$87,200**	
Importance Code C	$87,200	
Total	**$87,200**	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads				
Total				
Importance Code C				
Total				



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

DEPT. OF SMALL BUSINESS SERV. - 801

REVETMENT UNDER HIGH-LEVEL DECK ASSET 13821. HARLEM RIVER DRIVE

Asset # : 13851

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	90%			LIFE	* *	5	$6,000	
Settlement, Extent : Severe, Area Affected : 2%								
Location : At Dep Outfall								
Stone	10%	Now	$87,200	LIFE	* *	5	$700	
Erosion, Extent : Severe, Area Affected : 100%								
Location : At Top Of Revetment Slope Between 360 Feet And 480 Feet; 930 Feet And 945 Feet From South								
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 : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **RIVER CAFE RELIEVING PLATFORM**				
Address	: **EAST RIVER WATER ST AND OLD FULTON ST**				
Borough	: **BROOKLYN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0043.000 / 13956**			**Yr Built/Renovated**	:
Linear Ft	: **160**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **04-Feb-2019**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **25**	**Lot**	: **1**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$142,700	
Total	**$142,700**	
Importance Code A	$101,800	
Importance Code B	$40,900	
Total	**$142,700**	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$71,200		$6,500	$600
Total	**$71,200**		**$6,500**	**$600**
Importance Code A	$46,800			$600
Importance Code B	$24,500		$6,500	
Total	**$71,200**		**$6,500**	**$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
RIVER CAFE RELIEVING PLATFORM
Asset # : 13956

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete	15%	4+	$26,000	LIFE	* *	5	$100	
Cracking, Extent : Moderate, Area Affected : 50%								
Location : In Face Of Platform								
Erosion, Extent : Moderate, Area Affected : 30%								
Location : Tidal Zone								
Concrete	30%			LIFE	* *	5	$200	
Cracking, Extent : Light, Area Affected : 10%								
Location : In Face Of Platform								
Erosion, Extent : Light, Area Affected : 5%								
Location : In Face Of Platform								
No Component	10%							
Not Accessible	45%							
Piles and Bracing								
Timber	5%			2033	* *	4	$1,200	
Rotting/Splitting, Extent : Light, Area Affected : 100%								
Location : In Tidal Zone								
No Component	10%							
Not Accessible	85%							
Sheet Piles								
Steel	10%	Now	$101,800	LIFE	* *			
Corrosion, Extent : Severe, Area Affected : 100%								
Location : At North End Of Asset								
Other Observation, Extent : Severe, Area Affected : 25%								
Location : At Bottom Of Sheet Piles								
Explanation : Holes								
No Component	90%							
Pile Caps								
Timber	2%	4+	$20,700	LIFE	* *	4		
Rotting/Splitting, Extent : Moderate, Area Affected : 100%								
Location : In Tidal Zone								
No Component	10%							
Not Accessible	88%							
Backfill								
Fill								
Not Accessible	100%							

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

DEPT. OF SMALL BUSINESS SERV. - 801
RIVER CAFE RELIEVING PLATFORM
Asset # : 13956

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Backfill								
Surface								
Stone	30%			2039	* *	10		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Patio Surface								
Explanation : Stone Slates								
Stone	5%	4+	$1,800	2039	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Southeast Corner Of Stone Patio								
Explanation : Settlement								
Timber	13%	4+	$6,400	2039	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : At Deck South Of Restaurant								
Explanation : Weathering								
Timber	2%	0-2	$4,900	2045	* *			
Rotting/Splitting, Extent : Severe, Area Affected : 100%								
Location : Southeast Corner Of Patio Deck								
Not Accessible	50%							
Fender								
Piles								
Timber	10%	2-4	$3,200	2045	* *	4	$400	
Rotting/Splitting, Extent : Moderate, Area Affected : 40%								
Location : Above Mean Low Water								
No Component	90%							
Deck Elements								
Railing								
Steel	25%	4+	$8,200	2025	$40,900			
Corrosion, Extent : Moderate, Area Affected : 25%								
Location : Most Severe At North End								
Missing Coating, Extent : Moderate, Area Affected : 25%								
Location : At Connection Points And Posts								
Timber	25%			2024	$6,500			
No Component	50%							

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

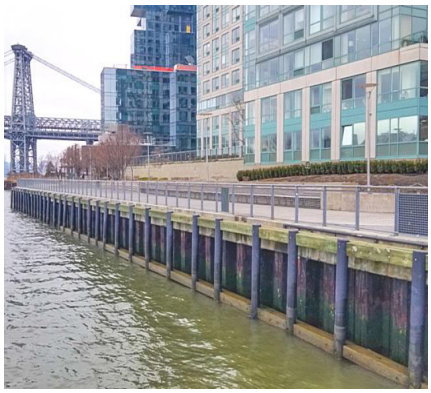
Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name : **SCHAEFER LANDING SHEET PILE BULKHEAD**
Address : **WALLABOUT CHANNEL KENT AVE BET S9 AND S10 STS**
Borough : **BROOKLYN**
Agency's Number : **N/A**
Program / Asset # : **DBS0042.000 / 13955**
Yr Built/Renovated :
Linear Ft : **358**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **07-Feb-2019**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2134** **Lot** : **126** **BIN** :

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$46,900	$365,900
Total	**$46,900**	**$365,900**
Importance Code B	$46,900	$365,900
Total	**$46,900**	**$365,900**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads		$5,200	$1,000	
Total		**$5,200**	**$1,000**	
Importance Code A				
Importance Code B		$5,200	$1,000	
Total		**$5,200**	**$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
SCHAEFER LANDING SHEET PILE BULKHEAD
Asset # : 13955

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Sheet Piles								
Steel	60%			LIFE	* *			
Corrosion, Extent : Light, Area Affected : 20%								
Location : Above The Mean High Water Elevation In Splash Zone								
Not Accessible	40%							
Pile Caps								
Concrete	100%			LIFE	* *	5	$1,100	
Cracking, Extent : Light, Area Affected : 2%								
Location : Isolated								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	36%			2039	* *	5	$1,500	
Concrete	15%			2039	* *	5	$600	
Timber	49%			2039	* *	10		
Fender								
Piles								
Composite	60%			2050	* *			
Not Accessible	40%							
Wales and Chocks								
Timber	54%			2039	* *	4	$15,700	
Timber	46%	Now	$46,900	2039	* *	4	$8,900	
Missing Part, Extent : Severe, Area Affected : 100%								
Location : At North End								
Deck Elements								
Railing								
Steel	100%			2029	$365,900			

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.*

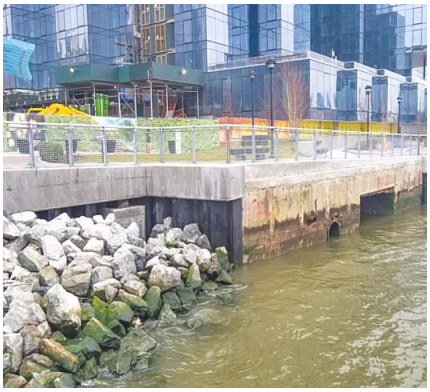
Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **SCHAEFER LANDING NORTH CONCRETE SEAWALL AND BULKHEAD**				
Address	: **EAST RIVER AT FOOT OF SOUTH 8TH STREET**				
Borough	: **BROOKLYN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0040.000 / 13953**			**Yr Built/Renovated**	:
Linear Ft	: **102**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **07-Feb-2019**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **2134**	**Lot**	: **156**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads		$104,300
Total		**$104,300**
Importance Code B		$104,300
Total		**$104,300**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads		$600		
Total		**$600**		
Importance Code A				
Importance Code B		$600		
Importance Code C				
Total		**$600**		



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

DEPT. OF SMALL BUSINESS SERV. - 801

SCHAEFER LANDING NORTH CONCRETE SEAWALL AND BULKHEAD

Asset # : 13953

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Concrete	30%			LIFE	* *	5	$100	
Cracking, Extent : Light, Area Affected : 5%								
Location : Isolated Locations								
Erosion, Extent : Moderate, Area Affected : 40%								
Location : At Bottom 4 Feet Of Wall And Within Tidal Zone								
No Component	63%							
Not Accessible	7%							
Revetment								
Stone	29%			LIFE	* *	5	$200	
No Component	71%							
Sheet Piles								
Steel	5%			LIFE	* *			
Missing Coating, Extent : Light, Area Affected : 2%								
Location : Within Tidal Zone								
No Component	37%							
Not Accessible	58%							
Pile Caps								
Concrete	53%			LIFE	* *	5	$200	
Cracking, Extent : Light, Area Affected : 2%								
Location : Isolated Locations								
No Component	37%							
Not Accessible	10%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	100%			2043	* *	5	$1,200	
Deck Elements								
Railing								
Steel	100%			2029	$104,300			

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 : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	:	**SCHAEFER LANDING NORTH STEEL SHEET PILE BULKHEAD**			
Address	:	**EAST RIVER BETWEEN S 8TH AND S 9TH STREETS**			
Borough	:	**BROOKLYN**		**Agency's Number**	: **N/A**
Program / Asset #	:	**DBS0041.000 / 13954**		**Yr Built/Renovated**	:
Linear Ft	:	**240**		**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	:	**07-Feb-2019**		**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	:	**2134**	**Lot** : **148**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads		$245,300
Total		**$245,300**
Importance Code B		$245,300
Total		**$245,300**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads		$400	$400	
Total		**$400**	**$400**	
Importance Code A				
Importance Code B		$400	$400	
Total		**$400**	**$400**	



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

DEPT. OF SMALL BUSINESS SERV. - 801

SCHAEFER LANDING NORTH STEEL SHEET PILE BULKHEAD

Asset # : 13954

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Sheet Piles								
Steel	80%			LIFE	* *			
Not Accessible	20%							
Pile Caps								
Concrete	100%			LIFE	* *	5	$700	
Cracking, Extent : Light, Area Affected : 10%								
Location : Isolated At Center Of Asset								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	30%			2043	* *	5	$800	
Topsoil	70%			2029	$9,700	5	$800	
Deck Elements								
Railing								
Steel	100%			2029	$245,300			

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 : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	:	**SEA TRAVELERS MARINA REVETMENT AND BULKHEAD**			
Address	:	**2875 FLATBUSH AVE. MILL BASIN**			
Borough	:	**BROOKLYN**	**Agency's Number**	:	**N/A**
Program / Asset #	:	**DBSR026.067 / 21**	**Yr Built/Renovated**	:	
Linear Ft	:	**560**	**Project Type**	:	**ECONOMIC DEVELOPMENT**
Date of Survey	:	**12-Jun-2020**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**8591** **Lot** : **200**	**BIN**	:	

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$45,900	
Total	**$45,900**	
Importance Code A	$45,900	
Total	**$45,900**	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$31,000		$900	$400
Total	**$31,000**		**$900**	**$400**
Importance Code A				
Importance Code B	$6,900		$900	$400
Importance Code C	$24,100			
Total	**$31,000**		**$900**	**$400**



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

DEPT. OF SMALL BUSINESS SERV. - 801

SEA TRAVELERS MARINA REVETMENT AND BULKHEAD

Asset # : 21

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Asphalt Remnants	85%	4+	$24,100	LIFE	* *	5	$400	
Erosion, Extent : Moderate, Area Affected : 25%								
Location : Isolated Areas Along Entire Shoreline								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Widespread								
Explanation : Poor Placement Of Asphalt And Concrete Debris								
No Component	15%							
Sheet Piles								
Steel	13%			LIFE	* *	10		
Corrosion, Extent : Moderate, Area Affected : 50%								
Location : Tidal Zone								
Timber	2%	4+	$45,900	LIFE	* *	4	$200	
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : Opening At Corner Near Boat Lift								
Explanation : Fill Loss								
No Component	85%							
Backfill								
Fill								
Topsoil	2%	Now	$2,600	2071	* *			
Erosion, Extent : Moderate, Area Affected : 10%								
Location : North And South Ends Of Bulkhead								
Not Accessible	98%							
Surface								
Concrete	8%			2040	* *	5	$500	
Cracking, Extent : Light, Area Affected : 10%								
Location : Isolated Locations								
Concrete	2%	Now	$4,300	2046	* *	5	$100	
Other Observation, Extent : Moderate, Area Affected : 60%								
Location : North And South Ends Of Bulkhead								
Explanation : Undermining								
Gravel	20%			2040	* *	2-5	$300	
Topsoil	70%			2029	$22,600	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 : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Bulkheads	$289,100	$696,600
Total	**$289,100**	**$696,600**
Importance Code A	$194,100	
Importance Code B		$696,600
Importance Code C	$95,000	
Total	**$289,100**	**$696,600**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$7,300			
Total	**$7,300**			
Importance Code A				
Importance Code B	$7,300			
Importance Code C				
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

SEAWALL BULKHEAD

Asset # : 13814

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Stone	80%			LIFE	* *	5	$1,200	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Throughout								
Explanation : Partial Loss Of Mortar Bedding And Joint Seal								
Stone	20%	4+	$95,000	LIFE	* *	5	$300	
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : At Top Of Wall Between 650 Ft And 840 Ft From The South								
Explanation : Loss Of Mortar Bedding								
Gravity Wall								
Concrete	84%			LIFE	* *	5	$3,000	
Cracking, Extent : Light, Area Affected : 4%								
Location : In Top 15 Feet Of Wall								
Erosion, Extent : Light, Area Affected : 25%								
Location : Erosion / Scaling In Upper 15 Feet Of Wall								
Spalling, Extent : Light, Area Affected : 2%								
Location : Isolated At Construction Joints								
Other Observation, Extent : Light, Area Affected : 3%								
Location : Throughout In Upper 15 Feet Of Wall								
Explanation : Efflorescence								
Concrete	2%	4+	$61,100	LIFE	* *	5	$100	
Cracking, Extent : Moderate, Area Affected : 50%								
Location : Top 15 Feet Of Wall Between 245 Ft And 300 Ft From The South								
Displaced Elements, Extent : Moderate, Area Affected : 100%								
Location : Displacement Of Wall At Joint Located 385 Ft From The South								
Erosion, Extent : Moderate, Area Affected : 50%								
Location : In Upper Wall From 230 Ft To 245 Ft From The South								
Exposed Reinforcement, Extent : Light, Area Affected : 25%								
Location : In Upper Wall, From 230 Ft To 260 Ft From The South								
Spalling, Extent : Moderate, Area Affected : 30%								
Location : At Construction Joints And At Newer Construction Located At 875 Ft And 885 Ft From The South								
Stone	14%	4+	$133,000	LIFE	* *	5	$10,500	
Missing Part, Extent : Moderate, Area Affected : 5%								
Location : Single Blocks Missing 5 Ft, 50 Ft, And 110 Ft From The South								
Missing Block Seal, Extent : Moderate, Area Affected : 20%								
Location : Throughout In Tidal Zone								
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		
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	
Cracking, Extent : Light, Area Affected : 5%								
Location : Throughout								
Settlement, Extent : Light, Area Affected : 3%								
Location : Isolated Throughout								
Asphalt	1%			2037	* *	5	$100	
Cracking, Extent : Moderate, Area Affected : 30%								
Location : From 700 Ft To 887 Ft From The South								
No Component	10%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Southern 200 Ft								
Explanation : Harlem River Drive Is No Component Area								
Deck Elements								
Parapet								
Concrete	98%			2026	$682,700			
Erosion, Extent : Light, Area Affected : 100%								
Location : Erosion/ Scaling Throughout								
Other Observation, Extent : Light, Area Affected : 5%								
Location : Above Coping Isolated Throughout								
Explanation : Deteriorated Mortar Bedding								
Concrete	2%	4+	$2,800	2026	$13,900			
Broken, Extent : Moderate, Area Affected : 50%								
Location : Broken Parapet Top 404 Ft From The South								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **SEAWALL AND RELIEVING PLATFORM**		
Address	: **E. RIVER, 15TH TO 23RD ST. CON-ED PLANT TO SKYPORT PARKING**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DBSR025.061 / 4083**	**Yr Built/Renovated**	:
Linear Ft	: **3,007**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **17-Mar-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **991** **Lot** : **29**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$585,700	$2,307,300
Total	**$585,700**	**$2,307,300**
Importance Code A	$585,700	$63,700
Importance Code B		$2,243,600
Total	**$585,700**	**$2,307,300**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$68,800		$900	$9,600
Total	**$68,800**		**$900**	**$9,600**
Importance Code A	$1,200			
Importance Code B	$55,200		$900	$9,600
Importance Code C	$12,400			
Total	**$68,800**		**$900**	**$9,600**



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

DEPT. OF SMALL BUSINESS SERV. - 801
SEAWALL AND RELIEVING PLATFORM
Asset # : 4083

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete/Stone	25%	4+	$333,100	LIFE	* *			
Cracking, Extent : Severe, Area Affected : 25%								
Location : Several Facing Stones In Southern Half								
Erosion, Extent : Severe, Area Affected : 10%								
Location : Along Bottom Of Concrete; With Exposed Reinforcement								
Missing Part, Extent : Severe, Area Affected : 25%								
Location : Three Missing Facing Stones In Southern Half								
Concrete/Stone	20%			LIFE	* *	10		
Cracking, Extent : Moderate, Area Affected : 25%								
Location : Under Platform								
Discolor & Bleeding, Extent : Moderate, Area Affected : 25%								
Location : Under Platform								
No Component	50%							
Not Accessible	5%							
Coping/Curb								
Concrete	48%			LIFE	* *	5-10	$2,700	
Concrete	2%	4+	$11,000	LIFE	* *	5	$100	
Spalling, Extent : Light, Area Affected : 10%								
Location : Isolated Spalls Primarily In Northern 440 Feet								
No Component	50%							
Gravity Wall								
Concrete	10%			LIFE	* *	5-10	$2,400	
Concrete	5%	Now	$129,500	LIFE	* *	5	$600	
Erosion, Extent : Severe, Area Affected : 10%								
Location : At Outfalls 1,100 And 1,400 Feet From North End								
Spalling, Extent : Severe, Area Affected : 25%								
Location : At Outfalls 1,100 And 1,400 Feet From North End								
Stone	23%			LIFE	* *	5	$117,200	
Missing Block Seal, Extent : Light, Area Affected : 50%								
Location : Tidal Zone								
Stone	2%	2-4	$64,400	LIFE	* *	5	$5,100	
Displaced Elements, Extent : Severe, Area Affected : 75%								
Location : Displaced And Missing Stones At North End Of Platform								
No Component	50%							
Not Accessible	10%							
Piles and Bracing								
No Component	50%							
Not Accessible	50%							
Pile Caps								
No Component	50%							
Not Accessible	50%							
Backfill								

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

DEPT. OF SMALL BUSINESS SERV. - 801
SEAWALL AND RELIEVING PLATFORM
Asset # : 4083

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Backfill								
Fill								
Topsoil	5%	Now	$34,600	2071	* *			
Sinkhole, Extent : Severe, Area Affected : 90%								
Location : Large Sinkholes At Failed Outfalls 1,100 And 1,400 Feet From North End								
Not Accessible	95%							
Surface								
Asphalt	14%			2040	* *	5	$4,800	
Settlement, Extent : Light, Area Affected : 5%								
Location : Northern 440 Feet								
Asphalt Pavers	20%			2040	* *	5	$6,900	
Settlement, Extent : Light, Area Affected : 5%								
Location : Isolated Areas Adjacent To Landscaping								
Brick Pavers	25%			2047	* *	5	$8,600	
Concrete	22%			2040	* *	5	$7,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Behind Gravity Wall								
Explanation : FDR Drive Surface								
Stone	1%			2040	* *	10		
Topsoil	13%			2029	$22,500	5	$1,800	
Topsoil	5%	Now	$8,700	2031	$8,700	5	$400	
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : Large Sinkholes At Failed Outfalls 1,100 And 1,400 Feet From North End								
Deck Elements								
Railing								
Guard Rail	4%			LIFE	* *			
Steel	68%			2029	$2,089,900			
Steel	5%	4+	$7,700	2030	$153,700			
Corrosion, Extent : Moderate, Area Affected : 50%								
Location : Two Affected Areas Totaling 150 Feet, Centered 725 And 1,235 Feet From North End								
No Component	23%							
Parapet								
Concrete	23%			2032	* *			
No Component	77%							

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Bulkheads	$53,700	$262,300
Total	**$53,700**	**$262,300**
Importance Code A	$53,700	
Importance Code B		$262,300
Total	**$53,700**	**$262,300**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$2,200			
Total	**$2,200**			
Importance Code A				
Importance Code B	$2,200			
Importance Code C				
Total	**$2,200**			



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

DEPT. OF SMALL BUSINESS SERV. - 801
SEAWALL WITH STONE FACING BULKHEAD
Asset # : 13812

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Stone	100%			LIFE	* *	5	$600	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Throughout								
Explanation : Partial Loss Of Mortar Bedding								
Gravity Wall								
Stone	95%			LIFE	* *	5	$26,900	
Stone	5%	4+	$53,700	LIFE	* *	5	$1,400	
Displaced Elements, Extent : Severe, Area Affected : 25%								
Location : 60 Feet From The South (north Side Of Rock Outcropping)								
Missing Part, Extent : Severe, Area Affected : 75%								
Location : Located 240 Ft, 265 Ft, And 320 Ft From The South								
Missing Block Seal, Extent : Severe, Area Affected : 25%								
Location : In Tidal Zone Between 50 Ft And 324 Ft From The South								
Backfill								
Fill								
Topsoil	2%	Now	$1,500	2068	* *			
Sinkhole, Extent : Light, Area Affected : 100%								
Location : Isolated Throughout								
Not Accessible	98%							
Surface								
Asphalt	98%			2031	$31,600	5	$3,700	
Cracking, Extent : Light, Area Affected : 5%								
Location : Throughout								
Asphalt	2%	Now	$600	2043	* *	5		
Settlement, Extent : Light, Area Affected : 40%								
Location : Along Back Of Wall Station 1+75 To 1+90								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Isolated Throughout								
Explanation : Small Sinkholes								
Deck Elements								
Parapet								
Concrete	100%			2026	$262,300			
Other Observation, Extent : Light, Area Affected : 10%								
Location : Atop Coping Throughout								
Explanation : Deteriorated Mortar Bedding								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **SHEEPSHEAD BAY MARINA BULKHEAD**				
Address	: **E 27TH ST AND EMMONS TO PEMBROKE AND SHORE BLVD**				
Borough	: **BROOKLYN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBSR036.000 / 13482**			**Yr Built/Renovated**	:
Linear Ft	: **8,401**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **04-Feb-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **8813**	**Lot**	: **70**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$675,800	$3,883,100
Total	**$675,800**	**$3,883,100**
Importance Code A	$98,800	$59,500
Importance Code B	$577,000	$3,823,700
Total	**$675,800**	**$3,883,100**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$42,200			
Total	**$42,200**			
Importance Code A	$25,100			
Importance Code B	$17,200			
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
SHEEPSHEAD BAY MARINA BULKHEAD
Asset # : 13482

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Sheet Piles								
Steel	20%			LIFE	* *	10		
Corrosion, Extent : Light, Area Affected : 2%								
Location : Above Mean Low Water								
Not Accessible	44%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Entire North And West Face Of Bulkhead Consists Of Inaccessible Timber Sheet Piles Due To Concrete Encasement With Exposed Timber Formwork								
Explanation : Not Accessible								
Not Accessible	36%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Steel Sheet Pile Below Water								
Explanation : Not Accessible								
Wales								
Steel	30%			LIFE	* *	5	$118,900	
Corrosion, Extent : Light, Area Affected : 25%								
Location : 1,212 And 1,312 Feet Sections Of Wale On South Face At West End And East End, Respectively								
Missing Coating, Extent : Light, Area Affected : 25%								
Location : 1,212 And 1,312 Feet Sections Of Wale On South Face At West End And East End, Respectively								
No Component	70%							
Pile Caps								
Concrete	99%			LIFE	* *	5	$50,100	
Cracking, Extent : Light, Area Affected : 5%								
Location : Isolated Hairline Cracks								
Displaced Elements, Extent : Moderate, Area Affected : 5%								
Location : Longitudinal Construction Joint Has Expanded Up To 2 Inches From Falmouth St To Southeast End Of Asset								
Spalling, Extent : Light, Area Affected : 2%								
Location : Isolated Locations On North Side Of Bay								
Concrete	1%	Now	$39,400	LIFE	* *	5	$300	
Missing Part, Extent : Severe, Area Affected : 100%								
Location : One 40-foot-long Precast Pile Cap Missing Between Kensington St And Langham St								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Concrete	5%	4+	$162,000	2046	* *	5	$2,400	
Cracking, Extent : Light, Area Affected : 25%								
Location : West End Of Bay								
Settlement, Extent : Light, Area Affected : 10%								
Location : West End Of Bay And South Face At Oxford Street								
Concrete	95%			2040	* *	5	$91,100	
Deck Elements								

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

DEPT. OF SMALL BUSINESS SERV. - 801
SHEEPSHEAD BAY MARINA BULKHEAD
Asset # : 13482

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Railing								
Steel	43%			2029	$3,692,200			
Steel	1%	4+	$17,200	2029	$85,900			
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Mostly Near Piers								
Explanation : Impact Damage								
No Component	56%							
Parapet								
Concrete	56%	4+	$369,500	2032	* *			
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Mostly On Concrete Posts Across Entire South Face								
No Component	44%							

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **SHEET PILE BULKHEAD AT 22ND ST. GOWANUS BAY**				
Address	: **NE CORNER OF BASIN TO 23RD ST**				
Borough	: **BROOKLYN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0026.040 / 1740**			**Yr Built/Renovated**	:
Linear Ft	: **360**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **19-Jun-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **635**	**Lot**	: **100**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$1,087,100	
Total	**$1,087,100**	
Importance Code A	$916,100	
Importance Code B	$171,000	
Total	**$1,087,100**	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$18,600			$15,900
Total	**$18,600**			**$15,900**
Importance Code A	$2,700			$15,100
Importance Code B	$12,400			$800
Importance Code C	$3,500			
Total	**$18,600**			**$15,900**



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

DEPT. OF SMALL BUSINESS SERV. - 801
SHEET PILE BULKHEAD AT 22ND ST. GOWANUS BAY
Asset # : 1740

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Timber	37%			LIFE	* *	5	$100	
Timber	8%	Now	$3,500	LIFE	* *	5		
Broken, Extent : Severe, Area Affected : 100%								
Location : Impact Damage, Center Of Kamco Lot								
No Component	55%							
Sheet Piles								
Steel	2%	Now	$45,800	LIFE	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Failed Section Of Bulkhead, 12 Feet At Center Of Kamco Lot								
Explanation : Buckling								
Steel	15%	0-2	$343,500	LIFE	* *			
Corrosion, Extent : Severe, Area Affected : 10%								
Location : Large Holes In Sheet Piles Along Low Water Elevation, Northern 150 Feet								
Steel	23%	2-4	$526,800	LIFE	* *			
Corrosion, Extent : Severe, Area Affected : 10%								
Location : Large Holes In Sheet Piles Along Low Water Elevation, Southern 210 Feet								
Not Accessible	60%							
Backfill								
Fill								
Topsoil	2%	Now	$1,700	2071	* *			
Sinkhole, Extent : Severe, Area Affected : 60%								
Location : South End, Adjacent To Asset 2977								
Not Accessible	98%							
Surface								
Asphalt	38%			2040	* *	5	$1,600	
Asphalt	2%	Now	$700	2046	* *	5		
Sinkhole, Extent : Severe, Area Affected : 40%								
Location : South End, Adjacent To Asset 2977								
Concrete	5%	2-4	$6,900	2046	* *	5	$100	
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Several Spalls At Fence Post Foundations								
Not Accessible	55%							
Fender								
Wales and Chocks								
Timber	100%	Now	$171,000	2046	* *	4	$19,500	
Missing Part, Extent : Severe, Area Affected : 90%								
Location : Entire Length Of Asset								
Deck Elements								

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

DEPT. OF SMALL BUSINESS SERV. - 801
SHEET PILE BULKHEAD AT 22ND ST. GOWANUS BAY
Asset # : 1740

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Railing								
Fencing	40%			2032	* *	3	$100	
Fencing	8%	0-2	$1,700	2036	* *	3		
Not Plumb, Extent : Moderate, Area Affected : 100%								
Location : North Corner Of Fence, Center Of Asset								
Fencing	7%	2-4	$1,500	2036	* *	3		
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Several PVC Foundations In Southern 180 Feet Exposed Due To Spalling Of Concrete Deck								
Explanation : Exposed Foundations								
Guard Rail	5%			LIFE	* *			
No Component	40%							
Electrical								
Lighting Fixture								
Incandescent	15%	Now	$2,700	2026	$2,700			
Broken, Extent : Light, Area Affected : 100%								
Location : One Fixture Out Of Seven Total								
Incandescent	85%			2025	$15,100			

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Bulkheads	$904,500	
Total	**$904,500**	
Importance Code A	$857,300	
Importance Code B	$47,200	
Total	**$904,500**	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$43,600			
Total	**$43,600**			
Importance Code A	$9,200			
Importance Code B	$4,200			
Importance Code C	$30,200			
Total	**$43,600**			



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

DEPT. OF SMALL BUSINESS SERV. - 801
SHEETPILE BULKHEAD BEHIND ASSET 13803
Asset # : 13854

Bulkheads		Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost		Cycle (Yrs)	Estimated Cost	Priority
Structural									
Coping/Curb									
Timber	10%	Now	$1,800	LIFE		* *	5		
Rotting/Splitting, Extent : Severe, Area Affected : 90%									
Location : 227 Feet To 245 Feet From The North									
Timber	30%	4+	$5,300	LIFE		* *	5		
Rotting/Splitting, Extent : Moderate, Area Affected : 50%									
Location : 155 Feet To 227 Feet From The North									
No Component	60%								
Revetment									
Stone	20%	4+	$23,100	LIFE		* *	5	$300	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Northern 50 Feet									
Explanation : Inadequate Protection									
No Component	80%								
Sheet Piles									
Steel	55%	4+	$857,300	LIFE		* *			
Corrosion, Extent : Moderate, Area Affected : 50%									
Location : In Tidal Zone And Splash Zone									
Other Observation, Extent : Severe, Area Affected : 10%									
Location : In Tidal Zone Under Pier									
Explanation : Corrosion Holes									
No Component	20%								
Other Observation, Extent : Light, Area Affected : 0%									
Location : Northern 46 Feet									
Explanation : Revetment									
Not Accessible	25%								
Wales									
Steel	20%	Now	$9,200	LIFE		* *	5	$1,200	
Corrosion, Extent : Severe, Area Affected : 100%									
Location : Throughout Exposed Length Of Wale									
Not Accessible	80%								
Backfill									
Fill									
Topsoil	15%	Now	$4,200	2068		* *			
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Sinkholes From 179 Feet To 215 Feet And 227 Feet To 232 Feet From The North									
Explanation : Sinkhole/ Fill Loss									
Not Accessible	85%								

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

DEPT. OF SMALL BUSINESS SERV. - 801
SHEETPILE BULKHEAD BEHIND ASSET 13803
Asset # : 13854

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Backfill								
Surface								
Concrete	35%	4+	$33,100	2043	* *	5	$500	
Broken, Extent : Moderate, Area Affected : 100%								
Location : Settlement/ Broken Throughout								
Cracking, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Concrete	15%	Now	$14,200	2043	* *	5	$200	
Broken, Extent : Severe, Area Affected : 100%								
Location : Broken/ Displaced At Sinkholes								
Topsoil	30%			2026	$4,200	5	$300	
Not Accessible	20%							
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : Heavy Vegetation								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Bulkheads		$376,600
Total		**$376,600**
Importance Code A		$38,200
Importance Code B		$338,400
Total		**$376,600**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads				
Total				
Importance Code A				
Importance Code B				
Importance Code C				
Total				



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

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL 30TH STREET PIER
Asset # : 4080

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Piles and Bracing								
Steel	10%			LIFE	* *	5	$38,200	
Corrosion, Extent : Light, Area Affected : 5%								
Location : Tidal Zone								
No Component	60%							
Not Accessible	30%							
Revetment								
Stone	60%			LIFE	* *	5	$8,900	
No Component	40%							
Sheet Piles								
Steel	20%			LIFE	* *			
Corrosion, Extent : Light, Area Affected : 10%								
Location : In Tidal And Splash Zones								
No Component	60%							
Not Accessible	20%							
Pile Caps								
Concrete	15%			LIFE	* *	5	$1,100	
No Component	60%							
Not Accessible	25%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Topsoil	60%			2026	$85,500	5	$6,900	
Not Accessible	40%							
Deck Elements								
Railing								
Steel	10%			2026	$253,000			
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 : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Bulkheads	$655,500	
Total	**$655,500**	
Importance Code A	$543,800	
Importance Code B	$111,700	
Total	**$655,500**	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$31,600			
Total	**$31,600**			
Importance Code A				
Importance Code B	$31,600			
Total	**$31,600**			



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

DEPT. OF SMALL BUSINESS SERV. - 801

SOUTH BROOKLYN MARINE TERMINAL 31ST TO 33RD ST BULKHEAD

Asset # : 14798

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete	60%	4+	$119,300	LIFE	* *	5	$1,200	
Erosion, Extent : Moderate, Area Affected : 40%								
Location : Tidal Zone								
Spalling, Extent : Moderate, Area Affected : 40%								
Location : Tidal Zone								
No Component	40%							
Gravity Wall								
Concrete	15%	4+	$71,100	LIFE	* *	5	$300	
Erosion, Extent : Moderate, Area Affected : 25%								
Location : 50 Feet From South Near Start Of Low Level Platform								
Stone	15%			LIFE	* *	5	$7,000	
Stone	10%	4+	$353,500	LIFE	* *	5	$4,700	
Displaced Elements, Extent : Severe, Area Affected : 100%								
Location : Throughout Northern Length Of Wall								
No Component	60%							
Piles and Bracing								
No Component	40%							
Not Accessible	60%							
Backfill								
Fill								
Topsoil	25%	Now	$31,600	2067	* *			
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : 5 Large Sinkholes Throughout Behind Gravity Wall								
Not Accessible	75%							
Surface								
Asphalt	75%	4+	$39,800	2042	* *	5	$2,400	
Cracking, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Surface Wearing/Scaling, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Asphalt	25%	Now	$13,300	2042	* *	5	$800	
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : 5 Large Sinkholes Throughout Behind Gravity Wall								
Fender								
Buffer								
Rubber	50%	4+	$58,700	2036	* *	4-5	$4,600	
Loose Connections, Extent : Severe, Area Affected : 15%								
Location : All Connections In Tidal Zone								
Other Observation, Extent : Light, Area Affected : 90%								
Location : Throughout								
Explanation : Hardware Corrosion								
No Component	50%							

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **SOUTH BROOKLYN MARINE TERMINAL 34TH TO 36TH ST BULKHEAD**				
Address	: **GOWANUS BAY 34TH TO 36TH STREET**				
Borough	: **BROOKLYN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0026.011 / 1736**			**Yr Built/Renovated**	: **1920 /**
Linear Ft	: **400**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **16-Sep-2015**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **662**	**Lot**	: **1**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads		$46,300
Total		**$46,300**
Importance Code B		$46,300
Total		**$46,300**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$32,300			$900
Total	**$32,300**			**$900**
Importance Code A				
Importance Code B	$32,300			$900
Importance Code C				
Total	**$32,300**			**$900**



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

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL 34TH TO 36TH ST BULKHEAD
Asset # : 1736

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Concrete	10%			LIFE	* *	5	$200	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Adjacent To 39th St Pier								
No Component	90%							
Revetment								
Stone	55%			LIFE	* *	5	$1,300	
No Component	45%							
Sheet Piles								
Steel	45%			LIFE	* *			
Corrosion, Extent : Light, Area Affected : 25%								
Location : Tidal Zone								
No Component	10%							
Not Accessible	45%							
Backfill								
Fill								
Topsoil	10%	Now	$9,200	2067	* *			
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : Behind Cellular Sheet Pile Bulkhead								
Not Accessible	90%							
Surface								
Asphalt	10%			2040	* *	5	$500	
Concrete	15%	Now	$23,100	2042	* *	5	$300	
Cracking, Extent : Severe, Area Affected : 100%								
Location : At Steel Circular Cells North Of 39th Street Pier								
Sinkhole, Extent : Severe, Area Affected : 25%								
Location : At Steel Circular Cells North Of 39th Street Pier								
Concrete	30%			2030	$46,300	5	$1,400	
Cracking, Extent : Moderate, Area Affected : 10%								
Location : Isolated Throughout								
Topsoil	45%			2026	$10,400	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 : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Bulkheads	$114,600	
Total	**$114,600**	
Importance Code B	$68,100	
Importance Code C	$46,500	
Total	**$114,600**	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$38,700			$2,800
Total	**$38,700**			**$2,800**
Importance Code B	$38,700			$2,800
Importance Code C				
Total	**$38,700**			**$2,800**



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

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL 35TH STREET PIER
Asset # : 1754

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Concrete	40%			LIFE	* *	5	$1,100	
No Component	60%							
Revetment								
Stone	88%			LIFE	* *	5	$15,600	
Stone	2%	4+	$46,500	LIFE	* *	5	$400	
Erosion, Extent : Moderate, Area Affected : 100%								
Location : Insufficient Stone Near Sinkhole 680 Feet From Southeast Corner								
No Component	10%							
Sheet Piles								
Steel	5%			LIFE	* *			
Corrosion, Extent : Moderate, Area Affected : 10%								
Location : Isolated Above Mean Low Water Elevation								
No Component	90%							
Not Accessible	5%							
Backfill								
Fill								
Topsoil	5%	Now	$10,200	2067	* *			
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : 680 Feet From Southeast Corner								
Not Accessible	95%							
Surface								
Asphalt	50%			2036	* *	5	$16,900	
Cracking, Extent : Light, Area Affected : 10%								
Location : Isolated Throughout								
Asphalt	10%	Now	$28,500	2042	* *	5	$1,700	
Missing Part, Extent : Moderate, Area Affected : 75%								
Location : Several Large Areas Along Southern Edge Of Pier And At Offshore Cell Interfaces								
Sinkhole, Extent : Severe, Area Affected : 50%								
Location : 680 Feet From Southeast Corner								
Topsoil	40%			2025	$68,100	5	$5,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : In Topsoil Over Asphalt								
Explanation : Heavy Vegetation								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Bulkheads	$6,554,500	
Total	**$6,554,500**	
Importance Code A	$5,788,700	
Importance Code B	$683,800	
Importance Code C	$82,000	
Total	**$6,554,500**	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$43,600		$2,400	$12,100
Total	**$43,600**		**$2,400**	**$12,100**
Importance Code A				
Importance Code B	$43,600		$2,400	$12,100
Importance Code C				
Total	**$43,600**		**$2,400**	**$12,100**



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

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL 39TH STREET PIER
Asset # : 1777

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Concrete	75%			LIFE	* *	5	$2,200	
Cracking, Extent : Light, Area Affected : 100%								
Location : Throughout N-shed, J-shed, West Bulkhead And South Bulkhead								
Concrete	5%	Now	$58,600	LIFE	* *	5	$200	
Broken, Extent : Severe, Area Affected : 80%								
Location : Isolated At North End Of West Bulkhead And At Western Third Of South Bulkhead								
Concrete	10%	4+	$23,400	LIFE	* *	5	$300	
Spalling, Extent : Moderate, Area Affected : 40%								
Location : At North And South Ends Of West Bulkhead And Throughout 20 Percent Of South Bulkhead								
No Component	10%							
Gravity Wall								
Concrete	50%			LIFE	* *	5	$6,500	
Cracking, Extent : Light, Area Affected : 10%								
Location : Throughout N-shed, J-shed, West Bulkhead, And Cantilever Wall Along Revetment Inshore End								
Erosion, Extent : Moderate, Area Affected : 10%								
Location : Bottom Of Cap Along The South Side Of The Asset								
Concrete	35%	4+	$5,788,700	LIFE	* *	5	$4,500	
Erosion, Extent : Severe, Area Affected : 20%								
Location : At Base Of Fender Standoffs Along South Face Of Asset								
Spalling, Extent : Severe, Area Affected : 10%								
Location : Isolated At Vertical Joints Along West Bulkhead								
Tilting, Extent : Moderate, Area Affected : 20%								
Location : South Bulkhead 240 Feet East Of West End								
No Component	15%							
Revetment								
Stone	10%			LIFE	* *	5	$1,900	
No Component	90%							
Sheet Piles								
Steel	20%			LIFE	* *			
No Component	10%							
Not Accessible	70%							
Pile Caps								
Concrete	15%			LIFE	* *	5	$1,400	
Cracking, Extent : Light, Area Affected : 2%								
Location : Throughout N-shed Bulkhead At North Side Of Pier								
No Component	85%							
Backfill								
Fill								
Topsoil	2%	Now	$14,700	2067	* *			
Other Observation, Extent : Severe, Area Affected : 60%								
Location : Along South Bulkhead								
Explanation : Settlement/ Fill Loss								
Not Accessible	98%							

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

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL 39TH STREET PIER
Asset # : 1777

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Backfill								
Surface								
Asphalt	55%			2036	* *	5	$20,100	
Concrete	10%			2036	* *	5	$3,700	
Cracking, Extent : Light, Area Affected : 2%								
Location : Isolated Throughout West Bulkhead And South Bulkhead								
Concrete	35%	4+	$431,800	2042	* *	5	$6,400	
Cracking, Extent : Moderate, Area Affected : 50%								
Location : Isolated Along West Bulkhead And South Bulkhead								
Settlement, Extent : Moderate, Area Affected : 50%								
Location : Isolated Along West Bulkhead And South Bulkhead								
Fender								
Buffer								
Pneumatic Fenders	20%	2-4	$28,900	2025	$144,700			
Corrosion, Extent : Severe, Area Affected : 50%								
Location : Lower Hardware Connections								
Missing Connections, Extent : Severe, Area Affected : 50%								
Location : Lower Hardware Connections								
Pneumatic Fenders	5%			2025	$36,200			
Rubber	20%			2036	* *	4-5	$16,800	
Surface Wearing/Scaling, Extent : Moderate, Area Affected : 30%								
Location : Along West And South Bulkheads								
Rubber	5%	Now	$56,900	2042	* *	4-5	$2,700	
Missing Part, Extent : Severe, Area Affected : 100%								
Location : Isolated Along West Bulkhead								
Rubber	25%	4+	$14,200	2036	* *	4-5	$13,500	
Missing Connections, Extent : Moderate, Area Affected : 10%								
Location : Severe Corrosion/Missing Hardware Along West Bulkhead								
Timber	1%			2025	$11,900	5	$300	
Weathering, Extent : Light, Area Affected : 100%								
Location : Offshore End Of South Bulkhead								
No Component	24%							

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022	FY 2023	FY 2024	FY 2025
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

SOUTH BROOKLYN MARINE TERMINAL SHEET PILE/GRAVITY WALL BULKHEAD

Asset # : 13545

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Concrete	30%			LIFE	* *	5	$800	
Spalling, Extent : Moderate, Area Affected : 15%								
Location : Isolated Throughout								
Stone	18%			LIFE	* *	5	$10,100	
Displaced Elements, Extent : Light, Area Affected : 10%								
Location : Isolated Throughout								
Missing Block Seal, Extent : Moderate, Area Affected : 85%								
Location : Throughout								
Not Accessible	52%							
Sheet Piles								
Composite, 5' Water	50%			LIFE	* *			
No Component	25%							
Not Accessible	25%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Concrete	60%			2036	* *	5	$4,600	
Cracking, Extent : Light, Area Affected : 5%								
Location : Isolated Station 0+00 To 4+80 From North								
Not Accessible	40%							

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	:	**STEEL BULKHEAD BET. RIVER CAFE AND FULTON FERRY LANDING**			
Address	:	**EAST RIVER WATER ST AND OLD FULTON ST**			
Borough	:	**BROOKLYN**	**Agency's Number**	:	**N/A**
Program / Asset #	:	**DBS0044.000 / 13957**	**Yr Built/Renovated**	:	
Linear Ft	:	**152**	**Project Type**	:	**ECONOMIC DEVELOPMENT**
Date of Survey	:	**04-Feb-2019**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**25** **Lot** : **1**	**BIN**	:	

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$418,100	$155,400
Total	**$418,100**	**$155,400**
Importance Code A	$380,900	
Importance Code B	$37,300	$155,400
Total	**$418,100**	**$155,400**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$1,700	$100	$300	
Total	**$1,700**	**$100**	**$300**	
Importance Code A	$1,700			
Importance Code B		$100	$300	
Total	**$1,700**	**$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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Piles and Bracing								
Steel	60%	4+	$90,800	LIFE	* *	5	$14,100	
Corrosion, Extent : Severe, Area Affected : 40%								
Location : Splash Zone								
No Component	40%							
Sheet Piles								
Steel	55%	4+	$212,700	LIFE	* *			
Corrosion, Extent : Severe, Area Affected : 40%								
Location : Splash And Tidal Zones, North Side								
Steel	40%	4+	$77,400	LIFE	* *			
Corrosion, Extent : Moderate, Area Affected : 30%								
Location : Splash Zone, East Side								
Not Accessible	5%							
Pile Caps								
Concrete	40%			LIFE	* *	5	$200	
Cracking, Extent : Light, Area Affected : 100%								
Location : East Side								
Steel	60%	4+	$1,700	2035	* *	5	$400	
Corrosion, Extent : Moderate, Area Affected : 25%								
Location : North Side								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	40%			2039	* *	5	$700	
Stone	10%			2039	* *	10		
Timber	20%			2039	* *	10		
Other Observation, Extent : Light, Area Affected : 100%								
Location : On Elevated Timber Walkway								
Explanation : Weathering								
Topsoil	20%			2028	$1,700	5	$100	
Not Accessible	10%							
Deck Elements								
Railing								
Steel	35%	4+	$10,900	2028	$54,400			
Corrosion, Extent : Moderate, Area Affected : 50%								
Location : East Side, Mostly Along Rail Base								
Steel	60%	0-2	$18,600	2028	$93,200			
Corrosion, Extent : Severe, Area Affected : 60%								
Location : North Side								
Steel	5%	Now	$7,800	2030	$7,800			
Corrosion, Extent : Severe, Area Affected : 25%								
Location : Bottom Portion Of Railing At Northeast Corner								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Bulkheads	$1,483,700	
Total	**$1,483,700**	
Importance Code A	$1,308,300	
Importance Code B	$175,400	
Total	**$1,483,700**	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$39,300			
Total	**$39,300**			
Importance Code A	$10,000			
Importance Code B	$29,300			
Total	**$39,300**			



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

DEPT. OF SMALL BUSINESS SERV. - 801

STEEL SHEETPILE BULKHEAD

Asset # : 13792

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Timber Crib w/Stone	20%	Now	$130,200	LIFE	* *	4	$1,500	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 210 Feet To 250 Feet From North								
Explanation : Collapsed/ Failed								
No Component	80%							
Piles and Bracing								
Steel	1%	4+	$10,000	LIFE	* *	5	$400	
Corrosion, Extent : Light, Area Affected : 10%								
Location : Single Pipe Pile At South End Of Asset								
No Component	99%							
Sheet Piles								
Steel	70%	Now	$1,113,300	LIFE	* *			
Other Observation, Extent : Severe, Area Affected : 30%								
Location : Throughout At Waterline								
Explanation : Dent, Holes								
No Component	20%							
Not Accessible	10%							
Pile Caps								
Timber	80%	Now	$64,800	LIFE	* *	4	$1,600	
Broken, Extent : Severe, Area Affected : 100%								
Location : Throughout								
No Component	20%							
Backfill								
Fill								
Topsoil	70%	Now	$40,200	2068	* *			
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : Inshore Of Sheet Pile Bulkhead								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Inshore Of Sheet Pile Bulkhead								
Explanation : Significant Fill Loss								
Not Accessible	30%							

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

DEPT. OF SMALL BUSINESS SERV. - 801

STEEL SHEETPILE BULKHEAD

Asset # : 13792

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Backfill								
Surface								
Concrete	20%	Now	$19,300	2043	* *	5	$300	
Erosion, Extent : Severe, Area Affected : 100%								
Location : 210 Feet To 250 Feet From The North. Located Inshore Of Crib								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 210 Feet To 250 Feet From The North. Located Inshore Of Crib								
Explanation : Loss Of Structural Support								
Gravel	10%			2043	* *	2-5	$100	
Erosion, Extent : Moderate, Area Affected : 15%								
Location : Filter Fabric Exposed Under Gravel Surface								
Topsoil	70%	Now	$10,100	2028	$10,100	5	$400	
Settlement, Extent : Severe, Area Affected : 100%								
Location : Inshore Of Sheet Pile Bulkhead								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Inshore Of Sheet Piles At The Northern 210 Feet								
Explanation : Sinkholes/ Fill Loss								
Fender								
Piles								
Timber	80%	Now	$40,200	2043	* *	4	$4,800	
Broken, Extent : Severe, Area Affected : 100%								
Location : Along Sheet Pile Bulkhead								
Rotting/Splitting, Extent : Severe, Area Affected : 100%								
Location : Throughout The Northern 210 Ft								
No Component	20%							
Wales and Chocks								
Timber	80%	Now	$95,000	2043	* *	4	$10,900	
Broken, Extent : Severe, Area Affected : 100%								
Location : Throughout								
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 : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name : **TIMBER BULKHEAD MARINA SOUTH OF NICKS LOBSTER**
Address : **FLATBUSH AVE. MILL BASIN**
Borough : **BROOKLYN**
Program / Asset # : **DBSR026.066 / 20**
Linear Ft : **120**
Date of Survey : **12-Jun-2020**
Areas Surveyed :
Block : **8591** **Lot** : **175**

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$869,300	
Total	**$869,300**	
Importance Code A	$869,300	
Total	**$869,300**	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$19,600		$100	
Total	**$19,600**		**$100**	
Importance Code A	$19,400			
Importance Code B	$200		$100	
Total	**$19,600**		**$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

TIMBER BULKHEAD MARINA SOUTH OF NICKS LOBSTER

Asset # : 20

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Piles and Bracing								
Timber	100%	0-2	$377,700	2046	* *	4	$18,000	
Not Plumb, Extent : Severe, Area Affected : 100%								
Location : Primarily At Center Of Asset								
Rotting/Splitting, Extent : Severe, Area Affected : 40%								
Location : All Piles In Tidal Zone								
Sheet Piles								
Timber	100%	0-2	$491,600	LIFE	* *	4	$2,200	
Not Plumb, Extent : Severe, Area Affected : 100%								
Location : Primarily At Center Of Asset								
Rotting/Splitting, Extent : Severe, Area Affected : 30%								
Location : Tidal Zone								
Wales								
Timber	100%	2-4	$19,400	LIFE	* *	4	$1,800	
Rotting/Splitting, Extent : Severe, Area Affected : 50%								
Location : Along Entire Length Of Asset								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Gravel	40%			2034	* *	2-5	$100	
Topsoil	60%			2026	$4,100	5	$300	

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Bulkheads	$1,297,300	$79,200
Total	**$1,297,300**	**$79,200**
Importance Code A	$1,147,300	
Importance Code B	$106,500	$79,200
Importance Code C	$43,500	
Total	**$1,297,300**	**$79,200**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$33,400	$400		$12,900
Total	**$33,400**	**$400**		**$12,900**
Importance Code A				$12,900
Importance Code B	$33,400	$400		
Total	**$33,400**	**$400**		**$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
TIMBER BULKHEAD MIDGET SQUADRON YACHT CLUB
Asset # : 13480

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Piles and Bracing								
Timber	20%			2037	* *	4	$25,800	
Timber	57%	Now	$463,900	2043	* *	4	$73,500	
Broken, Extent : Severe, Area Affected : 100%								
Location : East End								
No Component	20%							
Not Accessible	3%							
Revetment								
Concrete	7%	Now	$43,500	LIFE	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Eastern 100 Feet And Western 60 Feet								
Explanation : Minimal To No Shoreline Protection								
No Component	93%							
Sheet Piles								
Timber	20%			LIFE	* *	4	$3,200	
Timber	57%	Now	$603,900	LIFE	* *	4	$9,200	
Broken, Extent : Severe, Area Affected : 100%								
Location : East And West Ends Above Mlw								
No Component	20%							
Not Accessible	3%							
Wales								
Timber	20%			LIFE	* *	4	$2,600	
Timber	57%	Now	$79,500	LIFE	* *	4	$7,400	
Broken, Extent : Severe, Area Affected : 100%								
Location : At East And West Ends								
No Component	20%							
Not Accessible	3%							
Backfill								
Fill								
Topsoil	50%	Now	$99,100	2068	* *			
Erosion, Extent : Severe, Area Affected : 100%								
Location : Behind Collapsed Seawall At East And West Ends								
Not Accessible	50%							
Surface								
Concrete	3%			2041	* *	5	$300	
Gravel	15%			2037	* *	2-5	$400	
Topsoil	15%			2023	$7,400	5	$600	
Topsoil	67%	Now	$33,200	2028	$33,200	5	$1,400	
Erosion, Extent : Severe, Area Affected : 50%								
Location : Loss Of Soil At Isolated Settlement/ Sinkhole Locations								
Deck Elements								

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

DEPT. OF SMALL BUSINESS SERV. - 801

TIMBER BULKHEAD MIDGET SQUADRON YACHT CLUB

Asset # : 13480

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Railing								
Fencing	92%			2029	$46,000	3	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Chain Link Fence								
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 : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name : **TIMBER CRIBBING, STACKED TIMBERS**
Address : **BARD AVE AND RICHMOND TERRACE**
Borough : **STATEN ISLAND**
Agency's Number : **N/A**
Program / Asset # : **PAR0194.000 / 13934**
Yr Built/Renovated :
Linear Ft : **160**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **19-Feb-2019**
Landmark Status : **NONE**
Areas Surveyed :
Block : **184** **Lot** : **188** **BIN** :

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$249,900	
Total	**$249,900**	
Importance Code A	$249,900	
Total	**$249,900**	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$27,600			
Total	**$27,600**			
Importance Code A				
Importance Code B	$27,600			
Total	**$27,600**			



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

DEPT. OF SMALL BUSINESS SERV. - 801
TIMBER CRIBBING, STACKED TIMBERS
Asset # : 13934

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Timber Crib w/Stone	100%	4+	$249,900	LIFE	* *	4	$4,700	
Missing Part, Extent : Severe, Area Affected : 50%								
Location : Eastern Half								
Rotting/Splitting, Extent : Moderate, Area Affected : 50%								
Location : Western Half								
Backfill								
Fill								
Topsoil	50%	Now	$18,400	2070	* *			
Erosion, Extent : Severe, Area Affected : 100%								
Location : At Western Half								
Not Accessible	50%							
Surface								
Topsoil	100%	Now	$9,200	2030	$9,200	5	$400	
Erosion, Extent : Severe, Area Affected : 50%								
Location : Behind Bulkhead								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **U.N. SCHOOL BULKHEAD**				
Address	: **24-50 FDR DRIVE EAST RIVER, EAST 25TH ST**				
Borough	: **MANHATTAN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBSR025.067 / 4474**			**Yr Built/Renovated**	:
Linear Ft	: **855**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **27-Mar-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **991**	**Lot**	: **59**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$108,800	$85,700
Total	**$108,800**	**$85,700**
Importance Code A	$108,800	
Importance Code B		$85,700
Total	**$108,800**	**$85,700**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$7,700		$200	$2,900
Total	**$7,700**		**$200**	**$2,900**
Importance Code A	$2,600			
Importance Code B			$200	$2,900
Importance Code C	$5,100			
Total	**$7,700**		**$200**	**$2,900**



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

DEPT. OF SMALL BUSINESS SERV. - 801

U.N. SCHOOL BULKHEAD

Asset # : 4474

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	100%			LIFE	* *	5	$10,200	
Sheet Piles								
Steel	20%	4+	$108,800	LIFE	* *			
Corrosion, Extent : Moderate, Area Affected : 10%								
Location : Approximately 175 Feet Of Steel Sheet Piles Exposed At Offshore Corner								
Not Accessible	80%							
Pile Caps								
Concrete	100%			LIFE	* *	5	$5,200	
Cracking, Extent : Light, Area Affected : 5%								
Location : Isolated Locations								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	55%			2040	* *	5	$5,400	
Concrete	5%			2040	* *	5	$500	
Topsoil	10%			2029	$4,900	5	$400	
Not Accessible	30%							
Fender								
Facing								
Composite	80%			2030	$85,700			
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.*

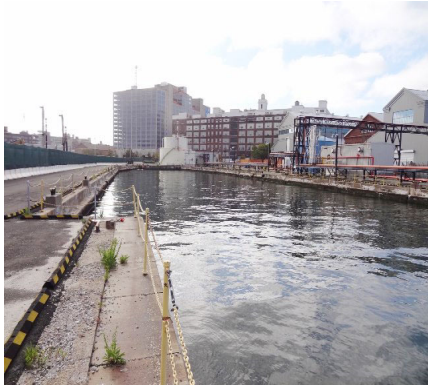
Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Bulkheads	$304,700	$1,130,400
Total	**$304,700**	**$1,130,400**
Importance Code A	$205,500	
Importance Code B	$99,100	$1,130,400
Total	**$304,700**	**$1,130,400**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$4,300			
Total	**$4,300**			
Importance Code A				
Importance Code B	$4,300			
Total	**$4,300**			



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

DEPT. OF SMALL BUSINESS SERV. - 801

WET BERTH 2 BULKHEAD

Asset # : 13533

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Conc w/Stone Face	2%	4+	$53,100	LIFE	* *	5	$2,000	
Displaced Elements, Extent : Severe, Area Affected : 10%								
Location : 1090 Feet From Asset 13532								
Erosion, Extent : Moderate, Area Affected : 25%								
Location : In Tidal Zone								
Missing Block Seal, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Isolated Throughout Concrete At Top Of Wall								
Concrete	8%	4+	$152,400	LIFE	* *	5	$400	
Cracking, Extent : Moderate, Area Affected : 15%								
Location : Throughout Above Mlw								
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Throughout Above Mlw								
Other Observation, Extent : Severe, Area Affected : 25%								
Location : Throughout Above Mlw								
Explanation : Efflorescence								
Concrete	5%			LIFE	* *	5	$200	
Cracking, Extent : Light, Area Affected : 15%								
Location : Cracking With Effloresence Throughout								
Not Accessible	85%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	93%	4+	$99,100	2043	* *	5	$5,900	
Cracking, Extent : Moderate, Area Affected : 25%								
Location : Multiple Cracks Throughout								
Concrete	5%	4+	$4,300	2037	* *	5	$300	
Cracking, Extent : Light, Area Affected : 5%								
Location : Adjacent To Asset 13532								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Adjacent To Asset 13532								
Not Accessible	2%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Under Pipe Rack								
Explanation : Concrete Catch Basin								
Deck Elements								
Railing								
Steel	100%			2026	$1,130,400			
Corrosion, Extent : Light, Area Affected : 5%								
Location : Railing Posts								
Displaced Elements, Extent : Light, Area Affected : 10%								
Location : Railing Posts								

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

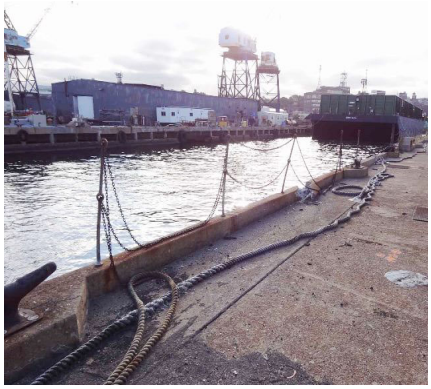
Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Bulkheads	$2,046,600	$423,300
Total	**$2,046,600**	**$423,300**
Importance Code A	$234,300	
Importance Code B	$1,737,600	$423,300
Importance Code C	$74,700	
Total	**$2,046,600**	**$423,300**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$215,300	$4,500		
Total	**$215,300**	**$4,500**		
Importance Code A				
Importance Code B	$215,300	$4,500		
Importance Code C				
Total	**$215,300**	**$4,500**		



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

DEPT. OF SMALL BUSINESS SERV. - 801

WET BERTH 3 BULKHEAD

Asset # : 13531

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Concrete	20%	Now	$74,700	LIFE	* *	5	$300	
Broken, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Concrete	78%			LIFE	* *	5	$1,200	
Cracking, Extent : Light, Area Affected : 20%								
Location : Throughout								
No Component	2%							
Gravity Wall								
Concrete	2%	Now	$175,700	LIFE	* *	5	$100	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 682 Feet To 727 Feet, 1265 Feet, And 1415 Feet From Berth 7 Along Interior Apron Wall And On Isolated Apron Columns Throughout								
Explanation : Broken/ Impact Damage								
Concrete	6%			LIFE	* *	5	$400	
Cracking, Extent : Light, Area Affected : 5%								
Location : Throughout								
Spalling, Extent : Light, Area Affected : 10%								
Location : Isolated Throughout								
Concrete	2%	4+	$58,600	LIFE	* *	5	$100	
Cracking, Extent : Moderate, Area Affected : 5%								
Location : Isolated Throughout								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : Isolated Throughout								
Not Accessible	90%							
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : Underwater And At Berthed Vessel								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Concrete	5%	4+	$32,800	2043	* *	5	$500	
Spalling, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Concrete	90%			2037	* *	5	$17,500	
Cracking, Extent : Light, Area Affected : 10%								
Location : Throughout								
Settlement, Extent : Light, Area Affected : 10%								
Location : Throughout								
Not Accessible	5%							
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : Debris								
Fender								

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

DEPT. OF SMALL BUSINESS SERV. - 801

WET BERTH 3 BULKHEAD

Asset # : 13531

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender								
Buffer								
Rubber	70%			2031	$423,300	4-5	$35,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : North And South Walls								
Explanation : Rubber Tires								
No Component	30%							
Deck Elements								
Railing								
Steel	100%	Now	$173,800	2022	$1,737,600			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Perimeter Of Berth								
Explanation : Railing Not Required At Wet Berth (Dry Dock De-activated)								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name : **WILLIAMSBURG YACHT CLUB SHORELINE AND TIMBER BULKHEAD**
Address : **119-08 29TH AVENUE COLLEGE POINT**
Borough : **QUEENS**
Agency's Number : **N/A**
Program / Asset # : **DBSR037.010 / 13483**
Yr Built/Renovated :
Linear Ft : **205**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **30-Jun-2020**
Landmark Status : **NONE**
Areas Surveyed :
Block : **4346** **Lot** : **200** **BIN** :

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	$685,000	
Total	**$685,000**	
Importance Code A	$685,000	
Total	**$685,000**	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	$12,900			$100
Total	**$12,900**			**$100**
Importance Code A	$400			
Importance Code B	$11,800			$100
Importance Code C	$700			
Total	**$12,900**			**$100**



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

DEPT. OF SMALL BUSINESS SERV. - 801

WILLIAMSBURG YACHT CLUB SHORELINE AND TIMBER BULKHEAD

Asset # : 13483

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Concrete	45%			LIFE	* *	5-10	$700	
Timber Crib w/Stone	40%	Now	$426,900	LIFE	* *	4	$2,400	
Broken, Extent : Severe, Area Affected : 100%								
Location : Full Length Of Crib Wall Is Not Plumb, Missing Timbers, And Losing Fill								
No Component	15%							
Piles and Bracing								
Timber	40%	2-4	$258,100	2046	* *	4	$12,300	
Displaced Elements, Extent : Severe, Area Affected : 50%								
Location : Full Length Of Timber Cribbing								
Rotting/Splitting, Extent : Severe, Area Affected : 50%								
Location : Full Length Of Timber Cribbing								
No Component	60%							
Revetment								
Stone	60%			LIFE	* *	5	$1,500	
No Component	40%							
Backfill								
Fill								
Stone	15%	Now	$8,900	LIFE	* *	5		
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Full Length Of Crib Wall								
Explanation : Fill Material Visible Through Failing Crib Wall								
Not Accessible	85%							
Surface								
Concrete	5%			2040	* *	5	$100	
Gravel	15%	Now	$2,900	2046	* *	2-5	$100	
Settlement, Extent : Severe, Area Affected : 100%								
Location : Southeast Corner								
Gravel	35%			2040	* *	2-5	$200	
Not Accessible	45%							

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

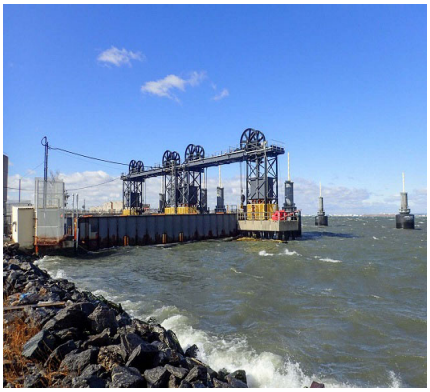
Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **65TH STREET RAIL YARD MARINA TRANSFER BRIDGES**				
Address	: **FOOT OF 66TH ST NEXT TO BAT**				
Borough	: **BROOKLYN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBSR038.020 / 13492**			**Yr Built/Renovated**	: **1999 / 2012**
Area Sq Ft	: **9,930**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **05-Feb-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **5804**	**Lot**	: **2**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Marinas/Docks	$79,500	$628,600
Total	**$79,500**	**$628,600**
Importance Code A	$79,500	$628,600
Total	**$79,500**	**$628,600**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Marinas/Docks	$51,900	$500		$18,700
Total	**$51,900**	**$500**		**$18,700**
Importance Code A	$51,900	$500		$18,700
Total	**$51,900**	**$500**		**$18,700**



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

DEPT. OF SMALL BUSINESS SERV. - 801

65TH STREET RAIL YARD MARINA TRANSFER BRIDGES

Asset # : 13492

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Deck								
Concrete	100%			2040	* *	5	$12,000	
Piles and Bracing								
Timber	25%			2051	* *	4-5	$15,800	
Other Observation, Extent : Light, Area Affected : 5%								
Location : Isolated Locations In The Tidal Zone								
Explanation : Tear In Pile Wrap Material								
Not Accessible	75%							
Protective Structure								
Donut Fender								
Steel/Rubber	100%			2031				
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : All Donut Fenders And Piles								
Deck Elements								
Railing								
Steel	100%			2029	$628,600			
Electrical								
Lighting Fixture								
Incandescent	100%			2025	$12,700			
Gallows Frames								
Tower Frames								
Steel	100%			2044	* *			
Recent Repair Evident, Extent : Light, Area Affected : 100%								
Location : All Steel Framing								
Movable Ramps								
Bearings								
Steel	100%	4+	$34,300	2040	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : All Steel Bearings								
Explanation : Corrosion								
Deck and Railing								
Steel	5%	4+	$17,600	2040	* *			
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Primarily At South End And Along Bottom Flanges								
Explanation : Corrosion/Coating Loss								
Steel	20%			2040	* *			
Timber Deck on Steel	13%	4+	$79,500	2040	* *			
Other Observation, Extent : Light, Area Affected : 20%								
Location : Bottom Of Steel Girders And Isolated Locations On Deck Framing Members Of The South Bridge								
Explanation : Corrosion								
Not Accessible	12%							
Under Construction	50%							

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **BATTERY MARITIME BUILDING GOVERNORS ISLAND FERRY SLIPS 6,7**		
Address	: **10 SOUTH STREET**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DOT0191.000 / 13890**	**Yr Built/Renovated**	:
Area Sq Ft	: **1,000**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **15-Mar-2019**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **2** **Lot** : **2**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Marinas/Docks	$102,800	$2,796,300
Total	**$102,800**	**$2,796,300**
Importance Code A	$102,800	$2,796,300
Total	**$102,800**	**$2,796,300**

EXPENSE

Total	
Importance Code	
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

BATTERY MARITIME BUILDING GOVERNORS ISLAND FERRY SLIPS 6,7

Asset # : 13890

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Deck								
Under Construction	100%							
Piles and Bracing								
Under Construction	100%							
Fender								
Facing								
Composite	93%			2028	$1,632,200			
Composite	2%	Now	$35,100	2030	$35,100			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Isolated Locations At Slip 6 And Slip 7								
Explanation : Broken								
Not Accessible	5%							
Piles								
Timber	8%			2031	$903,200			
Other Observation, Extent : Light, Area Affected : 60%								
Location : Throughout Fender Racks At Slips 6 And 7 Above Mean Low Water Elevation								
Explanation : Rot								
Timber	2%	4+	$67,700	2031	$225,800			
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Slip 6 And Slip 7								
Explanation : Splitting At Tops Of Fender Piles								
Not Accessible	90%							
Gallows Frames								
Tower Frames								
Under Construction	100%							
Movable Ramps								
Bearings								
Under Construction	100%							
Deck and Railing								
Under Construction	100%							

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Marinas/Docks		$165,800
Total		**$165,800**
Importance Code C		$165,800
Total		**$165,800**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Marinas/Docks	$72,300	$400	$2,100	$2,000
Total	**$72,300**	**$400**	**$2,100**	**$2,000**
Importance Code A	$10,700		$600	
Importance Code B	$25,300	$100	$1,200	$1,800
Importance Code C	$36,300	$200	$300	$200
Total	**$72,300**	**$400**	**$2,100**	**$2,000**



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

DEPT. OF SMALL BUSINESS SERV. - 801
BROOKLYN ARMY TERMINAL PIER 4 FERRY LANDING
Asset # : 14199

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Deck								
Aluminum	100%			2048	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Between Pierside								
Explanation : Raised Alumimum Platform Connects Gangways								
Gangways								
Aluminum	40%			2048	* *	1-3	$3,800	
Aluminum	60%	0-2	$25,200	2058	* *	1-3	$5,600	
Cracked Weld, Extent : Severe, Area Affected : 25%								
Location : Top Of Barge-side Gangway								
Loose Connections, Extent : Severe, Area Affected : 10%								
Location : Connecting Plate To Raised Platform								
Floating Docks								
Anchor Piles								
Steel	40%			2048	* *	3-5	$1,800	
Corrosion, Extent : Light, Area Affected : 50%								
Location : In Areas Of Missing Coating								
Missing Coating, Extent : Moderate, Area Affected : 50%								
Location : Above Mean Low Water								
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Due To Pile Abrasion At Both Piles								
Explanation : Steel Pile Guide Wear								
Not Accessible	60%							
Fenders								
Rubber	75%			2026	$2,800	1-2	$1,900	
Worn, Extent : Light, Area Affected : 25%								
Location : Throughout								
Rubber	25%	4+	$900	2028	$900	1-2	$600	
Missing/Loose Connections, Extent : Severe, Area Affected : 100%								
Location : 4 Damaged Mounting Brackets								
Barge								
Steel	60%			2037	* *	5	$12,500	
Corrosion, Extent : Light, Area Affected : 5%								
Location : On Barge Deck								
Missing Coating, Extent : Light, Area Affected : 50%								
Location : Along Pile Guides And On Hull Above Waterline								
Not Accessible	40%							
Protective Structure								
Pile Cluster								
Timber	40%			2026	$129,800	4-10	$44,000	
Timber	10%	4+	$32,500	2033	* *	4	$1,300	
Not Plumb, Extent : Moderate, Area Affected : 100%								
Location : 2 Pile Clusters Leaning From Impact Damage West Of Barge								
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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender								
Facing								
Timber	78%			2026	$12,200			
Other Observation, Extent : Light, Area Affected : 100%								
Location : East Of Barge Along Pier 4								
Explanation : Pier Protective Structure								
Timber	12%	Now	$1,900	2028	$1,900			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Isolated At Mid-facing And At East End Of Facing, East Of Barge								
Explanation : Broken								
Not Accessible	10%							
Piles								
Timber	60%			2029				
Other Observation, Extent : Light, Area Affected : 100%								
Location : At East Of Barge Along Pier 4								
Explanation : Pier Protective Structure								
Not Accessible	40%							
Wales and Chocks								
Timber	90%			2029	$22,900			
Other Observation, Extent : Light, Area Affected : 100%								
Location : East Of Barge Along Pier 4								
Explanation : Pier Protective Structure								
Timber	10%	Now	$2,500	2033	* *			
Other Observation, Extent : Severe, Area Affected : 50%								
Location : Isolated Locations								
Explanation : Rot								

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **E. 90TH ST FERRY LANDING**				
Address	: **EAST RIVER ESPLANADE AT E90TH ST NORTH END OF CARL SCHURZ PARK**				
Borough	: **MANHATTAN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DOT0197.000 / 14118**			**Yr Built/Renovated**	: **1996 / 2007**
Area Sq Ft	: **6,178**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **02-Mar-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **1592**	**Lot**	: **1**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Marinas/Docks		$759,600
Total		**$759,600**
Importance Code A		$759,600
Total		**$759,600**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Marinas/Docks	$500	$1,300	$11,200	$23,100
Total	**$500**	**$1,300**	**$11,200**	**$23,100**
Importance Code A	$200	$1,000	$8,400	$22,800
Importance Code B	$100	$100	$2,600	$100
Importance Code C	$300	$200	$300	$200
Total	**$500**	**$1,300**	**$11,200**	**$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
E. 90TH ST FERRY LANDING
Asset # : 14118

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Deck								
Timber	55%			2029	$242,300	5	$6,700	
Surface Wearing/Scaling, Extent : Light, Area Affected : 50%								
Location : Deck Surface								
Not Accessible	45%							
Gangways								
Aluminum	100%			2051	* *	1-3	$8,500	
Pile Caps								
Timber	40%			2051	* *	4	$600	
Not Accessible	60%							
Piles and Bracing								
Timber	60%			2051	* *	4-5	$22,300	
Splitting, Extent : Light, Area Affected : 10%								
Location : Top 2 Feet Of Several Piles								
Not Accessible	40%							
Floating Docks								
Anchor Piles								
Steel	60%			2057	* *	3-5	$7,900	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : All Floating Dock Components Recently Replaced								
Not Accessible	40%							
Fenders								
Rubber	100%			2030	$3,200	1-2	$2,200	
Barge								
Steel	45%			2044	* *	5	$5,000	
Not Accessible	55%							
Deck Elements								
Railing								
Steel	100%			2029	$479,400			
Electrical								
Conduit								
PVC	100%			2028	$37,900			
Lighting Fixture								
Incandescent	100%			2025	$22,800			
Fender								
Piles								
Steel	60%			2035	* *			
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Four New Donut Fenders								
Not Accessible	40%							

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

Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Marinas/Docks	$43,200	$118,600
Total	**$43,200**	**$118,600**
Importance Code A	$43,200	$118,600
Total	**$43,200**	**$118,600**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Marinas/Docks	$100	$8,700	$11,200	$7,500
Total	**$100**	**$8,700**	**$11,200**	**$7,500**
Importance Code A		$8,700	$9,500	$7,400
Importance Code B	$100	$100	$1,700	$100
Total	**$100**	**$8,700**	**$11,200**	**$7,500**



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
FDNY MARINA @ BERTHS 11 AND 12 NEXT TO ASSET 13527
Asset # : 14726

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Deck								
Steel	100%			2048	* *			
Gangways								
Aluminum	100%			2048	* *	1-3	$5,600	
Piles and Bracing								
Steel	30%			2054	* *	5-10	$200	
Corrosion, Extent : Light, Area Affected : 5%								
Location : At Top Where Collars Are Attached								
Not Accessible	70%							
Floating Docks								
Anchor Piles								
Steel	60%			2048	* *	3-5	$27,700	
Missing Components, Extent : Severe, Area Affected : 25%								
Location : Missing Pilecap Tops, 4 Locations								
Worn, Extent : Moderate, Area Affected : 25%								
Location : Missing Coating In Rub Areas Of Tidal Zone								
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	$118,600			
Corrosion, Extent : Light, Area Affected : 5%								
Location : Handrail Only At Boat Launch								
Electrical								
Conduit								
PVC	100%			2025	$7,400			
Lighting Fixture								
Incandescent	100%			2023	$7,600			
Electrical/Mech.								
Power Supply/Bollards								
Steel	100%			2027	$15,500			
Mech./Plumbing								
Water Supply								
PVC	100%			2024	$43,200			

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 : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

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 2022 - 2025	FY 2026 - 2031
Marinas/Docks		$79,700
Total		**$79,700**
Importance Code A		$79,700
Total		**$79,700**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Marinas/Docks	$3,300	$300	$1,600	$300
Total	**$3,300**	**$300**	**$1,600**	**$300**
Importance Code A	$1,700			
Importance Code B	$100	$100	$1,200	$100
Importance Code C	$1,600	$200	$400	$200
Total	**$3,300**	**$300**	**$1,600**	**$300**



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

DEPT. OF SMALL BUSINESS SERV. - 801

FULTON FERRY LANDING

Asset # : 14197

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Gangways								
Aluminum	100%			2048	* *	1-3	$4,000	
Floating Docks								
Anchor Piles								
Steel	35%			2048	* *	3-5		
Corrosion, Extent : Light, Area Affected : 5%								
Location : Within Tidal Zone								
Not Accessible	65%							
Fenders								
Rubber	68%			2026	$2,900	1-2	$2,000	
Rubber	30%	2-4	$1,300	2028	$1,300	1-2	$800	
Worn, Extent : Moderate, Area Affected : 100%								
Location : Berthing Face								
Rubber	2%	Now	$100	2028	$100	1-2	$100	
Broken, Extent : Severe, Area Affected : 100%								
Location : Broken Fender At Northwest Anchor Pile								
Barge								
Steel	60%			2037	* *	5	$3,400	
Corrosion, Extent : Light, Area Affected : 20%								
Location : Above The Waterline								
Missing Coating, Extent : Light, Area Affected : 5%								
Location : Above The Waterline								
Not Accessible	40%							
Protective Structure								
Donut Fender								
Steel/Rubber	50%			2026				
Worn, Extent : Light, Area Affected : 10%								
Location : Minor Abrasion At The Waterline								
Not Accessible	50%							
Deck Elements								
Railing								
Steel	100%			2026	$79,700			
Corrosion, Extent : Light, Area Affected : 10%								
Location : Throughout								
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 : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name : **SKYPORT MARINA (23RD ST MARINA)**
Address : **EAST RIVER, 23 ST AND FDR DRIVE**
Borough : **MANHATTAN**
Program / Asset # : **PAR0154.000 / 13645**
Area Sq Ft : **12,354**
Date of Survey : **26-Mar-2019**
Areas Surveyed :
Block : **991** **Lot** : **50**

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Marinas/Docks	$729,500	$1,003,600
Total	**$729,500**	**$1,003,600**
Importance Code A	$729,500	$1,003,600
Total	**$729,500**	**$1,003,600**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Marinas/Docks	$47,200	$34,600	$12,000	$63,900
Total	**$47,200**	**$34,600**	**$12,000**	**$63,900**
Importance Code A	$41,600	$32,300	$11,800	$60,600
Importance Code B	$5,600	$2,200	$200	$3,300
Total	**$47,200**	**$34,600**	**$12,000**	**$63,900**



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

DEPT. OF SMALL BUSINESS SERV. - 801
SKYPORT MARINA (23RD ST MARINA)
Asset # : 13645

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Deck								
Concrete	25%	0-2	$65,600	2045	* *	5	$2,600	
Cracking, Extent : Severe, Area Affected : 5%								
Location : Longitudinal And Transverse Cracking At Eastern Walkway								
Spalling, Extent : Severe, Area Affected : 100%								
Location : Widespread At Eastern Walkway								
Concrete	71%			2033	* *	5	$14,700	
Cracking, Extent : Light, Area Affected : 10%								
Location : Isolated Locations								
Spalling, Extent : Light, Area Affected : 5%								
Location : Corners								
Timber	4%	4+	$6,400	2028	$32,100	5	$400	
Loose Connections, Extent : Moderate, Area Affected : 5%								
Location : South Timber Approach Platform At Gangway Connections								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Northwest Approach Platform								
Explanation : Height Differential								
Gangways								
Aluminum	12%	4+	$1,800	2060	* *	1-3	$2,000	
Handrail Damage, Extent : Moderate, Area Affected : 100%								
Location : Northeast Interior And Southeast Interior Gangways								
Aluminum	38%			2050	* *	1-3	$6,400	
Aluminum	50%	Now	$3,700	2050	* *	1-3	$8,200	
Cracked Weld, Extent : Severe, Area Affected : 75%								
Location : Northwest, Southwest West, And Southeast Interior Gangways. Loose Planks At Southwest West And Southwest East								
Loose Connections, Extent : Severe, Area Affected : 50%								
Location : Damaged Pins At Southwest West Gangway And Loose Connection Bolts At Southwest West And Southwest East Gangways								
Missing Components, Extent : Severe, Area Affected : 25%								
Location : Disconnected Safety Chain At Southeast Interior Gangway								
Roller Malfunction, Extent : Severe, Area Affected : 25%								
Location : Southwest West Gangway Has Severe Abrasion Damage At Landing								
Other Observation, Extent : Severe, Area Affected : 25%								
Location : Southeast Interior Gangway Is Rotating North And At Risk Of Sliding Off Upper Connection								
Explanation : Rotating								
Pile Caps								
Concrete	25%	4+	$172,700	2060	* *	5	$3,600	
Cracking, Extent : Moderate, Area Affected : 10%								
Location : Eastern Walkway								
Spalling, Extent : Moderate, Area Affected : 100%								
Location : Eastern Walkway								
Concrete	71%			2040	* *	5	$20,400	
Cracking, Extent : Light, Area Affected : 5%								
Location : Isolated Locations								
Timber	4%			2050	* *	4	$900	

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

DEPT. OF SMALL BUSINESS SERV. - 801
SKYPORT MARINA (23RD ST MARINA)
Asset # : 13645

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Piles and Bracing								
Timber	10%	4+	$109,100	2060	* *	4-5	$5,700	
Missing Connections, Extent : Moderate, Area Affected : 10%								
Location : Bracing Not Attached Eastern Walkway								
Rotting/Splitting, Extent : Moderate, Area Affected : 40%								
Location : Tidal Zone								
Timber	40%			2050	* *	4-5	$44,100	
Rotting/Splitting, Extent : Light, Area Affected : 100%								
Location : Tidal Zone								
Not Accessible	50%							
Fender Piles, Wales and Cho								
Timber	60%	Now	$112,700	2045	* *	3	$41,200	
Broken, Extent : Severe, Area Affected : 100%								
Location : Along South Access Walkway And Offshore Face								
Not Accessible	40%							
Floating Docks								
Anchor Piles								
Steel	48%			2050	* *	3-5	$42,200	
Corrosion, Extent : Light, Area Affected : 15%								
Location : At Areas Of Missing Coating								
Missing Coating, Extent : Light, Area Affected : 15%								
Location : Tidal Zone And Above Mean Low Water Elevation								
Timber	24%	0-2	$38,700	2035	* *	4-5	$2,600	
Abrasion, Extent : Severe, Area Affected : 30%								
Location : Tidal Zone								
Timber	8%			2028	$12,900	4-5	$1,500	
Abrasion, Extent : Light, Area Affected : 30%								
Location : Tidal Zone								
Not Accessible	20%							
Deck								
Timber	73%			2028	$54,000	5	$18,800	
Timber	2%	Now	$1,500	2030	$1,500	5	$300	
Broken, Extent : Severe, Area Affected : 100%								
Location : Severe Damage At Southwest West Gangway Landing								
No Component	25%							
Floats/Frames								
Polyethylene	67%			2035	* *	1-5	$24,600	
Polyethylene	8%	0-2	$28,200	2040	* *	1-5	$2,100	
Waterlogged/Damaged Floatation, Extent : Moderate, Area Affected : 50%								
Location : Southwestern Floating Dock								
Steel	25%			2035	* *	5-10	$11,800	

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

DEPT. OF SMALL BUSINESS SERV. - 801
SKYPORT MARINA (23RD ST MARINA)
Asset # : 13645

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Floating Docks								
Mooring Piles								
Steel	26%			2050	* *	5-10	$2,300	
Timber	54%			2031	$12,400	4-5	$1,600	
Rotting/Splitting, Extent : Light, Area Affected : 10%								
Location : Tidal Zone								
Worn, Extent : Light, Area Affected : 20%								
Location : Abrasion Damage								
Not Accessible	20%							
Protective Structure								
Wave Attenuator								
Timber	100%	Now	$182,700	2035	* *	4	$90,800	
Missing Components, Extent : Severe, Area Affected : 95%								
Location : Eastern Walkway Offshore Face								
Deck Elements								
Railing								
Steel	95%			2028	$888,500			
Corrosion, Extent : Light, Area Affected : 5%								
Location : Isolated Locations								
Steel	5%	4+	$2,300	2030	$46,800			
Handrail Damage, Extent : Moderate, Area Affected : 70%								
Location : Impact Damage At North End Of Eastern Walkway								
Electrical								
Conduit								
Steel	25%			2028	$9,900			
PVC	25%			2026	$5,700			
Not Accessible	50%							
Lighting Fixture								
Incandescent	100%			2024	$10,100			
Electrical/Mech.								
Power Supply/Bollards								
Plastic	75%			2025	$48,000			
Steel	25%			2028	$17,400			
Mech./Plumbing								
Water Supply								
PVC	50%			2026	$29,500			
Not Accessible	50%							

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

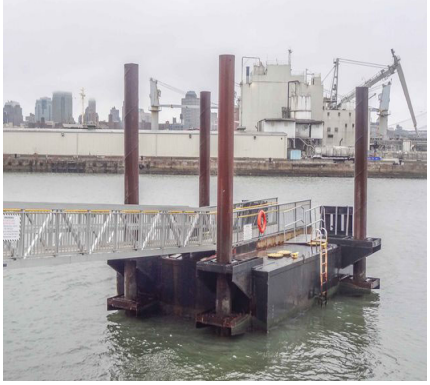
Print Date : 09-Sep-2020

DEPT. OF SMALL BUSINESS SERV. - FY 2021

Asset Name	: **SOUTH WILLIAMSBURG FERRY LANDING**				
Address	: **KENT AVENUE BETWEEN SOUTH 9TH**				
Borough	: **BROOKLYN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0042.010 / 14198**			**Yr Built/Renovated**	:
Area Sq Ft	: **800**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **12-Jan-2018**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **2134**	**Lot**	: **126**	**BIN**	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Marinas/Docks	$37,500	$61,300
Total	**$37,500**	**$61,300**
Importance Code A	$37,500	$61,300
Total	**$37,500**	**$61,300**

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Marinas/Docks	$25,800	$1,100	$100	$3,700
Total	**$25,800**	**$1,100**	**$100**	**$3,700**
Importance Code A	$24,100	$1,000		$2,000
Importance Code B	$1,800	$100	$100	$1,800
Total	**$25,800**	**$1,100**	**$100**	**$3,700**



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DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH WILLIAMSBURG FERRY LANDING
Asset # : 14198

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Gangways								
Aluminum	100%			2055	* *	1-3	$7,600	
Floating Docks								
Anchor Piles								
Steel	70%	4+	$1,600	2055	* *	3-5	$6,000	
Corrosion, Extent : Moderate, Area Affected : 50%								
Location : Above Water, Concentrated In Tidal Zone								
Worn, Extent : Moderate, Area Affected : 50%								
Location : Area Around Pile Guides								
Not Accessible	30%							
Barge								
Steel	70%			2038	* *	5	$2,000	
Corrosion, Extent : Moderate, Area Affected : 10%								
Location : At Waterline								
Not Accessible	30%							
Deck Elements								
Railing								
Steel	100%			2027	$61,300			
Corrosion, Extent : Moderate, Area Affected : 25%								
Location : Isolated Throughout								
Electrical								
Lighting Fixture								
Sodium	100%	Now	$22,500	2024	$37,500			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Along Gangway And Barge Railing								
Explanation : Solar Panel Powered Lights Not Connected, 50% Missing Solar Panels								
Fender								
Facing								
Composite	100%			2027	$7,500			
Other Observation, Extent : Light, Area Affected : 10%								
Location : At Vessel Contact Points								
Explanation : Light Wear								

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DEPT. OF SMALL BUSINESS SERV. - 801

Project : **ECONOMIC DEVELOPMENT**

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Miscellaneous Buildings	464,200	231,900

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Miscellaneous Buildings	25,300	5,500	6,700	5,800

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
2279	SOUTH BROOKLYN MARINE TERMINAL OFFICE BUILDING	2,646	133,300	4,700
2280	SOUTH BROOKLYN MARINE TERMINAL GATEHOUSE/GUARDHOUSE	60	0	2,100
2281	SOUTH BROOKLYN MARINE TERMINAL GATEHOUSE/GUARDHOUSE	60	0	2,100
2286	NEW YORK CITY TERMINAL MARKET BUILDING GH-1	225	0	8,000
2287	NEW YORK CITY TERMINAL MARKET BUILDING GH-2	192	0	6,800
2288	NEW YORK CITY TERMINAL MARKET CANOPY	1,837	92,600	3,200
2806	NEW YORK CITY TERMINAL MARKET BUILDING G-1	6,830	344,200	12,100
14266	PASSENGER WAIT AREA BUILDING WALL ST. FERRY PIER 11	2,500	126,000	4,400

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