

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$394,200 | \$458,000 |
| Interior Architecture | \$462,300 | \$423,700 |
| Electrical | | \$3,497,200 |
| Total | \$856,500 | \$4,378,900 |
| Importance Code A | \$394,200 | \$458,000 |
| Importance Code B | \$420,000 | \$3,920,900 |
| Importance Code C | \$42,300 | |
| Total | \$856,500 | \$4,378,900 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$59,600 | | | |
| Interior Architecture | \$79,400 | | | \$500 |
| Electrical | \$18,900 | \$2,900 | \$3,700 | \$4,900 |
| Mechanical | \$15,900 | \$6,400 | \$5,400 | \$3,800 |
| Elevators/Escalators | \$4,900 | \$4,900 | \$4,900 | \$4,900 |
| Total | \$178,700 | \$14,200 | \$14,000 | \$14,100 |
| Importance Code A | \$65,600 | | \$600 | |
| Importance Code B | \$84,600 | \$14,200 | \$13,400 | \$14,100 |
| Importance Code C | \$28,500 | | | |
| Total | \$178,700 | \$14,200 | \$14,000 | \$14,100 |



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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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 | \$38,100 | |
| Masonry: Brick Cavity | 55% | | | LIFE | * * | 5 | \$335,200 | |
| Metal Panel | 5% | | | 2036 | * * | 5-10 | \$104,700 | |
| Metal Coiling Doors | 5% | | | 2031 | * * | 5 | \$47,600 | |
| Metal: Cage/Fence | 15% | | | 2039 | * * | 5 | \$200,000 | |
| Other Observation, Extent : Light, Area Affected : 100% | | | | | | | | |
| Location : At Wall Openings | | | | | | | | |
| Explanation : Protective Metal Grilles | | | | | | | | |
| Window Wall | 10% | | | 2046 | * * | 5 | \$114,300 | |
| Parapets | | | | | | | | |
| Masonry: Brick Cavity | 80% | | | LIFE | * * | 5-10 | \$35,400 | |
| Metal Rail | 15% | Now | \$5,100 | 2031 | * * | 5 | \$6,900 | |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 30% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Deteriorated Finish, Extent : Moderate, Area Affected : 100% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Pre-Cast Concrete | 5% | Now | \$1,100 | LIFE | * * | 5 | \$2,000 | |
| Jnt 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 | \$126,600 | LIFE | * * | | | |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 30% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Drains Clogged, Extent : Severe, Area Affected : 5% | | | | | | | | |
| Location : 4th Floor Elevator Lobby | | | | | | | | |
| Water Penetration, Extent : Severe, Area Affected : 10% | | | | | | | | |
| Location : Level 4 | | | | | | | | |
| Other Observation, Extent : Severe, Area Affected : 5% | | | | | | | | |
| Location : Due To Water Penetration On 4th Fl | | | | | | | | |
| Explanation : Elevator Out Of Service | | | | | | | | |
| Roll Roofing | 5% | | | 2022 | \$20,000 | 5 | \$8,300 | |

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
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 | \$196,700 | LIFE | * * | 5 | \$423,700 | |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Spalling, Extent : Moderate, Area Affected : 25% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Panel/Paver: Cer/Brk | 5% | | | 2042 | * * | 5 | \$23,400 | |
| Vinyl Tile | 2% | 0-2 | \$34,600 | 2036 | * * | 3 | \$1,600 | |
| 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 | * * | 10 | \$42,300 | |
| Concrete Masonry Unit | 70% | | | LIFE | * * | 5 | \$47,400 | |
| Gypsum Board | 3% | | | LIFE | * * | 5-10 | \$4,300 | |
| Masonry: Brick | 5% | | | LIFE | * * | 10 | \$1,300 | |
| Metal Panel | 2% | | | LIFE | * * | 10 | \$800 | |
| Ceilings | | | | | | | | |
| Exposed Concrete | 98% | | | LIFE | * * | 5-10 | \$255,100 | |
| Plaster | 2% | | | LIFE | * * | 5-10 | \$7,200 | |

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Fused Disc Sw | 100% | | | 2026 | \$4,700 | 5 | \$700 | |
| Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | |
| Location : Electrical Room | | | | | | | | |
| Explanation : Two 800 Amps, One 400 Amps And One 200 Amps Main Disconnect Switch | | | | | | | | |
| Transformers | | | | | | | | |
| Dry Type | 100% | | | 2024 | \$15,400 | 5 | \$600 | |
| Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | |
| Location : Electrical Room | | | | | | | | |
| Explanation : One 112.5 Kva 208pri-480/277sec | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Fused Disc Sw | 100% | | | 2026 | \$95,500 | 5 | \$700 | |
| Raceway | | | | | | | | |
| Conduit | 100% | | | 2026 | \$22,000 | 1 | | |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 5% | | | 2025 | \$2,900 | 5 | \$200 | |
| Molded Case Bkrs | 95% | | | 2025 | \$55,500 | 5 | \$3,900 | |
| Wiring | | | | | | | | |
| Thermoplastic | 100% | | | 2026 | \$48,100 | 1 | | |

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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 | | | | | | | | |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 100% | | | 2024 | \$112,400 | 5 | \$1,000 | |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | | | LIFE | * * | 5 | \$4,600 | |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 10% | | | 2036 | * * | 10 | \$12,800 | |
| | Other Observation, Extent : Moderate, Area Affected : 5% | | | | | | | |
| | Location : Office Only | | | | | | | |
| | Explanation : Using T-8 Lamps | | | | | | | |
| HID | 70% | | | 2021 | \$759,300 | 10 | \$3,200 | |
| HID | 20% | | | 2036 | * * | 10 | \$900 | |
| Egress Lighting | | | | | | | | |
| Emergency, Battery | 30% | | | 2021 | \$55,000 | 10 | \$10,100 | |
| Emergency, Battery | 20% | | | 2036 | * * | 10 | \$6,700 | |
| Exit, Service | 30% | | | 2036 | * * | 1 | | |
| Exit, Service | 20% | | | 2021 | \$7,300 | 1 | | |
| Exterior Lighting | | | | | | | | |
| HID | 100% | | | 2021 | \$572,400 | 10 | \$500 | |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| No Component | 50% | | | | | | | |
| Generic | 50% | | | 2026 | \$229,300 | 1 | \$29,000 | |
| Fire/Smoke Detection | | | | | | | | |
| Generic, Digital | 100% | | | 2026 | \$1,569,800 | | | |

| 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 | 5% | | | 2036 | * * | 1 | | |
| | No Component | 95% | | | | | | | |
| Conversion Equipment | | | | | | | | | |
| | Radiant Heater | 5% | Now | \$6,000 | 2026 | \$29,900 | 2 | \$2,600 | |
| | | Not in Service, Extent : Severe, Area Affected : 2% | | | | | | | |
| | | Location : Fire Suppression Control Room | | | | | | | |
| | No Component | 95% | | | | | | | |
| Air Conditioning | | | | | | | | | |
| | Energy Source | | | | | | | | |
| | Electricity | 5% | | | 2034 | * * | 1 | | |
| | No Component | 95% | | | | | | | |
| Conversion Equipment | | | | | | | | | |
| | Window/Wall Unit | 5% | | | 2021 | \$14,000 | 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 |
| Ventilation | | | | | | | | | |
| Distribution | | | | | | | | | |
| | Ductwork/Diffusers | 15% | | | LIFE | * * | 2-5 | \$18,400 | |
| | No Component | 85% | | | | | | | |
| Exhaust Fans | | | | | | | | | |
| | Wall Unit | 15% | | | 2026 | \$30,800 | 2 | \$600 | |
| | No Component | 85% | | | | | | | |
| Plumbing | | | | | | | | | |
| H/C Water Piping | | | | | | | | | |
| | Galv Iron/Steel | 10% | | | 2031 | * * | 1 | | |
| | No Component | 90% | | | | | | | |
| Water Heater | | | | | | | | | |
| | Electric | 5% | | | 2021 | \$1,100 | 4 | \$100 | |
| | Other Observation, Extent : Light, Area Affected : 5% | | | | | | | | |
| | Location : Janitors Closet | | | | | | | | |
| | Explanation : 1 - 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 : 1-4 | | | | | | | | |
| | Explanation : One Unit / Out Of Service For Long Time | | | | | | | | |
| Fire Suppression | | | | | | | | | |
| Standpipe | | | | | | | | | |
| | Generic | 100% | | | 2036 | * * | 1-5 | \$70,200 | |
| Sprinkler | | | | | | | | | |
| | No Component | 80% | | | | | | | |
| | Generic | 20% | | | 2036 | * * | 1-2 | \$7,800 | |
| | Other Observation, Extent : Light, Area Affected : 20% | | | | | | | | |
| | Location : Basement Level | | | | | | | | |
| | Explanation : Serves Basement Level Only | | | | | | | | |

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

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

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

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : 23RD ST. MARINA PARKING GARAGE
Address : EAST 23RD ST. & EAST RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGSP030.000 / 2135 **Yr Built/Renovated** :
Area Sq Ft : 217,800 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 15-Jun-2015 **Landmark Status** : NONE
Areas Surveyed : Floors 1,6,8
Block : 991 **Lot** : 50 **BIN** : 1086214

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$504,800 | \$184,400 |
| Interior Architecture | \$1,756,200 | \$595,500 |
| Electrical | | \$811,100 |
| Total | \$2,261,000 | \$1,591,000 |
| Importance Code A | \$504,800 | \$202,500 |
| Importance Code B | \$1,387,700 | \$1,388,500 |
| Importance Code C | \$368,500 | |
| Total | \$2,261,000 | \$1,591,000 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$4,800 | | | |
| Interior Architecture | \$17,800 | | \$7,400 | \$3,700 |
| Electrical | \$17,400 | \$6,900 | \$4,100 | \$4,100 |
| Mechanical | \$9,400 | \$100 | \$1,100 | \$100 |
| Elevators/Escalators | \$7,900 | \$7,900 | \$7,900 | \$7,900 |
| Total | \$57,300 | \$15,000 | \$20,500 | \$15,800 |
| Importance Code A | \$5,100 | | | |
| Importance Code B | \$40,300 | \$15,000 | \$20,500 | \$15,800 |
| Importance Code C | \$11,900 | | | |
| Total | \$57,300 | \$15,000 | \$20,500 | \$15,800 |



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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 | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Cast in Place Concrete | 33% | | | LIFE | * * | 5 | \$287,800 | |
| | Paint Peeling, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | Location : Various Locations | | | | | | | |
| | Caulking Deteriorated, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | Location : Various Locations | | | | | | | |
| Masonry: Brick | 10% | 4+ | \$51,400 | LIFE | * * | 5 | \$8,700 | |
| | Cracking/Crumbling, Extent : Light, Area Affected : 5% | | | | | | | |
| | Location : Various Locations | | | | | | | |
| Metal, Corrugated | 45% | Now | \$55,900 | 2046 | * * | 1 | | |
| | Corrosion/Rusting, Extent : Severe, Area Affected : 15% | | | | | | | |
| | Location : 1st Floor At Waters Edge | | | | | | | |
| | Deformed/Dented, Extent : Moderate, Area Affected : 5% | | | | | | | |
| | Location : 1st Floor | | | | | | | |
| | Staining/Discoloring, Extent : Light, Area Affected : 5% | | | | | | | |
| | Location : Various Locations | | | | | | | |
| Metal Coiling Doors | 2% | Now | \$4,800 | 2043 | * * | 5 | \$2,700 | |
| | Unit Inoperable, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : 1st Floor | | | | | | | |
| Window Wall | 10% | | | 2036 | * * | 5 | \$32,700 | |
| Windows | | | | | | | | |
| Steel | 100% | 0-2 | \$80,700 | 2048 | * * | 5 | \$33,000 | |
| | 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 | \$81,000 | |
| | Staining/Discoloring, Extent : Light, Area Affected : 15% | | | | | | | |
| | Location : Various Locations | | | | | | | |
| Roof | | | | | | | | |
| Cast in Place Concrete | 95% | | | LIFE | * * | 10 | \$132,300 | |
| Not Accessible | 5% | | | | | | | |
| | Other Observation, Extent : Light, Area Affected : 0% | | | | | | | |
| | Location : Roof Over Stair Tower | | | | | | | |
| | Explanation : Not Accessible | | | | | | | |

Interior

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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 | | | | | | | | |
| Floors | | | | | | | | |
| Cast in Place Concrete | 85% | 2-4 | \$256,100 | LIFE | * * | 5 | \$551,500 | |
| Cracking/Crumbling, Extent : Light, Area Affected : 2% | | | | | | | | |
| Location : Various Locations | | | | | | | | |
| Paint Peeling, Extent : Moderate, Area Affected : 10% | | | | | | | | |
| Location : Stair Tower And Mechanical Spaces | | | | | | | | |
| Ponding, Extent : Light, Area Affected : 5% | | | | | | | | |
| Location : Stair Tower | | | | | | | | |
| Recent Repair Evident, Extent : Light, Area Affected : 10% | | | | | | | | |
| Location : Various Locations | | | | | | | | |
| Ceramic Tile | 5% | | | 2029 | * * | 5 | \$14,800 | |
| Vinyl Tile | 10% | Now | \$246,300 | 2036 | * * | 3 | \$11,100 | |
| Cracking/Crumbling, Extent : Severe, Area Affected : 75% | | | | | | | | |
| Location : Throughout Offices | | | | | | | | |
| Interior Walls | | | | | | | | |
| Cast in Place Concrete | 70% | 4+ | \$368,500 | LIFE | * * | | | |
| Horizontal Cracks, Extent : Light, Area Affected : 5% | | | | | | | | |
| Location : Various Locations | | | | | | | | |
| Paint Peeling, Extent : Light, Area Affected : 10% | | | | | | | | |
| Location : Various Locations | | | | | | | | |
| Caulking Deteriorated, Extent : Light, Area Affected : 5% | | | | | | | | |
| Location : Various Locations | | | | | | | | |
| Vertical Cracks, Extent : Light, Area Affected : 5% | | | | | | | | |
| Location : Various Locations | | | | | | | | |
| Concrete Masonry Unit | 15% | 2-4 | \$9,200 | LIFE | * * | 5 | \$1,700 | |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Horizontal Cracks, Extent : Light, Area Affected : 5% | | | | | | | | |
| Location : Stair Tower | | | | | | | | |
| Gypsum Board | 5% | | | LIFE | * * | 5-10 | \$2,400 | |
| Masonry: Brick | 5% | | | LIFE | * * | 10 | \$400 | |
| SGFT/Glazed Masonry | 5% | | | LIFE | * * | 10 | \$700 | |
| Ceilings | | | | | | | | |
| AcousTileSusp.Lay-In | 5% | Now | \$5,900 | 2039 | * * | 5 | \$7,400 | |
| Cracking/Crumbling, Extent : Severe, Area Affected : 100% | | | | | | | | |
| Location : Throughout Offices | | | | | | | | |
| Exposed Concrete | 95% | Now | \$885,400 | LIFE | * * | 5 | \$44,000 | |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10% | | | | | | | | |
| Location : Below Levels 7 And 8 | | | | | | | | |
| Exposed Reinforcement, Extent : Moderate, Area Affected : 10% | | | | | | | | |
| Location : Various Locations | | | | | | | | |
| Spalling, Extent : Moderate, Area Affected : 30% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Water Penetration, Extent : Moderate, Area Affected : 15% | | | | | | | | |
| Location : Below Levels 7 And 8 | | | | | | | | |
| Site Pavements | | | | | | | | |

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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 |

Site Pavements

On-Site Walkways

Pavers

100% 2035 * *

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

Parking/Driveway

Asphalt

100% Now \$9,100 2035 * *

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% 2052 * * 5 \$500

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

Fused Disc Sw

50% 2026 \$18,100 5 \$500

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

Switchgear / Switchboard

Fused Disc Sw

100% 2052 * * 5 \$900

Raceway

Conduit

100% 2052 * * 1

Panelboards

Molded Case Bkrs

100% 2048 * * 5 \$5,700

Wiring

Thermoplastic

100% 2052 * * 1

Ground

Grounding Devices

Generic

100% LIFE * * 5 \$6,400

Lighting

Interior Lighting

Fluorescent

5% 2021 \$50,500 10 \$9,100

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

LED

80% 2031 * *

No Component

15%

Egress Lighting

Emergency, Battery

50% 2036 * * 10 \$23,900

Exit, Service

50% 2034 * * 1

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

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

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

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

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Lighting | | | | | | | | |
| Exterior Lighting | | | | | | | | |
| HID | 50% | | | 2021 | \$401,700 | 10 | \$300 | |
| | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Explanation : Photocell Control | | | | | | | |
| Incandescent | 50% | | | 2021 | \$340,900 | 2 | \$200 | |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| No Component | 50% | | | | | | | |
| Generic | 50% | | | 2031 | * * | 1 | \$40,700 | |
| | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Explanation : Cameras And Card Readers For Access Control | | | | | | | |
| Fire/Smoke Detection | | | | | | | | |
| No Component | 50% | | | | | | | |
| Generic, Digital | 50% | | | 2031 | * * | | | |
| | | | | | | | | |
| 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% | | | 2046 | * * | 1 | | |
| No Component | 95% | | | | | | | |
| Conversion Equipment | | | | | | | | |
| Radiant Heater | 5% | | | 2026 | \$400 | 2 | | |
| | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | |
| | Location : Main Office, First Floor | | | | | | | |
| | Explanation : 4 Units - Small Base Board Type | | | | | | | |
| No Component | 95% | | | | | | | |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2042 | * * | 1 | | |
| Conversion Equipment | | | | | | | | |
| Split Unit | 10% | | | 2031 | * * | | | |
| No Component | 90% | | | | | | | |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 7% | Now | \$3,300 | LIFE | * * | 2-5 | \$7,700 | |
| | Damaged, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | Location : First Floor Bathroom Exhaust | | | | | | | |
| No Component | 93% | | | | | | | |
| Exhaust Fans | | | | | | | | |
| Interior | 5% | | | 2026 | \$10,300 | 2 | \$300 | |
| 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
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 |
| Plumbing | | | | | | | | | |
| | H/C Water Piping | | | | | | | | |
| | Galv Iron/Steel | 5% | | | 2031 | * * | 1 | | |
| | No Component | 95% | | | | | | | |
| | Water Heater | | | | | | | | |
| | Electric | 100% | Now | \$6,000 | 2026 | \$30,000 | 4 | \$1,200 | |
| | | | Unit Inoperable, Extent : Light, Area Affected : 10% | | | | | | |
| | | | Location : 1st Floor | | | | | | |
| | 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 : Roof | | | | | | |
| | | | Explanation : One Unit | | | | | | |
| Fire Suppression | | | | | | | | | |
| | Standpipe | | | | | | | | |
| | Generic | 100% | | | 2036 | * * | 1-5 | \$1,000 | |
| | Sprinkler | | | | | | | | |
| | No Component | 95% | | | | | | | |
| | Generic | 5% | | | 2036 | * * | 1-2 | | |

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

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

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

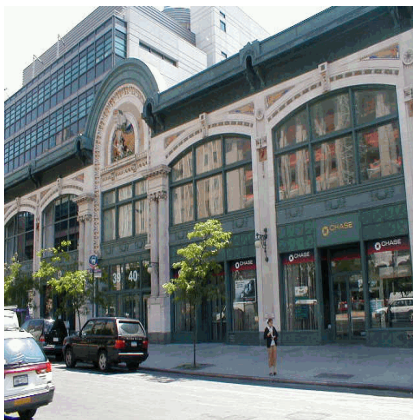
Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|----------------|-----------------|
| Mechanical | | \$72,000 |
| Total | | \$72,000 |
| Importance Code B | | \$72,000 |
| Total | | \$72,000 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$31,800 | | \$7,700 | |
| Interior Architecture | \$48,700 | | \$13,400 | \$3,900 |
| Electrical | \$2,200 | \$1,400 | \$1,700 | \$2,900 |
| Mechanical | \$6,600 | \$2,100 | \$2,700 | \$2,100 |
| Elevators/Escalators | \$7,900 | \$7,900 | \$7,900 | \$7,900 |
| Total | \$97,200 | \$11,400 | \$33,400 | \$16,800 |
| Importance Code A | \$32,500 | \$900 | \$8,400 | \$900 |
| Importance Code B | \$43,200 | \$10,500 | \$25,000 | \$16,000 |
| Importance Code C | \$21,500 | | | |
| Total | \$97,200 | \$11,400 | \$33,400 | \$16,800 |



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 |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Cast Stone/Terra Cotta | 25% | 0-2 | \$5,000 | LIFE | ** | 5 | \$12,400 | |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15% | | | | | | | | |
| Location : Street Facades | | | | | | | | |
| Concrete Masonry Unit | 30% | | | LIFE | ** | 5 | \$2,400 | |
| Other Observation, Extent : Light, Area Affected : 100% | | | | | | | | |
| Location : Rear Of Building | | | | | | | | |
| Explanation : Stucco Applied | | | | | | | | |
| Masonry: Granite | 2% | | | LIFE | ** | 5 | \$200 | |
| Metal Panel | 8% | | | 2046 | ** | 5-10 | \$3,500 | |
| Stucco Cement | 10% | | | 2039 | ** | 5 | \$1,600 | |
| Cracking/Crumbling, Extent : Light, Area Affected : 15% | | | | | | | | |
| Location : Rear Of Building | | | | | | | | |
| Window Wall | 25% | | | 2046 | ** | 5 | \$5,900 | |
| Windows | | | | | | | | |
| Steel | 25% | | | 2034 | ** | 5 | \$13,700 | |
| Wood | 75% | | | 2042 | ** | 5 | \$32,900 | |
| Parapets | | | | | | | | |
| Cast Stone/Terra Cotta | 5% | | | LIFE | ** | 5-10 | \$6,000 | |
| Concrete Masonry Unit | 25% | | | LIFE | ** | 5-10 | \$5,800 | |
| Metal Cornice | 60% | | | 2041 | ** | 10 | \$8,200 | |
| Stucco Cement | 10% | | | 2031 | ** | 5 | \$1,100 | |
| Roof | | | | | | | | |
| Modified Bitumen | 5% | | | 2026 | \$4,200 | 10 | \$700 | |
| Spray-on Foam | 95% | | | 2031 | ** | 5 | \$18,900 | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 30% | | | 2022 | \$89,300 | 3 | \$14,300 | |
| Cast in Place Concrete | 10% | | | LIFE | ** | 5 | \$10,500 | |
| Ceramic Tile | 3% | | | 2035 | ** | 5 | \$700 | |
| Terrazzo | 22% | | | LIFE | ** | 5 | \$8,200 | |
| Vinyl Tile | 5% | | | 2031 | ** | 3 | \$400 | |
| Wood | 30% | | | 2054 | ** | 5 | \$13,400 | |
| Interior Walls | | | | | | | | |
| Concrete Masonry Unit | 5% | | | LIFE | ** | 5 | \$900 | |
| Glass: Single Pane | 5% | | | LIFE | ** | 5 | \$1,800 | |
| Gypsum Board | 65% | | | LIFE | ** | 5-10 | \$26,100 | |
| Plaster | 25% | | | LIFE | ** | 5-10 | \$5,000 | |
| Ceilings | | | | | | | | |
| AcousTileSusp.Lay-In | 55% | | | 2039 | ** | 5 | \$13,100 | |
| Gypsum Board | 25% | | | LIFE | ** | 5-10 | \$20,500 | |
| Plaster | 20% | 4+ | \$1,200 | LIFE | ** | 5 | \$3,000 | |
| Cracking/Crumbling, Extent : Light, Area Affected : 20% | | | | | | | | |
| Location : Entrance Foyer | | | | | | | | |

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

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

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

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

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

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

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

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

Lighting

| | | | | | | | | | |
|--------------------|------|--|--|------|--|-----|----|-------|--|
| Egress Lighting | | | | | | | | | |
| Emergency, Service | 40% | | | 2031 | | * * | 1 | | |
| Emergency, Battery | 10% | | | 2031 | | * * | 10 | \$400 | |
| Exit, LED | 10% | | | 2054 | | * * | 1 | | |
| Exit, Service | 40% | | | 2031 | | * * | 1 | | |
| Exterior Lighting | | | | | | | | | |
| HID | 100% | | | 2031 | | * * | 10 | | |

Alarm

| | | | | | | | | | |
|----------------------|------|--|--|------|--|-----|---|---------|--|
| Security System | | | | | | | | | |
| No Component | 50% | | | | | | | | |
| Generic | 50% | | | 2031 | | * * | 1 | \$3,000 | |
| Fire/Smoke Detection | | | | | | | | | |
| Generic, Digital | 100% | | | 2031 | | * * | | | |

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

Heating

| | | | | | | | | | |
|---|-----|--|--|------|--|----------|---|---------|--|
| Energy Source | | | | | | | | | |
| Electricity | 10% | | | 2036 | | * * | 1 | | |
| Natural Gas | 90% | | | 2036 | | * * | 1 | | |
| Conversion Equipment | | | | | | | | | |
| Furnace | 90% | | | 2026 | | \$17,100 | 1 | \$7,100 | |
| <i>Other Observation, Extent : Light, Area Affected : 90%</i> | | | | | | | | | |
| <i>Location : Roof</i> | | | | | | | | | |
| <i>Explanation : 3 Roof Top Package Units</i> | | | | | | | | | |
| Radiant Heater | 10% | | | 2026 | | \$6,900 | 2 | \$700 | |
| <i>Other Observation, Extent : Light, Area Affected : 10%</i> | | | | | | | | | |
| <i>Location : Entrance</i> | | | | | | | | | |
| <i>Explanation : 5 Units</i> | | | | | | | | | |

Air Conditioning

| | | | | | | | | | |
|---------------|------|--|--|------|--|-----|---|--|--|
| Energy Source | | | | | | | | | |
| Electricity | 100% | | | 2034 | | * * | 1 | | |

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Estimates are rounded to the nearest hundred dollars.*

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

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

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

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | | |
|----------------------|--------------------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Air Conditioning | | | | | | | | | |
| Conversion Equipment | | | | | | | | | |
| | Ext Pkg Unit - Heating/Cooling | 70% | | | 2026 | \$72,000 | 2 | \$700 | |
| | | R-22 Refrigerant, Extent : Light, Area Affected : 70% Location : Roof Other Observation, Extent : Light, Area Affected : 70% Location : Roof Explanation : 2 Roof Top Units | | | | | | | |
| | Ext Pkg Unit - Heating/Cooling | 25% | | | 2034 | * * | 2 | \$200 | |
| | | Other Observation, Extent : Light, Area Affected : 25% Location : Roof Explanation : 1 Unit, R-410 Refrigerant | | | | | | | |
| | Split Unit | 5% | | | 2034 | * * | | | |
| | | R-22 Refrigerant, Extent : Light, Area Affected : 5% Location : 1 Unit, Roof | | | | | | | |
| Terminal Devices | | | | | | | | | |
| | Fan Coil - Cooling | 5% | | | 2034 | * * | 1 | \$300 | |
| | No Component | 95% | | | | | | | |
| Heat Rejection | | | | | | | | | |
| | Remote Air Cond | 5% | | | 2034 | * * | 2 | \$600 | |
| | No Component | 95% | | | | | | | |
| Ventilation | | | | | | | | | |
| Distribution | | | | | | | | | |
| | Ductwork/Diffusers | 100% | | | LIFE | * * | 2-5 | \$14,100 | |
| Exhaust Fans | | | | | | | | | |
| | Roof | 100% | | | 2031 | * * | 2 | \$500 | |
| Plumbing | | | | | | | | | |
| H/C Water Piping | | | | | | | | | |
| | Brass/Copper | 100% | | | 2036 | * * | 1 | | |
| Water Heater | | | | | | | | | |
| | Electric | 100% | | | 2024 | \$2,400 | 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 : (1) B-2 (1) I-2 Explanation : Two Units | | | | | | | |
| Fire Suppression | | | | | | | | | |
| Sprinkler | | | | | | | | | |
| | Generic | 100% | | | 2036 | * * | 1-2 | \$4,500 | |

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

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

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

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

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

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

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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 2017 - 2020 | FY 2021 - 2026 |
|-----------------------|--|--------------------|--------------------|
| Exterior Architecture | | \$633,400 | \$1,151,800 |
| Interior Architecture | | \$736,400 | \$191,400 |
| Electrical | | | \$474,800 |
| Mechanical | | | \$146,800 |
| Total | | \$1,369,800 | \$1,964,800 |
| Importance Code A | | \$633,400 | \$1,151,800 |
| Importance Code B | | \$681,100 | \$813,000 |
| Importance Code C | | \$55,300 | |
| Total | | \$1,369,800 | \$1,964,800 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$43,400 | | | |
| Interior Architecture | \$117,800 | \$4,400 | \$7,700 | \$24,300 |
| Electrical | \$700 | \$200 | \$200 | \$200 |
| Mechanical | \$2,200 | \$4,100 | \$2,200 | \$4,400 |
| Elevators/Escalators | \$7,900 | \$7,900 | \$7,900 | \$7,900 |
| Total | \$171,900 | \$16,600 | \$18,000 | \$36,800 |
| Importance Code A | \$43,400 | | | |
| Importance Code B | \$62,300 | \$16,600 | \$18,000 | \$32,600 |
| Importance Code C | \$66,200 | | | \$4,200 |
| Total | \$171,900 | \$16,600 | \$18,000 | \$36,800 |



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
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 | * * | 10 | \$366,700 | |
| | | 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 | \$130,900 | |
| | | 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 | \$12,600 | |
| | Wood | 5% | 4+ | \$11,900 | 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 Fl Waiting Area | | | | | | | |
| | | Explanation : No Access - Majority Of Building Inaccessible Due To Construction Of Vertical Addition | | | | | | | |
| | Wood | 80% | 4+ | \$48,600 | 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 | * * | 5-10 | \$29,400 | |
| | Metal Panel | 10% | | | 2036 | * * | 5 | \$3,300 | |
| | Metal Rail | 25% | | | 2031 | * * | 5-10 | \$38,900 | |
| Roof | | | | | | | | | |
| | Built-Up (BUR) | 40% | | | 2021 | \$346,100 | 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 | * * | 10 | \$44,200 | |
| | Copper/Terne | 8% | | | 2041 | * * | 10 | \$35,300 | |
| | Modified Bitumen | 32% | | | 2026 | \$352,100 | 10 | \$56,600 | |
| | Skylight, Metal/Glass | 5% | | | 2036 | * * | 10 | \$29,500 | |

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

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

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

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

| Architecture | | Current Repair | | | Future Replacement | | Maintenance | | |
|--|------------------------|----------------|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System | Component | % of | Fail Date | Estimated Cost | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
| | Type | Total | (Years) | | FY | | (Yrs) | | |
| Interior | | | | | | | | | |
| Floors | | | | | | | | | |
| | Carpet | 23% | | | 2022 | \$549,200 | 3 | \$80,500 | |
| Other Observation, Extent : Light, Area Affected : 90% | | | | | | | | | |
| Location : All Floors Besides 1st Fl Waiting Area | | | | | | | | | |
| Explanation : No Access - Majority Of Building Inaccessible Due To Construction Of Vertical Addition | | | | | | | | | |
| | Cast in Place Concrete | 50% | | | LIFE | * * | 5 | \$382,800 | |
| | Ceramic Tile | 5% | | | 2029 | * * | 5 | \$8,800 | |
| | Terrazzo | 7% | | | LIFE | * * | 5 | \$19,100 | |
| | Vinyl Tile | 15% | | | 2031 | * * | 3 | \$9,800 | |
| 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 | \$20,100 | |
| | Gypsum Board | 10% | | | LIFE | * * | 5-10 | \$28,500 | |
| | Plaster | 60% | | | LIFE | * * | 5-10 | \$85,400 | |
| | SGFT/Glazed Masonry | 5% | | | LIFE | * * | 10 | \$4,200 | |
| | Wood | 5% | | | LIFE | * * | 5 | \$67,000 | |
| Ceilings | | | | | | | | | |
| | AcousTileConcealSpLn | 25% | | | 2031 | * * | 5 | \$54,700 | |
| Other Observation, Extent : Light, Area Affected : 90% | | | | | | | | | |
| Location : All Ceilings Excet 1st Fl 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 | * * | 5-10 | \$54,700 | |
| | Exposed Struc: Steel | 10% | Now | \$394,000 | LIFE | * * | | | |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 15% | | | | | | | | | |
| Location : Slip For Governor's Island | | | | | | | | | |
| Water Penetration, Extent : Moderate, Area Affected : 10% | | | | | | | | | |
| Location : Slip For Governor's Island | | | | | | | | | |
| | Metal Panel | 10% | | | LIFE | * * | 5 | \$43,800 | |
| | Plaster | 25% | | | LIFE | * * | 5-10 | \$75,200 | |

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|--------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| 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 | |
| <i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Waiting Area 1st Floor</i> | | | | | | | | |
| Fluorescent | 2% | | | 2036 | * * | 10 | \$2,200 | |
| <i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Waiting Area 1st Floor</i> | | | | | | | | |
| HID | 2% | | | 2021 | \$32,800 | 10 | \$100 | |
| Under Construction | 94% | | | | | | | |
| Egress Lighting | | | | | | | | |
| Emergency, Battery | 5% | | | 2036 | * * | 10 | \$1,400 | |
| Exit, Service | 5% | | | 2036 | * * | 1 | | |
| Under Construction | 90% | | | | | | | |
| Exterior Lighting | | | | | | | | |
| HID | 100% | | | 2021 | \$474,800 | 10 | \$400 | |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| Under Construction | 95% | | | | | | | |
| Generic | 5% | | | 2036 | * * | 1 | \$2,200 | |
| Fire/Smoke Detection | | | | | | | | |
| Under Construction | 95% | | | | | | | |
| Generic, Digital | 5% | | | 2036 | * * | | | |

| 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 | | | | | | | | |
| Campus Steam | 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 | | | | | | | | |
| Steam Piping/Pump | 10% | | | 2052 | * * | 4 | \$600 | |
| Under Construction | 90% | | | | | | | |
| | | | | | | | | |
| Terminal Devices | | | | | | | | |
| Air Handler | 10% | | | 2031 | * * | 1 | \$7,300 | |
| Under Construction | 90% | | | | | | | |
| | | | | | | | | |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 10% | | | 2034 | * * | 1 | | |
| Under Construction | 90% | | | | | | | |
| | | | | | | | | |
| Conversion Equipment | | | | | | | | |
| Reciprocating Compr/Chiller | 10% | | | 2034 | * * | 1 | \$5,500 | |
| | | Other Observation, Extent : Light, Area Affected : 10% | | | | | | |
| | | Location : 1st Fl. | | | | | | |
| | | Explanation : 1 Unit. R-410a | | | | | | |
| Under Construction | 90% | | | | | | | |
| | | | | | | | | |
| Distribution | | | | | | | | |
| No Component | 10% | | | | | | | |
| Under Construction | 90% | | | | | | | |
| | | | | | | | | |
| Terminal Devices | | | | | | | | |
| Air Handler/Cool/Ht | 10% | | | 2031 | * * | 1 | \$7,300 | |
| Under Construction | 90% | | | | | | | |
| | | | | | | | | |
| Heat Rejection | | | | | | | | |
| Air Condenser Unit | 10% | | | 2034 | * * | 2 | \$8,200 | |
| Under Construction | 90% | | | | | | | |
| | | | | | | | | |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Under Construction | 100% | | | | | | | |
| | | | | | | | | |
| Exhaust Fans | | | | | | | | |
| 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 |
| 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 | \$146,800 | 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : **BROOKLYN ARMY TERMINAL BUILDING A**
Address : **140 58TH STREET @ FIRST AVENUE**
Borough : **BROOKLYN** **Agency's Number** : **N/A**
Program / Asset # : **DBS0034.000 / 13424** **Yr Built/Renovated** : **1919 / 1995**
Area Sq Ft : **400,000** **Project Type** : **ECONOMIC DEVELOPMENT**
Date of Survey : **06-Aug-2012** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4,5,6,7,8,ph**
Block : **5778** **Lot** : **1** **BIN** : **3257058**

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$2,159,200 | \$7,160,500 |
| Interior Architecture | \$266,200 | \$1,132,900 |
| Electrical | \$1,367,000 | |
| Mechanical | \$73,800 | |
| Total | \$3,866,200 | \$8,293,400 |
| Importance Code A | \$2,159,200 | \$7,160,500 |
| Importance Code B | \$1,629,100 | \$1,132,900 |
| Importance Code C | \$77,900 | |
| Total | \$3,866,200 | \$8,293,400 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-----------------------|-----------------|------------------|------------------|-----------------|
| Exterior Architecture | | \$29,000 | | |
| Interior Architecture | \$15,000 | | \$30,000 | |
| Electrical | \$7,100 | \$15,000 | \$10,200 | \$7,200 |
| Mechanical | \$25,700 | \$41,200 | \$34,400 | \$22,900 |
| Elevators/Escalators | \$35,500 | \$35,500 | \$35,500 | \$35,500 |
| Total | \$83,300 | \$120,600 | \$110,200 | \$65,600 |
| Importance Code A | \$6,900 | \$36,700 | \$6,900 | \$6,900 |
| Importance Code B | \$76,300 | \$83,900 | \$103,200 | \$58,700 |
| Importance Code C | | | | |
| Total | \$83,300 | \$120,600 | \$110,200 | \$65,600 |



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 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 | 85% | | | LIFE | * * | 5 | \$492,400 | |
| | Metal Coiling Doors | 10% | | | 2028 | * * | 5 | \$36,200 | |
| | Window Wall | 5% | | | 2043 | * * | 5 | \$21,700 | |
| Windows | | | | | | | | | |
| | Metal Louvers | 10% | | | 2032 | * * | 10 | \$73,300 | |
| | Steel | 85% | Now | \$1,526,800 | 2022 | \$5,089,200 | 5 | \$623,500 | |
| | 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 | | | | | | | | |
| | Under Construction | 5% | | | | | | | |
| Parapets | | | | | | | | | |
| | Cast in Place Concrete | 100% | | | LIFE | * * | 5 | \$763,800 | |
| Roof | | | | | | | | | |
| | Cast in Place Concrete | 10% | | | LIFE | * * | | | |
| | Spray-on Foam | 90% | 0-2 | \$632,400 | 2033 | * * | 5 | \$118,400 | |
| | Blisters, Extent : Moderate, Area Affected : 10% | | | | | | | | |
| | Location : Main Roof | | | | | | | | |
| | Cracking/Crumbling, Extent : Moderate, Area Affected : 25% | | | | | | | | |
| | Location : Main Roof | | | | | | | | |
| | Worn/Eroded, Extent : Moderate, Area Affected : 25% | | | | | | | | |
| | Location : Throughout | | | | | | | | |
| Interior | | | | | | | | | |
| Floors | | | | | | | | | |
| | Carpet | 10% | | | 2022 | \$747,000 | 3 | \$89,900 | |
| | Cast in Place Concrete | 80% | | | LIFE | * * | 5 | \$1,048,700 | |
| | Ceramic Tile | 5% | | | 2032 | * * | 5 | \$30,000 | |
| | Terrazzo | 5% | | | LIFE | * * | 5 | \$23,400 | |
| Interior Walls | | | | | | | | | |
| | Cast in Place Concrete | 25% | Now | \$77,900 | LIFE | * * | | | |
| | Cracking/Crumbling, Extent : Moderate, Area Affected : 10% | | | | | | | | |
| | Location : Above Windows, Stair 11, Foundation | | | | | | | | |
| | Paint Peeling, Extent : Moderate, Area Affected : 25% | | | | | | | | |
| | Location : Columns,Throughout | | | | | | | | |
| | Cast in Place Concrete | 55% | | | LIFE | * * | | | |
| | Concrete Masonry Unit | 10% | | | LIFE | * * | 5 | \$1,000 | |
| | Gypsum Board | 10% | | | LIFE | * * | 5 | \$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
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

Ceilings

| | | | | | | | | |
|----------------------|-----|-----|-----------|------|-----|---|----------|--|
| AcousTileSusp.Lay-In | 10% | | | 2036 | * * | 5 | \$59,900 | |
| Exposed Concrete | 20% | Now | \$188,300 | LIFE | * * | 5 | \$18,700 | |

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

| | | | | | | | | |
|------------------|-----|--|--|------|-----|---|----------|--|
| Exposed Concrete | 70% | | | LIFE | * * | 5 | \$65,500 | |
|------------------|-----|--|--|------|-----|---|----------|--|

| 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% | | | 2043 | * * | 5 | \$1,700 | |
|---------------|------|--|--|------|-----|---|---------|--|

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

Location : Electrical Room

Explanation : 3- Main Service Switches Rated @ 2- 4000 Amperes And 1- 3000 Amperes

Transformers

| | | | | | | | | |
|----------|------|--|--|------|-----|---|---------|--|
| Dry Type | 100% | | | 2036 | * * | 5 | \$1,500 | |
|----------|------|--|--|------|-----|---|---------|--|

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

Location : Electrical Room

Explanation : 30 Kva, 15 Kva, 480/208/120 Volts

Switchgear / Switchboard

| | | | | | | | | |
|---------------|------|--|--|------|-----|---|---------|--|
| Fused Disc Sw | 100% | | | 2043 | * * | 5 | \$1,700 | |
|---------------|------|--|--|------|-----|---|---------|--|

Raceway

| | | | | | | | | |
|--------------|-----|--|--|------|-----|---|--|--|
| Busway | 5% | | | 2036 | * * | 1 | | |
| Conduit | 20% | | | 2043 | * * | 1 | | |
| No Component | 75% | | | | | | | |

Panelboards

| | | | | | | | | |
|------------------|-----|--|--|------|-----|---|---------|--|
| Fused Disc Sw | 5% | | | 2039 | * * | 5 | \$500 | |
| Molded Case Bkrs | 20% | | | 2039 | * * | 5 | \$2,100 | |
| No Component | 75% | | | | | | | |

Wiring

| | | | | | | | | |
|---------------|-----|--|--|------|-----|---|--|--|
| Busway | 5% | | | 2036 | * * | 1 | | |
| Thermoplastic | 20% | | | 2043 | * * | 1 | | |
| No Component | 75% | | | | | | | |

Motor Controllers

| | | | | | | | | |
|-----------------|------|--|--|------|-----|---|---------|--|
| Locally Mounted | 100% | | | 2036 | * * | 5 | \$2,700 | |
|-----------------|------|--|--|------|-----|---|---------|--|

Ground

Grounding Devices

| | | | | | | | | |
|---------|------|--|--|------|-----|---|---------|--|
| Generic | 100% | | | LIFE | * * | 5 | \$5,900 | |
|---------|------|--|--|------|-----|---|---------|--|

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 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 |
| Lighting | | | | | | | | | |
| | Interior Lighting | | | | | | | | |
| | Fluorescent | 10% | | | 2028 | * * | 10 | \$36,700 | |
| | | | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | |
| | | | Location : Throughout | | | | | | |
| | | | Explanation : T-8 Lamps | | | | | | |
| | Fluorescent | 5% | | | 2018 | \$646,800 | 10 | \$18,400 | |
| | | | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | |
| | | | Location : Throughout | | | | | | |
| | | | Explanation : T-12 Lamps | | | | | | |
| | Fluorescent | 5% | | | 2028 | * * | 10 | \$18,400 | |
| | | | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | |
| | | | Location : Throughout The Building | | | | | | |
| | | | Explanation : Compact Fluorescent Lamps | | | | | | |
| | Incandescent | 5% | | | 2018 | \$646,800 | 2 | \$400 | |
| | No Component | 75% | | | | | | | |
| Egress Lighting | | | | | | | | | |
| | Emergency, Battery | 5% | | | 2028 | * * | 10 | \$4,800 | |
| | Exit, Service | 5% | | | 2028 | * * | 1 | | |
| | No Component | 90% | | | | | | | |
| Exterior Lighting | | | | | | | | | |
| | HID | 100% | | | 2028 | * * | 10 | \$1,200 | |
| Alarm | | | | | | | | | |
| | Security System | | | | | | | | |
| | No Component | 90% | | | | | | | |
| | Generic | 10% | | | 2028 | * * | 1 | \$14,900 | |
| | | | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | |
| | | | Location : Corridor | | | | | | |
| | | | Explanation : C C T V Cameras | | | | | | |
| Fire/Smoke Detection | | | | | | | | | |
| | No Component | 75% | | | | | | | |
| | Generic | 25% | | | 2028 | * * | 1-3 | \$61,600 | |
| | | | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | |
| | | | Location : Hallways | | | | | | |
| | | | Explanation : Smoke Detectors, Manual Pull Stations And Horns | | | | | | |

| Mechanical | | Current Repair | | | Future Replacement | | Maintenance | | |
|------------|----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating | | | | | | | | | |
| | Energy Source | | | | | | | | |
| | Natural Gas | 35% | | | 2033 | * * | 1 | | |
| | No Component | 65% | | | | | | | |
| | Conversion Equipment | | | | | | | | |
| | Hot Water Boiler | 35% | | | 2028 | * * | 1 | \$69,300 | |
| | No Component | 65% | | | | | | | |

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

DEPT. OF SMALL BUSINESS SERV. - 801
BROOKLYN ARMY TERMINAL BUILDING 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% | | | 2039 | * * | 4 | \$6,900 | |
| | No Component | 65% | | | | | | | |
| Terminal Devices | | | | | | | | | |
| | Air Handler | 10% | | | 2018 | \$73,800 | 1 | \$24,800 | |
| | | | Other Observation, Extent : Light, Area Affected : 10% | | | | | | |
| | | | Location : Loading Dock Level | | | | | | |
| | | | Explanation : Service Dock Area | | | | | | |
| | Convector/Radiator | 25% | | | 2028 | * * | 1 | \$32,300 | |
| | Fan Coil Unit/Heat | 10% | | | 2028 | * * | 1 | \$12,900 | |
| | No Component | 55% | | | | | | | |
| Ventilation | | | | | | | | | |
| | Distribution | | | | | | | | |
| | Ductwork/Diffusers | 10% | | | LIFE | * * | 2-5 | \$22,300 | |
| | No Component | 90% | | | | | | | |
| Exhaust Fans | | | | | | | | | |
| | Interior | 5% | | | 2028 | * * | 2 | \$600 | |
| | Roof | 5% | | | 2028 | * * | 2 | \$600 | |
| | No Component | 90% | | | | | | | |
| Plumbing | | | | | | | | | |
| | H/C Water Piping | | | | | | | | |
| | Galv Iron/Steel | 35% | | | 2036 | * * | 1 | | |
| | No Component | 65% | | | | | | | |
| Water Heater | | | | | | | | | |
| | Electric | 35% | | | 2021 | \$21,200 | 4 | \$1,200 | |
| | 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% | | | 2028 | * * | 1 | \$8,600 | |
| Fixtures | | | | | | | | | |
| | Generic | 100% | | | | | | | |
| Vertical Transport | | | | | | | | | |
| | Elevators | | | | | | | | |
| | Gearless Traction | 35% | | | LIFE | * * | | | |
| | No Component | 65% | | | | | | | |
| Fire Suppression | | | | | | | | | |
| | Standpipe | | | | | | | | |
| | No Component | 65% | | | | | | | |
| | Generic | 35% | | | 2043 | * * | 1-5 | \$70,700 | |
| Sprinkler | | | | | | | | | |
| | No Component | 65% | | | | | | | |
| | Generic | 35% | | | 2043 | * * | 1-2 | \$39,300 | |

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
BROOKLYN ARMY TERMINAL BUILDING 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% | | | 2032 | * * | 1 | \$26,200 | |

*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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : **BROOKLYN ARMY TERMINAL BUILDING B**
Address : **140 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 : **01-Aug-2012** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4,5,6,7,8**
Block : **5778** **Lot** : **1** **BIN** : **3257058**

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$7,893,700 | \$30,357,500 |
| Interior Architecture | \$342,800 | \$7,313,600 |
| Electrical | \$10,186,500 | \$2,052,200 |
| Mechanical | \$624,000 | \$9,363,700 |
| Total | \$19,047,100 | \$49,087,100 |
| Importance Code A | \$7,893,700 | \$31,308,600 |
| Importance Code B | \$11,153,300 | \$17,644,000 |
| Importance Code C | | \$134,500 |
| Total | \$19,047,100 | \$49,087,100 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | | \$1,200 | | |
| Interior Architecture | \$93,100 | | \$82,800 | \$82,800 |
| Electrical | \$92,400 | \$84,500 | \$74,300 | \$62,000 |
| Mechanical | \$374,100 | \$360,000 | \$445,700 | \$312,200 |
| Elevators/Escalators | \$239,800 | \$239,800 | \$239,800 | \$239,800 |
| Total | \$799,400 | \$685,400 | \$842,600 | \$696,800 |
| Importance Code A | \$118,900 | \$104,300 | \$118,900 | \$98,400 |
| Importance Code B | \$670,100 | \$581,100 | \$723,700 | \$598,300 |
| Importance Code C | \$10,400 | | | |
| Total | \$799,400 | \$685,400 | \$842,600 | \$696,800 |



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
BROOKLYN ARMY TERMINAL 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 | \$540,700 | LIFE | * * | 5 | \$981,600 | |
| | Cracking/Crumbling, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | Location : Atrium Walls And Balconies | | | | | | | |
| | Exposed Reinforcement, Extent : Moderate, Area Affected : 20% | | | | | | | |
| | Location : Mechanical Penthouses | | | | | | | |
| | Staining/Discoloring, Extent : Moderate, Area Affected : 35% | | | | | | | |
| | Location : Atrium Walls And Balconies | | | | | | | |
| | Vertical Cracks, Extent : Severe, Area Affected : 20% | | | | | | | |
| | Location : Atrium Walls | | | | | | | |
| Cast in Place Concrete | 60% | | | LIFE | * * | 5 | \$2,944,900 | |
| Metal Panel | 5% | | | 2033 | * * | 5-10 | \$337,400 | |
| Metal Coiling Doors | 10% | | | 2028 | * * | 5 | \$306,800 | |
| Window Wall | 5% | | | 2043 | * * | 5 | \$184,100 | |
| Windows | | | | | | | | |
| Metal Louvers | 10% | | | 2032 | * * | 10 | \$284,900 | |
| Steel | 90% | Now | \$6,278,100 | 2022 | \$20,926,900 | 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 | | | | | | | |
| | Thermally Inefficient, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Parapets | | | | | | | | |
| Cast in Place Concrete | 28% | Now | \$103,700 | 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 | | | | | | | |
| Cast in Place Concrete | 70% | | | LIFE | * * | 5 | \$215,600 | |
| Metal Panel | 2% | | | 2043 | * * | 5 | \$2,300 | |

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

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

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

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

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

Exterior

Roof

| | | | | | | | | |
|--|-----|-----|-----------|------|-------------|----|-----------|--|
| Paver: Asphalt | 15% | Now | \$218,200 | 2026 | \$1,091,200 | | | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Over Basement</i> | | | | | | | | |
| <i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Over Basement</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Over Basement</i> | | | | | | | | |
| Single Ply Membrane | 10% | | | 2023 | \$273,100 | 10 | \$83,100 | |
| Spray-on Foam | 75% | | | 2028 | ** | 5 | \$831,200 | |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout Atrium</i> | | | | | | | | |
| <i>Explanation : Ballast Over Roofing. There Is An Original Steel Structure Above The Atrium Open To The Sky</i> | | | | | | | | |

Interior

Floors

| | | | | | | | | |
|------------------------|-----|--|--|------|-------------|---|-----------|--|
| Carpet | 5% | | | 2022 | \$2,063,500 | 3 | \$248,300 | |
| Cast in Place Concrete | 65% | | | LIFE | ** | 5 | \$672,500 | |
| Ceramic Tile | 5% | | | 2032 | ** | 5 | \$165,500 | |
| Terrazzo | 5% | | | LIFE | ** | 5 | \$129,300 | |
| Vinyl Tile | 20% | | | 2023 | \$5,498,000 | 3 | \$331,100 | |

Interior Walls

| | | | | | | | | |
|------------------------|-----|--|--|------|----|---|----------|--|
| Cast in Place Concrete | 70% | | | LIFE | ** | | | |
| Ceramic Tile | 2% | | | 2032 | ** | 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 | |

Ceilings

| | | | | | | | | |
|----------------------|-----|-----|-----------|------|----|---|-----------|--|
| AcousTileSusp.Lay-In | 10% | | | 2036 | ** | 5 | \$331,100 | |
| Exposed Concrete | 85% | | | LIFE | ** | 5 | \$439,700 | |
| Exposed Concrete | 5% | Now | \$260,100 | LIFE | ** | 5 | \$25,900 | |

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Basement Under Ramps**Exposed Reinforcement, Extent : Moderate, Area Affected : 10%**Location : Basement Ceiling Near Atrium**Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Basement*

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

Over 600 Volts

Service Equipment

| | | | | | | | | |
|----------------|------|--|--|--|--|--|--|--|
| Not Accessible | 100% | | | | | | | |
|----------------|------|--|--|--|--|--|--|--|

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

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

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

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Over 600 Volts | | | | | | | | |
| Transformers | | | | | | | | |
| Dry Type | 100% | | | 2021 | \$134,200 | 3 | \$12,200 | |
| Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | |
| Location : Electrical Room | | | | | | | | |
| Explanation : 2- 2500 Kva, 27000 Volts / 480 Volts | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Feeders | | | | | | | | |
| Cable | 100% | | | 2022 | \$15,100 | 1 | | |
| Raceway | | | | | | | | |
| Conduit | 100% | | | 2023 | \$40,000 | 1 | | |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Fused Disc Sw | 50% | | | 2023 | | 5 | \$4,700 | |
| Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | |
| Location : Electrical Room 1 | | | | | | | | |
| Explanation : 2- 4000 Amperes Main Service Switches | | | | | | | | |
| Fused Disc Sw | 50% | | | 2033 | * * | 5 | \$4,700 | |
| Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | |
| Location : Electrical Room 2 | | | | | | | | |
| Explanation : 4- 5000 Amperes Main Service Switches | | | | | | | | |
| Transformers | | | | | | | | |
| Dry Type | 100% | | | 2021 | \$15,400 | 5 | \$8,100 | |
| Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | |
| Location : Roof | | | | | | | | |
| Explanation : 3- 118 Kva, 1- 112 Kva, 1- 30 Kva | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Fused Disc Sw | 100% | | | 2023 | | 5 | \$9,500 | |
| Raceway | | | | | | | | |
| Conduit | 90% | | | 2023 | | 1 | | |
| Conduit | 10% | | | 2033 | * * | 1 | | |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 10% | | | 2022 | | 5 | \$5,100 | |
| Molded Case Bkrs | 80% | | | 2022 | | 5 | \$46,600 | |
| Molded Case Bkrs | 10% | | | 2031 | * * | 5 | \$5,800 | |
| Wiring | | | | | | | | |
| Thermoplastic | 40% | | | 2033 | * * | 1 | | |
| Thermoplastic | 60% | | | 2023 | | 1 | | |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 70% | | | 2021 | | 5 | \$10,400 | |
| Locally Mounted | 30% | | | 2028 | * * | 5 | \$4,500 | |
| Ground | | | | | | | | |

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

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

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

Ground

Grounding Devices

| | | | | | | | | | |
|---------|-----|-----|---------|------|--|----|---|----------|--|
| Generic | 50% | | | LIFE | | ** | 5 | \$16,300 | |
| Generic | 50% | 2-4 | \$4,600 | LIFE | | ** | 5 | \$16,300 | |

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

Location : Basement

Explanation : Corroded

Lighting

Interior Lighting

| | | | | | | | | | |
|-------------|------|--|--|------|--|----|----|-------------|--|
| Fluorescent | 100% | | | 2028 | | ** | 10 | \$2,028,600 | |
|-------------|------|--|--|------|--|----|----|-------------|--|

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

Location : Throughout The Building

Explanation : T-12 Lamps

Egress Lighting

| | | | | | | | | | |
|--------------------|-----|--|--|------|-------------|--|----|-----------|--|
| Emergency, Battery | 50% | | | 2023 | \$1,456,800 | | 10 | \$267,000 | |
| Exit, Service | 50% | | | 2023 | \$154,200 | | 1 | | |

Exterior Lighting

| | | | | | | | | | |
|-----|------|--|--|------|-------------|--|----|---------|--|
| HID | 100% | | | 2018 | \$8,157,800 | | 10 | \$6,800 | |
|-----|------|--|--|------|-------------|--|----|---------|--|

Alarm

Security System

| | | | | | | | | | |
|--------------|-----|--|--|------|--|----|---|-----------|--|
| No Component | 70% | | | | | | | | |
| Generic | 30% | | | 2028 | | ** | 1 | \$247,800 | |

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

Location : Hallways

Explanation : C C T V Cameras

Fire/Smoke Detection

| | | | | | | | | | |
|--------------|-----|--|--|------|--|----|-----|-----------|--|
| No Component | 70% | | | | | | | | |
| Generic | 30% | | | 2028 | | ** | 1-3 | \$408,900 | |

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

Location : Hallways

Explanation : Strobe Lights, Smoke Detectors, Horns And Manual Pull Station

| 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% | | | 2033 | | ** | 1 | | |
| Natural Gas | 90% | | | 2033 | | ** | 1 | | |

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

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

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

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

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | | |
|------------------|------------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating | | | | | | | | | |
| | Conversion Equipment | | | | | | | | |
| | Hot Water Boiler | 90% | | | 2028 | * * | 1 | \$984,200 | |
| | | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | |
| | | Location : Boilers Rooms | | | | | | | |
| | | Explanation : 72 Gas Fired Hot Water Boilers | | | | | | | |
| | Radiant Heater | 10% | | | 2023 | \$951,000 | 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% | | | 2039 | * * | 4 | \$109,000 | |
| | Terminal Devices | | | | | | | | |
| | Convactor/Radiator | 80% | | | 2028 | * * | 1 | \$571,500 | |
| | Fan Coil Unit/Heat | 20% | | | 2023 | \$6,468,700 | 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% | | | 2039 | * * | 1 | | |
| | Conversion Equipment | | | | | | | | |
| | Ext Pkg Unit - Cooling | 5% | | | 2033 | * * | 2 | \$6,800 | |
| | | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | |
| | | Location : Roof | | | | | | | |
| | | Explanation : Newly Commissioned Split Units,Condensing Unit | | | | | | | |
| | No Component | 95% | | | | | | | |
| | Terminal Devices | | | | | | | | |
| | Fan Coil - Cooling | 5% | | | 2033 | * * | 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% | | | 2028 | * * | 2 | \$6,800 | |
| | No Component | 90% | | | | | | | |
| Plumbing | | | | | | | | | |
| | H/C Water Piping | | | | | | | | |
| | Brass/Copper | 100% | | | 2043 | * * | 1 | | |
| | Water Heater | | | | | | | | |
| | Electric | 100% | | | 2018 | \$334,900 | 4 | \$19,300 | |
| | | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | |
| | | Location : Near Each Tenant Water Closet | | | | | | | |
| | | Explanation : One Unit Per Tenant Space | | | | | | | |

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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 |
| Plumbing | | | | | | | | | |
| | Sanitary Piping | | | | | | | | |
| | Cast Iron | 100% | | | LIFE | * * | 1 | | |
| | Storm Drain Piping | | | | | | | | |
| | Cast Iron | 100% | | | LIFE | * * | 1 | | |
| | Backflow Preventer | | | | | | | | |
| | Generic | 100% | | | 2028 | * * | 1 | \$135,400 | |
| Vertical Transport | | | | | | | | | |
| | Elevators | | | | | | | | |
| | Geared Traction | 100% | | | LIFE | * * | | | |
| | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | | |
| | Location : B-8 | | | | | | | | |
| | Explanation : 9 Pass,18 Freight, Recent Upgrade Observed On 4 of 9 Passenger Elevators | | | | | | | | |
| Fire Suppression | | | | | | | | | |
| | Standpipe | | | | | | | | |
| | Generic | 100% | | | 2033 | * * | 1-5 | \$1,115,200 | |
| | Sprinkler | | | | | | | | |
| | Generic | 100% | | | 2033 | * * | 1-2 | \$619,600 | |
| | Fire Pump | | | | | | | | |
| | Generic | 100% | | | 2026 | \$1,600,000 | 1 | \$413,000 | |

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

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$533,500 | \$50,100 |
| Interior Architecture | \$178,900 | \$491,100 |
| Electrical | \$553,900 | \$2,338,900 |
| Mechanical | \$530,100 | \$1,136,700 |
| Total | \$1,796,400 | \$4,016,900 |
| Importance Code A | \$533,500 | \$364,400 |
| Importance Code B | \$1,262,800 | \$3,652,400 |
| Total | \$1,796,400 | \$4,016,900 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$37,700 | | | \$34,500 |
| Interior Architecture | | | \$2,000 | |
| Electrical | \$12,600 | \$11,600 | \$12,400 | \$11,900 |
| Mechanical | \$20,000 | \$13,100 | \$22,800 | \$13,100 |
| Total | \$70,200 | \$24,700 | \$37,300 | \$59,500 |
| Importance Code A | \$43,000 | \$5,300 | \$5,300 | \$40,000 |
| Importance Code B | \$27,200 | \$19,300 | \$32,000 | \$19,500 |
| Importance Code C | | | | |
| Total | \$70,200 | \$24,700 | \$37,300 | \$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
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% | | | LIFE | * * | 5 | \$25,100 | |
| | Exposed Reinforcement, Extent : Light, Area Affected : 1% | | | | | | | |
| | Location : South Facade | | | | | | | |
| Cement-Fiber Panel | 3% | | | 2025 | \$20,800 | 10 | \$9,400 | |
| Concrete Masonry Unit | 52% | | | LIFE | * * | 5 | \$32,600 | |
| Masonry: Brick | 20% | Now | \$29,500 | LIFE | * * | 5 | \$20,100 | |
| | Cracking/Crumbling, Extent : Moderate, Area Affected : 15% | | | | | | | |
| | Location : At Base Course Throughout Loading Dock | | | | | | | |
| | Punct/Tear/Impact Damage, Extent : Light, Area Affected : 15% | | | | | | | |
| | Location : At Base Course Throughout Loading Dock | | | | | | | |
| Metal Panel | 10% | | | 2045 | * * | 5-10 | \$68,900 | |
| Metal Coiling Doors | 10% | | | 2030 | * * | 5 | \$31,300 | |
| Windows | | | | | | | | |
| Aluminum | 100% | Now | \$475,000 | 2033 | * * | 5 | \$19,300 | |
| | Caulking Deteriorated, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Water Penetration, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | Location : Various Areas | | | | | | | |
| Roof | | | | | | | | |
| Modified Bitumen | 90% | Now | \$58,500 | 2030 | * * | | | |
| | Water Penetration, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | Location : Various Areas | | | | | | | |
| Spray-on Foam | 10% | Now | \$8,100 | 2030 | * * | 5 | \$15,200 | |
| | Other Observation, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | Location : Loading Dock Canopy | | | | | | | |
| | Explanation : Bird Damage | | | | | | | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Cast in Place Concrete | 90% | Now | \$74,000 | LIFE | * * | 5 | \$318,600 | |
| | Cracking/Crumbling, Extent : Severe, Area Affected : 5% | | | | | | | |
| | Location : Loading Dock | | | | | | | |
| Vinyl Tile | 10% | | | 2025 | \$134,400 | 3 | \$6,100 | |
| Interior Walls | | | | | | | | |
| Concrete Masonry Unit | 40% | | | LIFE | * * | 5 | \$16,200 | |
| Fiberglass Panel | 60% | | | LIFE | * * | | | |

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

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

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

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

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | Priority | |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|--|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | | |
| Interior | | | | | | | | | |
| Ceilings | | | | | | | | | |
| AcousTileSusp.Lay-In | 25% | Now | \$66,900 | 2030 | * * | 5 | \$21,200 | | |
| 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% | | | 2030 | * * | 5 | \$76,200 | | |
| Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | | |
| Location : Meat Packing Areas | | | | | | | | | |
| Explanation : Special Laminated Lay-in Tiles For Food Service Cold Rooms | | | | | | | | | |
| Exposed Struc: Steel | 30% | | | LIFE | * * | | | | |
| Water Penetration, Extent : Severe, Area Affected : 5% | | | | | | | | | |
| Location : Electrical Room Over Main Panel | | | | | | | | | |

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Fused Disc Sw | 100% | | | 2025 | \$76,700 | 5 | \$400 | |
| Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | |
| Location : Basement | | | | | | | | |
| Explanation : No Available Nameplate Ratings | | | | | | | | |
| Transformers | | | | | | | | |
| Dry Type | 100% | | | 2023 | \$15,400 | 5 | \$400 | |
| Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | |
| Location : Boiler Room | | | | | | | | |
| Explanation : 75 Kva, 480/208/120 Volts | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Fused Disc Sw | 100% | | | 2025 | \$238,600 | 5 | \$400 | |
| Raceway | | | | | | | | |
| Conduit | 100% | | | 2025 | \$149,100 | 1 | | |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 20% | | | 2024 | \$38,000 | 5 | \$500 | |
| Molded Case Bkrs | 80% | | | 2024 | \$151,800 | 5 | \$2,200 | |
| Wiring | | | | | | | | |
| Thermoplastic | 100% | | | 2025 | \$326,700 | 1 | | |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 80% | | | 2023 | \$23,000 | 5 | \$600 | |
| Locally Mounted | 20% | | | 2030 | * * | 5 | \$100 | |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | | | LIFE | * * | 5 | \$1,500 | |

Stand-by Power

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

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | | |
|--|---|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Stand-by Power | | | | | | | | | |
| | Transfer Switches Automatic | 100% | Now | \$8,700 | 2045 | * * | 1 | \$28,800 | |
| Not in Service, Extent : Moderate, Area Affected : 100% | | | | | | | | | |
| Location : 2nd Floor Refrigeration Room | | | | | | | | | |
| Generators | | | | | | | | | |
| | Diesel | 100% | Now | \$71,500 | 2040 | * * | 1 | \$36,200 | |
| Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | | |
| Location : 2nd Floor Refrigeration Room | | | | | | | | | |
| Explanation : 2- 565 Kw, Not In Service Abandoned Equipment | | | | | | | | | |
| Lighting | | | | | | | | | |
| | Interior Lighting Fluorescent | 100% | | | 2030 | * * | 10 | \$99,200 | |
| Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | | |
| Location : Throughout | | | | | | | | | |
| Explanation : T-12 Lamps | | | | | | | | | |
| | Exterior Lighting HID | 100% | | | 2020 | \$383,200 | 10 | \$300 | |
| Alarm | | | | | | | | | |
| | Security System Generic | 100% | | | 2025 | \$307,000 | 1 | \$38,800 | |
| Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | | |
| Location : Throughout The Building | | | | | | | | | |
| Explanation : C C T V Surveillance Cameras | | | | | | | | | |
| | Fire/Smoke Detection Generic, Analog | 100% | | | 2025 | \$1,051,000 | | | |
| Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | | |
| Location : Throughout The Building | | | | | | | | | |
| Explanation : Strobe Lights,Manual Pull Stations And Smoke Detectors | | | | | | | | | |
| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | | |
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating | | | | | | | | | |
| | Energy Source Interruptible Gas/Dual Fuel | 100% | | | 2025 | \$108,500 | 1 | | |
| | Conversion Equipment Hot Water Boiler | 100% | | | 2023 | \$237,600 | 1 | \$53,500 | |
| Other Observation, Extent : Light, Area Affected : 100% | | | | | | | | | |
| Location : Mechanical Room | | | | | | | | | |
| Explanation : 2 Units | | | | | | | | | |
| | Distribution Hot Wtr Piping/Pump | 100% | | | 2033 | * * | 4 | \$8,000 | |

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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 |
| Heating | | | | | | | | | |
| | Terminal Devices | | | | | | | | |
| | Air Handler | 50% | Now | \$85,400 | 2020 | \$284,700 | 1 | \$30,100 | |
| | | Not in Service, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : Mechanical Room | | | | | | | |
| | Fan Coil Unit/Heat | 50% | | | 2025 | \$790,600 | 1 | \$17,500 | |
| Air Conditioning | | | | | | | | | |
| | Conversion Equipment | | | | | | | | |
| | Window/Wall Unit | 35% | | | 2020 | \$76,000 | 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 | \$60,300 | |
| | Exhaust Fans | | | | | | | | |
| | Roof | 100% | | | 2020 | \$84,000 | 2 | \$3,300 | |
| Plumbing | | | | | | | | | |
| | H/C Water Piping | | | | | | | | |
| | Brass/Copper | 70% | | | 2035 | * * | 1 | | |
| | | Leak Evident, Extent : Moderate, Area Affected : 5% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | Galv Iron/Steel | 30% | | | 2030 | * * | 1 | | |
| | HW Heat Exchanger | | | | | | | | |
| | Low Temp | 100% | | | 2025 | \$32,800 | 4 | \$16,000 | |
| | | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | | Location : Mechanical Room | | | | | | | |
| | | Explanation : 2 Units | | | | | | | |
| | Sanitary Piping | | | | | | | | |
| | Cast Iron | 100% | | | LIFE | * * | 1 | | |
| | Storm Drain Piping | | | | | | | | |
| | Cast Iron | 100% | | | LIFE | * * | 1 | | |
| | Sump Pump(s) | | | | | | | | |
| | Rigid Piping | 100% | | | 2025 | \$10,800 | 4 | \$2,500 | |
| | Fixtures | | | | | | | | |
| | Generic | 100% | | | | | | | |
| Fire Suppression | | | | | | | | | |
| | Sprinkler | | | | | | | | |
| | Generic | 100% | | | 2035 | * * | 1-2 | \$30,300 | |

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

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

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

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$773,600 | \$43,100 |
| Interior Architecture | \$357,200 | \$282,300 |
| Electrical | \$1,237,800 | \$841,000 |
| Mechanical | \$535,900 | \$1,318,900 |
| Total | \$2,904,400 | \$2,485,300 |
| Importance Code A | \$773,600 | \$238,600 |
| Importance Code B | \$1,989,600 | \$2,246,800 |
| Importance Code C | \$141,300 | |
| Total | \$2,904,400 | \$2,485,300 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-----------------------|------------------|----------------|-----------------|-----------------|
| Exterior Architecture | | | | \$8,600 |
| Interior Architecture | \$133,400 | | \$1,600 | \$33,000 |
| Electrical | \$900 | \$1,300 | \$1,900 | \$1,500 |
| Mechanical | \$32,900 | \$8,500 | \$18,500 | \$8,500 |
| Total | \$167,200 | \$9,800 | \$22,000 | \$51,500 |
| Importance Code A | \$3,500 | \$3,500 | \$3,500 | \$12,300 |
| Importance Code B | \$163,600 | \$6,200 | \$18,400 | \$39,200 |
| Importance Code C | | | | |
| Total | \$167,200 | \$9,800 | \$22,000 | \$51,500 |



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
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% | | | LIFE | * * | 5 | \$17,900 | |
| Cement-Fiber Panel | 3% | | | 2025 | \$14,900 | 10 | \$6,700 | |
| Concrete Masonry Unit | 27% | Now | \$155,800 | LIFE | * * | 5 | \$12,100 | |
| Cracking/Crumbling, Extent : Severe, Area Affected : 5% | | | | | | | | |
| Location : East And West Facades | | | | | | | | |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15% | | | | | | | | |
| Location : West Facade | | | | | | | | |
| Vertical Cracks, Extent : Severe, Area Affected : 15% | | | | | | | | |
| Location : East Facade | | | | | | | | |
| Masonry: Brick | 60% | Now | \$63,400 | LIFE | * * | 5 | \$43,100 | |
| Broken/Missing Elements, Extent : Severe, Area Affected : 5% | | | | | | | | |
| Location : Typical Throughout Loading Dock Along Base And At Building Corners | | | | | | | | |
| Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10% | | | | | | | | |
| Location : Typical Throughout Loading Dock Along Base And At Building Corners | | | | | | | | |
| Metal Coiling Doors | 5% | Now | \$39,800 | 2030 | * * | 5 | \$5,600 | |
| Bent/Warped Elements, Extent : Severe, Area Affected : 25% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Corrosion/Rusting, Extent : Severe, Area Affected : 25% | | | | | | | | |
| Location : Various Roll Down Doors | | | | | | | | |
| Deformed/Dented, Extent : Severe, Area Affected : 25% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Windows | | | | | | | | |
| Aluminum | 95% | Now | \$398,000 | 2033 | * * | 5 | \$16,200 | |
| Caulking Deteriorated, Extent : Moderate, Area Affected : 100% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Water Penetration, Extent : Moderate, Area Affected : 10% | | | | | | | | |
| Location : Various Areas | | | | | | | | |
| Metal Louvers | 5% | | | 2034 | * * | 10 | \$10,700 | |
| Roof | | | | | | | | |
| Modified Bitumen | 90% | | | 2030 | * * | 10 | \$116,500 | |
| Spray-on Foam | 10% | | | 2030 | * * | 5 | \$17,300 | |
| Other Observation, Extent : Moderate, Area Affected : 10% | | | | | | | | |
| Location : Loading Dock Canopy | | | | | | | | |
| Explanation : Bird Damage - Holes In Surface | | | | | | | | |

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

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

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

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

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 10% | Now | \$133,400 | 2027 | * * | 3 | \$16,100 | |
| | Staining/Discoloring, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : Offices | | | | | | | |
| | Wrinkling, Extent : Severe, Area Affected : 20% | | | | | | | |
| | Location : Offices | | | | | | | |
| Cast in Place Concrete | 75% | Now | \$81,500 | LIFE | * * | 5 | \$175,600 | |
| | Cracking/Crumbling, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | Location : Throughout Loading Dock | | | | | | | |
| Steel Plate | 3% | Now | \$85,900 | LIFE | * * | 1 | | |
| | Broken/Missing Elements, Extent : Moderate, Area Affected : 40% | | | | | | | |
| | Location : Steel Stairs | | | | | | | |
| Vinyl Tile | 12% | | | 2025 | \$106,700 | 3 | \$4,800 | |
| Interior Walls | | | | | | | | |
| Concrete Masonry Unit | 100% | Now | \$141,300 | LIFE | * * | 5 | \$26,000 | |
| | Loose/MISS Fasteners, Extent : Moderate, Area Affected : 15% | | | | | | | |
| | Location : Interior | | | | | | | |
| | Misaligned/Bulging, Extent : Moderate, Area Affected : 15% | | | | | | | |
| | Location : Interior | | | | | | | |
| Ceilings | | | | | | | | |
| AcousTileSusp.Lay-In | 25% | Now | \$48,500 | 2038 | * * | 5 | \$15,300 | |
| | Broken/Missing Elements, Extent : Moderate, Area Affected : 15% | | | | | | | |
| | Location : Offices | | | | | | | |
| | Staining/Discoloring, Extent : Moderate, Area Affected : 50% | | | | | | | |
| | Location : Offices | | | | | | | |
| AcousTileSusp.Lay-In | 45% | | | 2030 | * * | 5 | \$55,200 | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Meat Packing Areas | | | | | | | |
| | Explanation : Special Laminate Tiles Made For Food Service Cold Rooms | | | | | | | |
| Exposed Struc: Steel | 30% | | | LIFE | * * | | | |

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|--|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------|
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Fused Disc Sw | | 100% | | | 2025 | \$38,400 | 5 | \$300 |
| Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | |
| Location : 2nd Floor Electrical Room | | | | | | | | |
| Explanation : Main Service Switch Rated @ 2000 Amperes | | | | | | | | |
| Transformers | | | | | | | | |
| Dry Type | | 100% | | | 2023 | \$15,400 | 5 | \$300 |
| Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | |
| Location : Boiler Room | | | | | | | | |
| Explanation : 3- 45 Kva, 480/208/120 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
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 | | | | | | | | | |
| | Switchgear / Switchboard | | | | | | | | |
| | Fused Disc Sw | 100% | | | 2025 | \$167,000 | 5 | \$300 | |
| | Raceway | | | | | | | | |
| | Conduit | 100% | | | 2025 | \$112,200 | 1 | | |
| | Panelboards | | | | | | | | |
| | Fused Disc Sw | 5% | | | 2024 | \$5,800 | 5 | \$100 | |
| | Molded Case Bkrs | 95% | | | 2024 | \$110,900 | 5 | \$2,000 | |
| | Wiring | | | | | | | | |
| | Thermoplastic | 70% | | | 2025 | \$105,500 | 1 | | |
| | Thermoplastic | 30% | | | 2035 | * * | 1 | | |
| | Motor Controllers | | | | | | | | |
| | Locally Mounted | 95% | | | 2023 | \$27,400 | 5 | \$500 | |
| | Locally Mounted | 5% | | | 2038 | * * | 5 | | |
| Ground | | | | | | | | | |
| | Grounding Devices | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| Lighting | | | | | | | | | |
| | Interior Lighting | | | | | | | | |
| | Fluorescent | 100% | | | 2020 | \$883,400 | 10 | \$65,600 | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | |
| | Location : Throughout The Building | | | | | | | | |
| | Explanation : T-12 Lamps | | | | | | | | |
| | Exterior Lighting | | | | | | | | |
| | HID | 100% | | | 2020 | \$288,800 | 10 | \$200 | |
| Alarm | | | | | | | | | |
| | Security System | | | | | | | | |
| | No Component | 70% | | | | | | | |
| | Generic | 30% | | | 2025 | \$69,400 | 1 | \$8,800 | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | |
| | Location : Hallways | | | | | | | | |
| | Explanation : C C T V Surveillance Cameras | | | | | | | | |
| | Fire/Smoke Detection | | | | | | | | |
| | No Component | 70% | | | | | | | |
| | Generic, Digital | 30% | | | 2025 | \$237,600 | | | |
| | Other Observation, Extent : Moderate, 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% | | | 2025 | \$71,800 | 1 | | |

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
BROOKLYN WHSLE MEAT MARKET BLDG 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% | | | 2023 | \$157,100 | 1 | \$35,400 | |
| | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | |
| | Location : Mechanical Room | | | | | | | |
| | Explanation : 2 Units | | | | | | | |
| Distribution | | | | | | | | |
| Hot Wtr Piping/Pump | 100% | | | 2033 | * * | 4 | \$5,300 | |
| Terminal Devices | | | | | | | | |
| Air Handler | 20% | Now | \$22,600 | 2020 | \$75,300 | 1 | \$8,000 | |
| | Not in Service, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : Mechanical Room | | | | | | | |
| Fan Coil Unit/Heat | 80% | | | 2025 | \$836,700 | 1 | \$18,500 | |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2024 | \$197,800 | 1 | | |
| Conversion Equipment | | | | | | | | |
| Ext Pkg Unit - Heating/Cooling | 100% | | | 2020 | \$460,600 | 2 | \$4,400 | |
| | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Explanation : All Systems Are Used For Refrigeration | | | | | | | |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | * * | 2-5 | \$39,900 | |
| Exhaust Fans | | | | | | | | |
| Roof | 100% | | | 2025 | \$55,500 | 2 | \$2,200 | |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 70% | | | 2035 | * * | 1 | | |
| | Leak Evident, Extent : Moderate, Area Affected : 5% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Galv Iron/Steel | 30% | | | 2030 | * * | 1 | | |
| HW Heat Exchanger | | | | | | | | |
| Low Temp | 100% | | | 2035 | * * | 4 | \$7,100 | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Mechanical Room | | | | | | | |
| | Explanation : 2 Units | | | | | | | |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | * * | 1 | | |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | * * | 1 | | |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | |
| Fire Suppression | | | | | | | | |
| Sprinkler | | | | | | | | |
| Generic | 100% | | | 2035 | * * | 1-2 | \$20,000 | |

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

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

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

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$100,800 | \$218,300 |
| Electrical | \$95,000 | \$115,800 |
| Mechanical | \$58,300 | |
| Total | \$254,000 | \$334,100 |
| Importance Code A | \$100,800 | \$218,300 |
| Importance Code B | \$153,200 | \$115,800 |
| Total | \$254,000 | \$334,100 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-----------------------|------------------|----------------|----------------|-----------------|
| Exterior Architecture | \$63,000 | | | |
| Interior Architecture | \$36,300 | | | \$4,800 |
| Electrical | \$100 | \$100 | \$200 | \$38,600 |
| Mechanical | \$2,600 | \$600 | \$1,600 | \$2,700 |
| Total | \$102,100 | \$800 | \$1,800 | \$46,100 |
| Importance Code A | \$63,500 | \$400 | \$400 | \$500 |
| Importance Code B | \$37,700 | \$300 | \$1,400 | \$45,600 |
| Importance Code C | \$900 | | | |
| Total | \$102,100 | \$800 | \$1,800 | \$46,100 |



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

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

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

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

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Cement-Fiber Panel | 40% | Now | \$18,900 | 2025 | \$62,900 | | | |
| | Broken/Missing Elements, Extent : Severe, Area Affected : 30% | | | | | | | |
| | Location : South Facade | | | | | | | |
| | Cracking/Crumbling, Extent : Severe, Area Affected : 30% | | | | | | | |
| | Location : South Facade | | | | | | | |
| Stucco Cement | 60% | Now | \$38,600 | 2030 | ** | 5 | \$17,100 | |
| | Cracking/Crumbling, Extent : Light, Area Affected : 15% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Windows | | | | | | | | |
| Aluminum | 100% | Now | \$17,300 | 2033 | ** | 5 | \$1,100 | |
| | Air Infiltration, Extent : Light, Area Affected : 10% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Water Penetration, Extent : Moderate, Area Affected : 20% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Parapets | | | | | | | | |
| Masonry: Brick | 100% | Now | \$26,900 | LIFE | ** | 5 | \$4,800 | |
| | Cracking/Crumbling, Extent : Moderate, Area Affected : 20% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Water Penetration, Extent : Light, Area Affected : 20% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Roof | | | | | | | | |
| Modified Bitumen | 100% | Now | \$62,200 | 2025 | \$155,400 | | | |
| | Blisters, Extent : Moderate, Area Affected : 30% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Broken/Missing Elements, Extent : Light, Area Affected : 20% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Water Penetration, Extent : Moderate, Area Affected : 15% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Cast in Place Concrete | 10% | Now | \$300 | LIFE | ** | 5 | \$3,000 | |
| | Cracking/Crumbling, Extent : Light, Area Affected : 5% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Panel/Paver: Cer/Brk | 5% | | | 2041 | ** | 5 | \$1,500 | |
| Vinyl Tile | 85% | Now | \$19,100 | 2030 | ** | 3 | \$4,300 | |
| | Cracking/Crumbling, Extent : Light, Area Affected : 20% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Worn/Eroded, Extent : Moderate, Area Affected : 15% | | | | | | | |
| | Location : 2nd Floor, Stair(s) | | | | | | | |

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

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

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

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

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

Interior

Interior Walls

| | | | | | | | | |
|-----------------------|-----|-----|-------|------|----|---|---------|--|
| Concrete Masonry Unit | 25% | | | LIFE | ** | 5 | \$500 | |
| Gypsum Board | 40% | | | LIFE | ** | 5 | \$1,100 | |
| Metal Panel | 5% | | | LIFE | ** | | | |
| Plaster | 25% | Now | \$900 | LIFE | ** | 5 | \$300 | |

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

Location : Throughout

| | | | | | | | | |
|-------------------|----|--|--|------|----|--|--|--|
| Plywood/Hardboard | 5% | | | LIFE | ** | | | |
|-------------------|----|--|--|------|----|--|--|--|

Ceilings

| | | | | | | | | |
|----------------------|-----|-----|----------|------|----|---|---------|--|
| AcousTileSusp.Lay-In | 50% | Now | \$16,000 | 2038 | ** | 5 | \$3,400 | |
|----------------------|-----|-----|----------|------|----|---|---------|--|

Cracking/Crumbling, Extent : Moderate, Area Affected : 30%

Location : Throughout

| | | | | | | | | |
|----------------------|-----|--|--|------|----|---|---------|--|
| AcousTileSusp.Lay-In | 50% | | | 2030 | ** | 5 | \$6,800 | |
|----------------------|-----|--|--|------|----|---|---------|--|

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

Under 600 Volts

Service Equipment

| | | | | | | | | |
|---------------|------|--|--|------|---------|---|--|--|
| Fused Disc Sw | 100% | | | 2025 | \$2,500 | 5 | | |
|---------------|------|--|--|------|---------|---|--|--|

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

Location : 2nd Floor Electrical Room

Explanation : Main Service Switch Rated @ 400 Amperes

Transformers

| | | | | | | | | |
|----------|------|--|--|------|----------|---|--|--|
| Dry Type | 100% | | | 2023 | \$15,400 | 5 | | |
|----------|------|--|--|------|----------|---|--|--|

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

Location : 1st Floor

Explanation : No Available Nameplate Ratings

Switchgear / Switchboard

| | | | | | | | | |
|---------------|------|--|--|------|----------|---|--|--|
| Fused Disc Sw | 100% | | | 2025 | \$79,200 | 5 | | |
|---------------|------|--|--|------|----------|---|--|--|

Raceway

| | | | | | | | | |
|---------|------|--|--|------|----------|---|--|--|
| Conduit | 100% | | | 2025 | \$13,600 | 1 | | |
|---------|------|--|--|------|----------|---|--|--|

Panelboards

| | | | | | | | | |
|------------------|-----|--|--|------|----------|---|-------|--|
| Fused Disc Sw | 10% | | | 2024 | \$1,500 | 5 | | |
| Molded Case Bkrs | 90% | | | 2024 | \$13,100 | 5 | \$200 | |

Wiring

| | | | | | | | | |
|---------------|------|--|--|------|----------|---|--|--|
| Thermoplastic | 100% | | | 2025 | \$17,800 | 1 | | |
|---------------|------|--|--|------|----------|---|--|--|

Motor Controllers

| | | | | | | | | |
|-----------------|------|--|--|------|----|---|-------|--|
| Locally Mounted | 100% | | | 2030 | ** | 5 | \$100 | |
|-----------------|------|--|--|------|----|---|-------|--|

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 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 |
| Lighting | | | | | | | | |
| Interior Lighting Fluorescent | 85% | | | 2020 | \$95,000 | 10 | \$7,100 | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Throughout The Building | | | | | | | |
| | Explanation : T-12 Lamps | | | | | | | |
| Fluorescent | 15% | | | 2030 | * * | 10 | \$1,200 | |
| | T-8 Lamps, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : 2nd Floor | | | | | | | |
| Egress Lighting | | | | | | | | |
| Emergency, Service | 50% | | | 2025 | \$2,200 | 1 | | |
| Exit, Service | 50% | | | 2025 | \$1,500 | 1 | | |
| Exterior Lighting | | | | | | | | |
| HID | 100% | | | 2025 | \$36,600 | 10 | | |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| No Component | 70% | | | | | | | |
| Generic | 30% | | | 2025 | \$8,800 | 1 | \$1,100 | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Outside | | | | | | | |
| | Explanation : C C T V Surveillance Cameras | | | | | | | |
| Fire/Smoke Detection | | | | | | | | |
| No Component | 70% | | | | | | | |
| Generic, Analog | 30% | | | 2020 | \$30,100 | | | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Hallways | | | | | | | |
| | Explanation : 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 Natural Gas | 100% | | | 2035 | * * | 1 | | |
| Conversion Equipment | | | | | | | | |
| Furnace | 100% | | | 2025 | \$10,800 | 1 | \$4,500 | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Roof Mounted | | | | | | | |
| | Explanation : Gas Furnace Is Included With A C Unit | | | | | | | |
| Air Conditioning | | | | | | | | |
| Energy Source Electricity | 100% | | | 2033 | * * | 1 | | |

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

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

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

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

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | | |
|------------------|--------------------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Air Conditioning | | | | | | | | | |
| | Conversion Equipment | | | | | | | | |
| | Ext Pkg Unit - Heating/Cooling | 100% | 0-2 | \$58,300 | 2035 | * * | 2 | \$400 | |
| | | Malfunctioning, Extent : Moderate, Area Affected : 70% | | | | | | | |
| | | Location : Roof | | | | | | | |
| | | R-22 Refrigerant, Extent : Light, Area Affected : 100% | | | | | | | |
| | | Location : Roof | | | | | | | |
| | | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | |
| | | Location : Roof | | | | | | | |
| | | Explanation : 2 Roof Top Units With Built In Gas Furnace | | | | | | | |
| Ventilation | | | | | | | | | |
| | Distribution | | | | | | | | |
| | Ductwork/Diffusers | 100% | | | LIFE | * * | 2-5 | \$5,000 | |
| | Exhaust Fans | | | | | | | | |
| | Interior | 10% | Now | \$1,000 | 2035 | * * | 2 | | |
| | | Broken, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : Ceiling Mounted Units - Bathrooms | | | | | | | |
| | No Component | 90% | | | | | | | |
| | | Other Observation, Extent : Light, Area Affected : 0% | | | | | | | |
| | | Location : Roof Top Units | | | | | | | |
| | | Explanation : Ventilation Is Part Of AC System | | | | | | | |
| Plumbing | | | | | | | | | |
| | H/C Water Piping | | | | | | | | |
| | Galv Iron/Steel | 100% | | | 2030 | * * | 1 | | |
| | Water Heater | | | | | | | | |
| | Gas Fired | 100% | | | 2020 | \$2,100 | 2 | \$100 | |
| | Sanitary Piping | | | | | | | | |
| | Cast Iron | 100% | | | LIFE | * * | 1 | | |
| | Storm Drain Piping | | | | | | | | |
| | Cast Iron | 100% | | | LIFE | * * | 1 | | |
| | Sewage Ejector(s) | | | | | | | | |
| | Electric | 100% | | | 2025 | \$10,800 | 4 | \$2,500 | |
| | Fixtures | | | | | | | | |
| | Generic | 100% | | | | | | | |
| | | Obsolete Fixtures, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| Fire Suppression | | | | | | | | | |
| | Sprinkler | | | | | | | | |
| | Generic | 100% | | | 2035 | * * | 1-2 | \$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.*

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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 : 26-Jun-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 725 **Lot** : 1 **BIN** : 3345660

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-----------------------|------------------|-----------------|
| Exterior Architecture | \$100,800 | |
| Electrical | \$120,900 | \$92,400 |
| Total | \$221,700 | \$92,400 |
| Importance Code A | \$100,800 | |
| Importance Code B | \$120,900 | \$92,400 |
| Total | \$221,700 | \$92,400 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-----------------------|------------------|----------------|-----------------|----------------|
| Exterior Architecture | \$89,000 | | | |
| Interior Architecture | \$61,700 | | \$600 | \$2,900 |
| Electrical | \$35,300 | \$100 | \$6,400 | |
| Mechanical | \$6,600 | \$200 | \$10,800 | \$200 |
| Elevators/Escalators | \$3,900 | \$3,900 | \$3,900 | \$3,900 |
| Total | \$196,700 | \$4,200 | \$21,700 | \$7,000 |
| Importance Code A | \$89,200 | \$200 | \$300 | \$200 |
| Importance Code B | \$102,000 | \$4,000 | \$21,400 | \$6,900 |
| Importance Code C | \$5,600 | | | |
| Total | \$196,700 | \$4,200 | \$21,700 | \$7,000 |



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL-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 | \$100,800 | LIFE | * * | 5 | \$17,100 | |
| Diagonal Cracks, Extent : Moderate, Area Affected : 10% | | | | | | | | |
| Location : East Facade, South Facade, Bulkheads | | | | | | | | |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50% | | | | | | | | |
| Location : Bulkheads | | | | | | | | |
| Worn/Eroded, Extent : Moderate, Area Affected : 25% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Masonry: Granite | 5% | Now | \$10,400 | LIFE | * * | 5 | \$700 | |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% | | | | | | | | |
| Location : Building Base | | | | | | | | |
| Windows | | | | | | | | |
| Aluminum | 100% | Now | \$30,600 | 2040 | * * | 5 | \$1,900 | |
| Caulking Deteriorated, Extent : Moderate, Area Affected : 25% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Water Penetration, Extent : Moderate, Area Affected : 20% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Parapets | | | | | | | | |
| Masonry: Brick | 10% | Now | \$2,900 | LIFE | * * | 5 | \$300 | |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% | | | | | | | | |
| Location : Interior Face - East Side | | | | | | | | |
| Worn/Eroded, Extent : Moderate, Area Affected : 20% | | | | | | | | |
| Location : Interior Face - East Side | | | | | | | | |
| Metal Cornice | 90% | Now | \$23,500 | 2039 | * * | | | 1 |
| Broken/Missing Elements, Extent : Severe, Area Affected : 25% | | | | | | | | |
| Location : Corners | | | | | | | | |
| Corrosion/Rusting, Extent : Severe, Area Affected : 20% | | | | | | | | |
| Location : Corners | | | | | | | | |
| Deteriorated Finish, Extent : Moderate, Area Affected : 25% | | | | | | | | |
| Location : Throughout | | | | | | | | |

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL-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 | | | | | | | | |
| Roof | | | | | | | | |
| Asphalt Shingle | 90% | Now | \$6,500 | 2037 | * * | | | |
| | Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Sloped Roof | | | | | | | |
| | Explanation : This Component Is Actually Rubber Shingles Imitating Slate Shingles. | | | | | | | |
| Skylight, Metal/Glass | 3% | Now | \$14,000 | 2034 | * * | | | |
| | 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 | | | | | | | |
| Spray-on Foam | 7% | Now | \$1,100 | 2029 | * * | 5 | \$500 | 1 |
| | Drains Inad/Misposn, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | Location : Over Stair | | | | | | | |
| | Water Penetration, Extent : Severe, Area Affected : 25% | | | | | | | |
| | Location : Over Stair | | | | | | | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 20% | Now | \$2,900 | 2023 | \$28,700 | 3 | \$3,400 | |
| | Staining/Discoloring, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | Location : Third Floor | | | | | | | |
| Carpet | 20% | Now | \$28,700 | 2026 | \$28,700 | 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 | | | | | | | |
| Cast in Place Concrete | 5% | | | LIFE | * * | 5 | \$1,300 | |
| Terrazzo | 5% | | | LIFE | * * | 5 | \$400 | |
| Vinyl Tile | 10% | Now | \$9,500 | 2034 | * * | 3 | \$400 | |
| | Broken/Missing Elements, Extent : Severe, Area Affected : 50% | | | | | | | |
| | Location : First Floor | | | | | | | |
| | Water Penetration, Extent : Severe, Area Affected : 50% | | | | | | | |
| | Location : First Floor | | | | | | | |
| Vinyl Tile | 35% | | | 2029 | * * | 3 | \$2,000 | |
| Wood | 5% | | | 2027 | * * | 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 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 | | | | | | | | | |
| Interior Walls | | | | | | | | | |
| | Gypsum Board | 15% | Now | \$500 | LIFE | * * | 5 | \$400 | |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 25% | | | | | | | | | |
| Location : Stair | | | | | | | | | |
| Water Penetration, Extent : Moderate, Area Affected : 20% | | | | | | | | | |
| Location : Stair | | | | | | | | | |
| | Plaster | 80% | Now | \$5,100 | LIFE | * * | 5 | \$1,000 | |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20% | | | | | | | | | |
| Location : Third Floor Entrance | | | | | | | | | |
| Water Penetration, Extent : Moderate, Area Affected : 20% | | | | | | | | | |
| Location : Third Floor | | | | | | | | | |
| | Wood | 5% | | | LIFE | * * | 5 | \$800 | |
| Ceilings | | | | | | | | | |
| | AcousTileSusp.Lay-In | 10% | | | 2029 | * * | 5 | \$1,200 | |
| | Embossed Metal | 30% | | | LIFE | * * | 5 | \$1,600 | |
| | Gypsum Board | 20% | Now | \$2,300 | LIFE | * * | 5 | \$2,900 | |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25% | | | | | | | | | |
| Location : Office Area | | | | | | | | | |
| Water Penetration, Extent : Moderate, Area Affected : 10% | | | | | | | | | |
| Location : Office Area | | | | | | | | | |
| | Plaster | 40% | Now | \$11,800 | LIFE | * * | 5 | \$2,900 | |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10% | | | | | | | | | |
| Location : Third Floor Office Area, First Floor | | | | | | | | | |
| Water Penetration, Extent : Severe, Area Affected : 20% | | | | | | | | | |
| Location : Third Floor | | | | | | | | | |

| 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% | | | 2024 | \$4,700 | 5 | \$300 | |
| Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | | |
| Location : Electrical Room | | | | | | | | | |
| Explanation : Main Service Switch Rated @ 200 Amperes | | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | | |
| | Fused Disc Sw | 50% | | | 2034 | * * | 5 | | |
| | Molded Case Bkrs | 50% | | | 2024 | \$47,700 | 5 | \$100 | |
| Raceway | | | | | | | | | |
| | Conduit | 100% | | | 2024 | \$27,100 | 1 | | |
| Panelboards | | | | | | | | | |
| | Fused Disc Sw | 25% | | | 2023 | \$7,300 | 5 | \$100 | |
| | Molded Case Bkrs | 50% | | | 2023 | \$14,600 | 5 | \$100 | |
| | Molded Case Bkrs | 25% | | | 2032 | * * | 5 | \$100 | |

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
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 | \$32,000 | 2049 | * * | 1 | | |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Thermoplastic | 30% | | | 2034 | * * | 1 | | |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 30% | | | 2024 | \$38,300 | 10 | \$2,800 | |
| <i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : 3rd Floor</i> | | | | | | | | |
| Fluorescent | 5% | | | 2024 | \$6,400 | 10 | \$500 | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Staircase</i> | | | | | | | | |
| <i>Explanation : Compact Fluorescent Light Fixtures</i> | | | | | | | | |
| Fluorescent | 65% | | | 2019 | \$82,900 | 10 | \$6,200 | |
| <i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : 1st And 2nd Floors</i> | | | | | | | | |
| Egress Lighting | | | | | | | | |
| Exit, Service | 100% | Now | \$3,400 | 2034 | * * | 1 | | |
| <i>Not Functioning, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| Exterior Lighting | | | | | | | | |
| HID | 100% | | | 2019 | \$38,100 | 10 | | |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| Under Construction | 100% | | | | | | | |

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating | | | | | | | | |
| Energy Source | | | | | | | | |
| Natural Gas | 100% | | | 2034 | * * | 1 | | |
| Conversion Equipment | | | | | | | | |
| Furnace | 30% | | | 2024 | \$3,700 | 1 | \$1,500 | |
| <i>Other Observation, Extent : Light, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : Tenant Owns, Operates And Maintains Equipment On 1st And 2nd Floor</i> | | | | | | | | |
| <i>Explanation : 1 Unit</i> | | | | | | | | |
| Not Accessible | 70% | | | | | | | |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i> | | | | | | | | |
| <i>Location : 1st And 2nd Floors</i> | | | | | | | | |
| <i>Explanation : Tenant Owns, Operates And Maintains Equipment On 1st And 2nd Floor</i> | | | | | | | | |

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
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 | |
| | No Component | 70% | | | | | | | |
| | | Other Observation, Extent : Light, Area Affected : 0% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | | Explanation : 1st And 2nd Floors | | | | | | | |
| Air Conditioning | | | | | | | | | |
| | Energy Source | | | | | | | | |
| | Electricity | 100% | | | 2040 | * * | 1 | | |
| | Conversion Equipment | | | | | | | | |
| | Window/Wall Unit | 50% | | | 2019 | \$10,400 | 1 | | |
| | No Component | 50% | | | | | | | |
| Plumbing | | | | | | | | | |
| | H/C Water Piping | | | | | | | | |
| | Galv Iron/Steel | 100% | 0-2 | \$6,000 | 2029 | * * | 1 | | |
| | | Corroded, Extent : Moderate, Area Affected : 20% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | Water Heater | | | | | | | | |
| | Electric | 30% | Now | \$500 | 2024 | \$500 | 4 | | |
| | | Malfunctioning, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : 3rd Floor Rest Room, Defective Electric Hot Water Heater. | | | | | | | |
| | Not Accessible | 70% | | | | | | | |
| | | Other Observation, Extent : Light, Area Affected : 0% | | | | | | | |
| | | Location : | | | | | | | |
| | | Explanation : Tenant Is Responsible For 1st & 2 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 | * * | | | |
| | | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | |
| | | Location : 1-3 | | | | | | | |
| | | Explanation : Defective Unit, Flood Damaged During Hurricane Sandy | | | | | | | |

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

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

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

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : BUSH TERMINAL-MASTAS BUILDING #39/40 - WAREHOUSE
Address : 41ST - 51ST STREET AND 1ST AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0016.040 / 2430 **Yr Built/Renovated** : 1910 / 2013
Area Sq Ft : 15,275 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 27-Jun-2013 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 725 **Lot** : 1 **BIN** : 3345656

| CAPITAL | | FY 2017 - 2020 | FY 2021 - 2026 |
|-----------------------|--|--------------------|------------------|
| Exterior Architecture | | \$763,100 | |
| Interior Architecture | | \$452,200 | \$38,200 |
| Electrical | | \$122,500 | |
| Mechanical | | \$67,000 | \$223,400 |
| Total | | \$1,404,900 | \$261,600 |
| Importance Code A | | \$763,100 | |
| Importance Code B | | \$602,500 | \$261,600 |
| Importance Code C | | \$39,300 | |
| Total | | \$1,404,900 | \$261,600 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-----------------------|-----------------|----------------|-----------------|----------------|
| Exterior Architecture | \$36,800 | | \$28,600 | |
| Interior Architecture | \$200 | | \$11,900 | \$200 |
| Electrical | \$4,000 | \$200 | \$29,900 | |
| Mechanical | \$300 | \$1,100 | \$9,800 | \$1,100 |
| Total | \$41,400 | \$1,300 | \$80,200 | \$1,300 |
| Importance Code A | \$36,800 | | \$28,600 | |
| Importance Code B | \$4,600 | \$1,300 | \$51,600 | \$1,300 |
| Importance Code C | | | | |
| Total | \$41,400 | \$1,300 | \$80,200 | \$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-MASTAS BUILDING #39/40 - WAREHOUSE
Asset # : 2430

| Architecture | | 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 | 80% | Now | \$310,500 | LIFE | * * | 5 | \$26,300 | 1 |
| Broken/Missing Elements, Extent : Severe, Area Affected : 25% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Vertical Cracks, Extent : Severe, Area Affected : 25% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Metal Coiling Doors | 10% | Now | \$91,200 | 2037 | * * | 5 | \$5,100 | |
| Deformed/Dented, Extent : Severe, Area Affected : 25% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 50% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Stucco Cement | 10% | Now | \$55,900 | 2037 | * * | 5 | \$4,100 | |
| Broken/Missing Elements, Extent : Severe, Area Affected : 50% | | | | | | | | |
| Location : West Facade | | | | | | | | |
| Cracking/Crumbling, Extent : Severe, Area Affected : 50% | | | | | | | | |
| Location : West Facade | | | | | | | | |
| Windows | | | | | | | | |
| Aluminum | 5% | | | 2040 | * * | 5 | | |
| Steel | 95% | Now | \$34,800 | 2049 | * * | 5 | \$4,300 | 1 |
| Air Infiltration, Extent : Severe, Area Affected : 25% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Corrosion/Rusting, Extent : Severe, Area Affected : 50% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Thermally Inefficient, Extent : Severe, Area Affected : 100% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Parapets | | | | | | | | |
| Masonry: Brick | 95% | Now | \$305,500 | LIFE | * * | 5 | \$5,400 | 1 |
| Broken/Missing Elements, Extent : Severe, Area Affected : 50% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Misaligned/Bulging, Extent : Severe, Area Affected : 25% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Pre-Cast Concrete | 5% | Now | \$2,000 | LIFE | * * | 5 | \$1,800 | 1 |
| Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 100% | | | | | | | | |
| Location : Coping | | | | | | | | |
| Caulking Deteriorated, Extent : Severe, Area Affected : 50% | | | | | | | | |
| Location : Coping | | | | | | | | |
| Roof | | | | | | | | |
| Spray-on Foam | 100% | | | 2029 | * * | 5 | \$57,200 | |

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL-MASTAS BUILDING #39/40 - WAREHOUSE
Asset # : 2430

| Architecture | | 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 | 55% | Now | \$70,900 | LIFE | ** | 5 | \$38,200 | |
| Broken/Missing Elements, Extent : Severe, Area Affected : 25% | | | | | | | | |
| Location : First Floor | | | | | | | | |
| Uneven Substrate, Extent : Severe, Area Affected : 35% | | | | | | | | |
| Location : First Floor | | | | | | | | |
| Vinyl Tile | 5% | | | 2029 | ** | 3 | \$800 | |
| Wood | 40% | | | 2039 | ** | 5 | \$23,800 | |
| Interior Walls | | | | | | | | |
| Concrete Masonry Unit | 10% | | | LIFE | ** | 5 | \$200 | |
| Gypsum Board | 10% | | | LIFE | ** | 5 | \$300 | |
| Masonry: Brick | 80% | Now | \$39,300 | LIFE | ** | | | |
| Cracking/Crumbling, Extent : Severe, Area Affected : 25% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Worn/Eroded, Extent : Severe, Area Affected : 50% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Ceilings | | | | | | | | |
| Exposed Concrete | 75% | Now | \$215,700 | LIFE | ** | 5 | \$5,400 | |
| Cracking/Crumbling, Extent : Severe, Area Affected : 25% | | | | | | | | |
| Location : First Floor | | | | | | | | |
| Exposed Struc: Wood | 15% | Now | \$126,300 | LIFE | ** | | | |
| Dry Rot/Decay, Extent : Severe, Area Affected : 50% | | | | | | | | |
| Location : First Floor | | | | | | | | |
| Split/Cracked, Extent : Severe, Area Affected : 25% | | | | | | | | |
| Location : First Floor | | | | | | | | |
| Gypsum Board | 10% | | | LIFE | ** | 5 | \$5,700 | |

| 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 |

| 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 | | | | | | | | |
| | Under Construction | 100% | | | | | | | |
| | Transformers | | | | | | | | |
| | Under Construction | 100% | | | | | | | |
| | Switchgear / Switchboard | | | | | | | | |
| | Under Construction | 100% | | | | | | | |
| | Feeders | | | | | | | | |
| | Under Construction | 100% | | | | | | | |
| | Raceway | | | | | | | | |
| | Under Construction | 100% | | | | | | | |
| 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
BUSH TERMINAL-MASTAS BUILDING #39/40 - WAREHOUSE

Asset # : 2430

| 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% | | | 2024 | \$3,700 | 1 | | |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 20% | | | 2023 | \$1,500 | 5 | \$100 | |
| Molded Case Bkrs | 80% | | | 2023 | \$5,800 | 5 | \$300 | |
| Wiring | | | | | | | | |
| Braided Cloth | 50% | 2-4 | \$4,000 | 2049 | * * | 1 | | |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| Thermoplastic | 50% | | | 2024 | \$4,000 | 1 | | |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 100% | | | 2022 | \$14,100 | 5 | \$100 | |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 10% | | | 2019 | \$7,800 | 10 | \$1,400 | |
| <i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| Fluorescent | 75% | | | 2019 | \$58,400 | 10 | \$10,500 | |
| <i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| HID | 15% | | | 2019 | \$17,900 | 10 | \$100 | |
| Exterior Lighting | | | | | | | | |
| HID | 100% | | | 2019 | \$56,300 | 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 | | | | | | | | |
| Electricity | 100% | | | 2034 | * * | 1 | | |
| Terminal Devices | | | | | | | | |
| Fan Coil Unit/Heat | 100% | Now | \$67,000 | 2024 | \$223,400 | 1 | \$4,400 | |
| <i>On Extended Life, Extent : Severe, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Ceiling Mounted</i> | | | | | | | | |
| Ventilation | | | | | | | | |
| Exhaust Fans | | | | | | | | |
| Wall Unit | 40% | | | 2019 | \$9,000 | 2 | \$200 | |
| No Component | 60% | | | | | | | |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Galv Iron/Steel | 100% | | | 2029 | * * | 1 | | |
| Water Heater | | | | | | | | |
| 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 BUILDING #39/40 - WAREHOUSE

Asset # : 2430

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | | |
|------------------|--------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Plumbing | | | | | | | | | |
| | Sanitary Piping | | | | | | | | |
| | Cast Iron | 100% | | | LIFE | * * | 1 | | |
| | Storm Drain Piping | | | | | | | | |
| | Cast Iron | 100% | | | LIFE | * * | 1 | | |
| | Fixtures | | | | | | | | |
| | Generic | 100% | | | | | | | |
| Fire Suppression | | | | | | | | | |
| | Sprinkler | | | | | | | | |
| | Generic | 100% | | | 2034 | * * | 1-2 | \$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.*

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : BUSH TERMINAL-MASTAS BUILDING #45 - GARAGE
Address : 41ST - 51ST STREET AND 1ST AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0016.030 / 2429 **Yr Built/Renovated** : 1910 / 2013
Area Sq Ft : 13,720 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 28-Jun-2013 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 725 **Lot** : 1 **BIN** : 3345661

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-----------------------|------------------|------------------|
| Exterior Architecture | \$448,600 | \$117,000 |
| Interior Architecture | \$265,700 | \$43,200 |
| Electrical | \$113,600 | \$7,000 |
| Mechanical | | \$240,600 |
| Total | \$827,900 | \$407,800 |
| Importance Code A | \$448,600 | \$117,000 |
| Importance Code B | \$379,300 | \$290,800 |
| Total | \$827,900 | \$407,800 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-----------------------|-----------------|----------------|-----------------|----------------|
| Exterior Architecture | \$87,700 | | \$7,000 | |
| Interior Architecture | | \$700 | | |
| Electrical | \$200 | \$200 | \$11,600 | \$200 |
| Mechanical | \$8,700 | \$1,000 | \$8,800 | \$1,000 |
| Total | \$96,700 | \$1,800 | \$27,400 | \$1,100 |
| Importance Code A | \$87,700 | | \$7,000 | |
| Importance Code B | \$9,000 | \$1,800 | \$20,400 | \$1,100 |
| Importance Code C | | | | |
| Total | \$96,700 | \$1,800 | \$27,400 | \$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 BUILDING #45 - GARAGE
Asset # : 2429

| Architecture | | 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 | \$448,600 | LIFE | ** | 5 | \$17,400 | |
| | Caulking Deteriorated, Extent : Severe, Area Affected : 25% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Vegetation Growth, Extent : Severe, Area Affected : 75% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Masonry: Brick | 10% | Now | \$21,900 | LIFE | ** | 5 | \$3,700 | |
| | Caulking Deteriorated, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | Location : West Facade | | | | | | | |
| | Worn/Eroded, Extent : Severe, Area Affected : 25% | | | | | | | |
| | Location : West Facade | | | | | | | |
| Metal Panel | 10% | | | 2034 | ** | 5-10 | \$25,600 | |
| Metal Coiling Doors | 5% | Now | \$20,600 | 2029 | ** | 5 | \$2,900 | |
| | Corrosion/Rusting, Extent : Severe, Area Affected : 25% | | | | | | | |
| | Location : West Facade | | | | | | | |
| | Deformed/Dented, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | Location : West Facde | | | | | | | |
| Windows | | | | | | | | |
| Steel | 100% | Now | \$30,500 | 2049 | ** | 5 | \$3,700 | 1 |
| | Air Infiltration, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Broken/Missing Elements, Extent : Severe, Area Affected : 25% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Corrosion/Rusting, Extent : Severe, Area Affected : 25% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Thermally Inefficient, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Roof | | | | | | | | |
| Modified Bitumen | 50% | | | 2024 | \$117,000 | 10 | \$20,600 | |
| Spray-on Foam | 50% | Now | \$14,600 | 2029 | ** | 5 | \$13,700 | |
| | Drains Inad/Misposn, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | Location : Over First Floor | | | | | | | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Cast in Place Concrete | 90% | Now | \$40,100 | LIFE | ** | 5 | \$43,200 | |
| | Cracking/Crumbling, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | Location : First Floor | | | | | | | |
| Ceramic Tile | 5% | | | 2033 | ** | 5 | \$1,100 | |
| Vinyl Tile | 5% | | | 2024 | \$9,100 | 3 | \$400 | |
| Interior Walls | | | | | | | | |
| Concrete Masonry Unit | 95% | | | LIFE | ** | 5 | \$1,400 | |
| Gypsum Board | 5% | | | LIFE | ** | 5 | \$100 | |

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL-MASTAS BUILDING #45 - GARAGE

Asset # : 2429

| Architecture | | 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 | 40% | | | LIFE | | ** | 5 | \$1,400 | |
| Exposed Struc: Steel | 50% | Now | \$225,600 | LIFE | | ** | | | |

Corrosion/Rusting, Extent : Moderate, Area Affected : 25%

Location : First Floor

| | | | | | | | | | |
|--------------|-----|--|--|------|--|----|---|---------|--|
| Gypsum Board | 10% | | | LIFE | | ** | 5 | \$2,700 | |
|--------------|-----|--|--|------|--|----|---|---------|--|

| 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 |

Over 600 Volts

Transformers

| | | | | | | | | | |
|--------------------|------|--|--|--|--|--|--|--|--|
| Under Construction | 100% | | | | | | | | |
|--------------------|------|--|--|--|--|--|--|--|--|

Switchgear / Switchboard

| | | | | | | | | | |
|--------------------|------|--|--|--|--|--|--|--|--|
| Under Construction | 100% | | | | | | | | |
|--------------------|------|--|--|--|--|--|--|--|--|

Feeders

| | | | | | | | | | |
|--------------------|------|--|--|--|--|--|--|--|--|
| Under Construction | 100% | | | | | | | | |
|--------------------|------|--|--|--|--|--|--|--|--|

Raceway

| | | | | | | | | | |
|--------------------|------|--|--|--|--|--|--|--|--|
| Under Construction | 100% | | | | | | | | |
|--------------------|------|--|--|--|--|--|--|--|--|

Under 600 Volts

Service Equipment

| | | | | | | | | | |
|--------------------|------|--|--|--|--|--|--|--|--|
| Under Construction | 100% | | | | | | | | |
|--------------------|------|--|--|--|--|--|--|--|--|

Switchgear / Switchboard

| | | | | | | | | | |
|---------------|------|--|--|------|--|----|---|-------|--|
| Fused Disc Sw | 100% | | | 2044 | | ** | 5 | \$100 | |
|---------------|------|--|--|------|--|----|---|-------|--|

Raceway

| | | | | | | | | | |
|---------|-----|--|--|------|--|----|---|--|--|
| Conduit | 50% | | | 2044 | | ** | 1 | | |
|---------|-----|--|--|------|--|----|---|--|--|

| | | | | | | | | | |
|--------------------|-----|--|--|--|--|--|--|--|--|
| Under Construction | 50% | | | | | | | | |
|--------------------|-----|--|--|--|--|--|--|--|--|

Panelboards

| | | | | | | | | | |
|---------------|-----|--|--|------|--|----|---|--|--|
| Fused Disc Sw | 10% | | | 2032 | | ** | 5 | | |
|---------------|-----|--|--|------|--|----|---|--|--|

| | | | | | | | | | |
|------------------|-----|--|--|------|--|----|---|-------|--|
| Molded Case Bkrs | 40% | | | 2032 | | ** | 5 | \$100 | |
|------------------|-----|--|--|------|--|----|---|-------|--|

| | | | | | | | | | |
|--------------------|-----|--|--|--|--|--|--|--|--|
| Under Construction | 50% | | | | | | | | |
|--------------------|-----|--|--|--|--|--|--|--|--|

Wiring

| | | | | | | | | | |
|---------------|-----|--|--|------|--|----|---|--|--|
| Thermoplastic | 60% | | | 2034 | | ** | 1 | | |
|---------------|-----|--|--|------|--|----|---|--|--|

| | | | | | | | | | |
|--------------------|-----|--|--|--|--|--|--|--|--|
| Under Construction | 40% | | | | | | | | |
|--------------------|-----|--|--|--|--|--|--|--|--|

Ground

Grounding Devices

| | | | | | | | | | |
|----------------|------|--|--|--|--|--|--|--|--|
| Not Accessible | 100% | | | | | | | | |
|----------------|------|--|--|--|--|--|--|--|--|

Lighting

Interior Lighting

| | | | | | | | | | |
|-------------|-----|--|--|------|----------|--|----|----------|--|
| Fluorescent | 90% | | | 2019 | \$63,000 | | 10 | \$11,300 | |
|-------------|-----|--|--|------|----------|--|----|----------|--|

T-12 Lamps, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

| | | | | | | | | | |
|-------------|-----|--|--|------|---------|--|----|---------|--|
| Fluorescent | 10% | | | 2024 | \$7,000 | | 10 | \$1,300 | |
|-------------|-----|--|--|------|---------|--|----|---------|--|

T-8 Lamps, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL-MASTAS BUILDING #45 - GARAGE
Asset # : 2429

| 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% | | | 2019 | \$50,600 | 10 | | |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| No Component | 70% | | | | | | | |
| Generic | 30% | | | 2024 | \$12,200 | 1 | \$1,500 | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Outside</i> | | | | | | | | |
| <i>Explanation : C C T V Surveillance Cameras</i> | | | | | | | | |
| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | |
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2034 | ** | 1 | | |
| Terminal Devices | | | | | | | | |
| Fan Coil Unit/Heat | 100% | | | 2024 | \$200,600 | 1 | \$4,400 | |
| Ventilation | | | | | | | | |
| Exhaust Fans | | | | | | | | |
| Wall Unit | 40% | | | 2019 | \$8,100 | 2 | \$200 | |
| No Component | 60% | | | | | | | |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Galv Iron/Steel | 100% | 0-2 | \$8,000 | 2022 | \$40,000 | 1 | | |
| <i>Corroded, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : 1st Floor</i> | | | | | | | | |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | |
| Sewage Ejector(s) | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i> | | | | | | | | |
| <i>Location : Located In A Pit</i> | | | | | | | | |
| <i>Explanation : Not Accessible</i> | | | | | | | | |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | |
| Fire Suppression | | | | | | | | |
| Sprinkler | | | | | | | | |
| Generic | 100% | | | 2044 | ** | 1-2 | \$3,800 | |

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

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

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

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : BUSH TERMINAL-MASTAS BUILDING #57 - WAREHOUSE
Address : 41ST - 51ST STREET AND 1ST AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0016.010 / 2449 **Yr Built/Renovated** : 1910 /
Area Sq Ft : 157,500 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 28-Jun-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,6
Block : 725 **Lot** : 1 **BIN** : 3378183

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-----------------------|--------------------|--------------------|
| Exterior Architecture | \$1,864,200 | \$1,188,100 |
| Interior Architecture | \$315,400 | \$525,400 |
| Electrical | \$788,400 | \$968,900 |
| Mechanical | | \$406,300 |
| Total | \$2,968,000 | \$3,088,600 |
| Importance Code A | \$1,864,200 | \$1,594,400 |
| Importance Code B | \$1,103,800 | \$1,494,200 |
| Total | \$2,968,000 | \$3,088,600 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$12,800 | | | |
| Interior Architecture | \$12,300 | | | |
| Electrical | \$57,500 | \$2,700 | \$1,800 | \$1,800 |
| Mechanical | \$10,300 | \$14,600 | \$2,900 | \$15,500 |
| Elevators/Escalators | \$17,800 | \$17,800 | \$17,800 | \$17,800 |
| Total | \$110,700 | \$35,200 | \$22,500 | \$35,000 |
| Importance Code A | \$12,800 | \$8,800 | | \$8,800 |
| Importance Code B | \$85,600 | \$26,400 | \$22,500 | \$26,200 |
| Importance Code C | \$12,300 | | | |
| Total | \$110,700 | \$35,200 | \$22,500 | \$35,000 |



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL-MASTAS 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 | \$12,800 | LIFE | ** | 5 | \$2,200 | |
| Horizontal Cracks, Extent : Moderate, Area Affected : 15% | | | | | | | | |
| Location : At Stair Bulkhead | | | | | | | | |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% | | | | | | | | |
| Location : At Stair Bulkhead | | | | | | | | |
| Windows | | | | | | | | |
| Aluminum | 90% | Now | \$1,620,400 | 2049 | ** | 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 | \$42,900 | LIFE | ** | 5 | \$2,800 | |
| Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Parapets | | | | | | | | |
| Cast in Place Concrete | 100% | Now | \$129,200 | LIFE | ** | 5 | \$429,600 | |
| Vertical Cracks, Extent : Moderate, Area Affected : 10% | | | | | | | | |
| Location : East Facade, West Facade | | | | | | | | |
| Roof | | | | | | | | |
| Skylight, Metal/Glass | 3% | | | 2024 | \$480,400 | 10 | \$11,100 | |
| Spray-on Foam | 97% | | | 2029 | ** | 5 | \$143,500 | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Cast in Place Concrete | 95% | | | LIFE | ** | 5 | \$490,300 | |
| Steel Plate | 5% | Now | \$315,400 | LIFE | ** | 1 | | |
| Corrosion/Rusting, Extent : Severe, Area Affected : 40% | | | | | | | | |
| Location : Stair Landings Throughout | | | | | | | | |
| Interior Walls | | | | | | | | |
| Cast in Place Concrete | 20% | Now | \$12,300 | 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 | | Priority |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Under 600 Volts | | | | | | | | |
| Raceway | | | | | | | | |
| Conduit | 100% | | | 2024 | \$22,000 | 1 | | |

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
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 | | | | | | | | | |
| Panelboards | | | | | | | | | |
| | Fused Disc Sw | 20% | | | 2023 | \$11,700 | 5 | \$700 | |
| | Fused Knife Sw | 50% | 2-4 | \$29,200 | 2049 | * * | 5 | \$900 | |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% | | | | | | | | | |
| Location : Throughout | | | | | | | | | |
| On Extended Life, Extent : Moderate, Area Affected : 100% | | | | | | | | | |
| Location : Throughout The Building | | | | | | | | | |
| | Molded Case Bkrs | 30% | | | 2023 | \$17,500 | 5 | \$1,200 | |
| Wiring | | | | | | | | | |
| | Braided Cloth | 70% | 2-4 | \$26,500 | 2049 | * * | 1 | | |
| Insulation Aged, Extent : Moderate, Area Affected : 100% | | | | | | | | | |
| Location : Throughout The Building | | | | | | | | | |
| | Thermoplastic | 30% | | | 2024 | \$14,400 | 1 | | |
| Lighting | | | | | | | | | |
| Interior Lighting | | | | | | | | | |
| | Fluorescent | 60% | | | 2019 | \$481,800 | 10 | \$86,700 | |
| T-12 Lamps, Extent : Moderate, Area Affected : 100% | | | | | | | | | |
| Location : Throughout The Building | | | | | | | | | |
| | Fluorescent | 30% | | | 2024 | \$240,900 | 10 | \$43,300 | |
| T-8 Lamps, Extent : Moderate, Area Affected : 100% | | | | | | | | | |
| Location : Throughout The Building | | | | | | | | | |
| | Incandescent | 10% | | | 2019 | \$80,300 | 2 | \$400 | |
| Egress Lighting | | | | | | | | | |
| | Emergency, Battery | 50% | | | 2024 | \$103,700 | 10 | \$19,000 | |
| | Exit, Service | 50% | | | 2024 | \$20,700 | 1 | | |
| Exterior Lighting | | | | | | | | | |
| | HID | 100% | | | 2024 | \$580,900 | 10 | \$500 | |
| Alarm | | | | | | | | | |
| Security System | | | | | | | | | |
| | No Component | 70% | | | | | | | |
| | Generic | 30% | | | 2019 | \$139,600 | 1 | \$17,700 | |
| Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | | |
| Location : Outside | | | | | | | | | |
| Explanation : C C T V 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% | | 2044 | * * | 1 | | |

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
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 |
| Heating | | | | | | | | |
| Conversion Equipment | | | | | | | | |
| Radiant Heater | 60% | | | 2024 | \$406,300 | 2 | \$43,800 | |
| | Other Observation, Extent : Light, Area Affected : 60% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Explanation : Heating Equipment Is Installed And Maintained By Tenants | | | | | | | |
| No Component | 40% | | | | | | | |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Galv Iron/Steel | 100% | | | 2029 | * * | 1 | | |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | * * | 1 | | |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | * * | 1 | | |
| Sump Pump(s) | | | | | | | | |
| Submersible | 100% | | | 2017 | \$6,500 | 4 | \$2,500 | |
| | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | |
| | Location : Located Outside The Building In A Pit | | | | | | | |
| | Explanation : Sump Pump Is Not Accessible | | | | | | | |
| Sewage Ejector(s) | | | | | | | | |
| Electric | 100% | | | 2024 | \$10,800 | 4 | \$1,600 | |
| | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | |
| | Location : Is 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 | | | | | | | |
| Fire Suppression | | | | | | | | |
| Sprinkler | | | | | | | | |
| Generic | 100% | | | 2034 | * * | 1-2 | \$44,100 | |

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

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

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

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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 : 28-Jun-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,5,6
Block : 725 **Lot** : 1 **BIN** : 3378184

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-----------------------|--------------------|--------------------|
| Exterior Architecture | \$2,565,600 | \$1,180,100 |
| Interior Architecture | \$433,800 | \$467,200 |
| Electrical | \$600,900 | \$877,300 |
| Mechanical | \$41,600 | |
| Total | \$3,641,900 | \$2,524,600 |
| Importance Code A | \$2,565,600 | \$1,180,100 |
| Importance Code B | \$1,076,300 | \$1,344,500 |
| Total | \$3,641,900 | \$2,524,600 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$33,200 | | | |
| Interior Architecture | \$6,800 | | | |
| Electrical | \$1,800 | | \$1,200 | |
| Mechanical | \$12,700 | \$12,800 | \$11,900 | \$5,400 |
| Elevators/Escalators | \$17,800 | \$17,800 | \$17,800 | \$17,800 |
| Total | \$72,400 | \$30,500 | \$30,900 | \$23,200 |
| Importance Code A | \$42,500 | | \$9,600 | |
| Importance Code B | \$23,100 | \$30,500 | \$21,400 | \$23,200 |
| Importance Code C | \$6,800 | | | |
| Total | \$72,400 | \$30,500 | \$30,900 | \$23,200 |



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL-MASTAS 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 | 5% | Now | \$21,700 | LIFE | * * | 5 | \$9,800 | |
| | Cracking/Crumbling, Extent : Moderate, Area Affected : 15% | | | | | | | |
| | Location : Stair Bulkhead, Loading Docks | | | | | | | |
| | Exposed Reinforcement, Extent : Moderate, Area Affected : 15% | | | | | | | |
| | Location : Stair Bulkhead, Loading Docks | | | | | | | |
| Cast in Place Concrete | 90% | | | LIFE | * * | 5 | \$177,000 | |
| Masonry: Brick | 5% | Now | \$11,600 | LIFE | * * | 5 | \$2,000 | |
| | Diagonal Cracks, Extent : Severe, Area Affected : 15% | | | | | | | |
| | Location : Elevator Shaft | | | | | | | |
| | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | Location : Elevator Shaft | | | | | | | |
| Windows | | | | | | | | |
| Steel | 100% | Now | \$2,032,300 | 2049 | * * | 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 | \$467,700 | LIFE | * * | 5 | \$388,900 | |
| | Cracking/Crumbling, Extent : Moderate, Area Affected : 20% | | | | | | | |
| | Location : North Side | | | | | | | |
| | Exposed Reinforcement, Extent : Moderate, Area Affected : 20% | | | | | | | |
| | Location : North Side | | | | | | | |
| Roof | | | | | | | | |
| Skylight, Metal/Glass | 2% | | | 2024 | \$289,900 | 10 | \$6,700 | |
| Spray-on Foam | 98% | | | 2029 | * * | 5 | \$131,300 | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Cast in Place Concrete | 100% | Now | \$433,800 | LIFE | * * | 5 | \$467,200 | |
| | Cracking/Crumbling, Extent : Moderate, Area Affected : 20% | | | | | | | |
| | Location : Throughout | | | | | | | |
| 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 | \$6,800 | LIFE | * * | | | |
| | Diagonal Cracks, Extent : Moderate, Area Affected : 15% | | | | | | | |
| | Location : East Stair | | | | | | | |
| Masonry: Brick | 55% | | | LIFE | * * | | | |
| Ceilings | | | | | | | | |
| Exposed Concrete | 100% | | | LIFE | * * | 5 | \$33,400 | |

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
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 |
| Over 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Under Construction | 100% | | | | | | | |
| Transformers | | | | | | | | |
| Under Construction | 100% | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Under Construction | 100% | | | | | | | |
| Feeders | | | | | | | | |
| Under Construction | 100% | | | | | | | |
| Raceway | | | | | | | | |
| Under Construction | 100% | | | | | | | |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Fused Disc Sw | 100% | | | 2054 | * * | 5 | \$600 | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : Recently Installed, Main Service Switch Rated @ 3000 Amperes</i> | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Molded Case Bkrs | 50% | | | 2054 | * * | 5 | \$1,900 | |
| <i>Recent Installation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| Under Construction | 50% | | | | | | | |
| Raceway | | | | | | | | |
| Conduit | 80% | | | 2024 | \$11,700 | 1 | | |
| Conduit | 20% | | | 2054 | * * | 1 | | |
| <i>Recent Installation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : 1st Floor</i> | | | | | | | | |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 20% | | | 2032 | * * | 5 | \$700 | |
| Molded Case Bkrs | 80% | | | 2032 | * * | 5 | \$3,000 | |
| Wiring | | | | | | | | |
| Thermoplastic | 80% | | | 2024 | \$25,500 | 1 | | |
| Thermoplastic | 20% | | | 2054 | * * | 1 | | |
| <i>Recent Installation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : 1st Floor</i> | | | | | | | | |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 100% | | | 2041 | * * | 5 | \$1,000 | |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 70% | | | 2019 | \$509,200 | 10 | \$91,600 | |
| <i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| Fluorescent | 30% | | | 2024 | \$218,200 | 10 | \$39,300 | |
| <i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |

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

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

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

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

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

Lighting

| | | | | | | | | | |
|--------------------|------|--|--|------|-----------|----|--|----------|--|
| Egress Lighting | | | | | | | | | |
| Emergency, Battery | 50% | | | 2024 | \$94,000 | 10 | | \$17,200 | |
| Exit, Service | 50% | | | 2024 | \$18,800 | 1 | | | |
| Exterior Lighting | | | | | | | | | |
| HID | 100% | | | 2024 | \$525,800 | 10 | | \$400 | |

Alarm

| | | | | | | | | | |
|--------------------|------|--|--|--|--|--|--|--|--|
| Security System | | | | | | | | | |
| Under Construction | 100% | | | | | | | | |

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

Heating

| | | | | | | | | | |
|---|------|--|--|------|--|-----|---|----------|--|
| Energy Source | | | | | | | | | |
| Natural Gas | 100% | | | 2044 | | * * | 1 | | |
| Conversion Equipment | | | | | | | | | |
| Radiant Heater | 70% | | | 2029 | | * * | 2 | \$46,300 | |
| <i>Other Observation, Extent : Light, Area Affected : 70%</i> | | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | | |
| <i>Explanation : Heating Equipment Is Installed And Maintained By Tenants</i> | | | | | | | | | |
| No Component | 30% | | | | | | | | |
| Terminal Devices | | | | | | | | | |
| No Component | 70% | | | | | | | | |
| No Component | 30% | | | | | | | | |

Ventilation

| | | | | | | | | | |
|--------------|-----|--|--|------|----------|---|--|-------|--|
| Exhaust Fans | | | | | | | | | |
| Wall Unit | 10% | | | 2024 | \$21,100 | 2 | | \$400 | |
| No Component | 90% | | | | | | | | |

Plumbing

| | | | | | | | | | |
|--|------|-----|----------|------|---------|-----|---|---------|--|
| H/C Water Piping | | | | | | | | | |
| Galv Iron/Steel | 100% | 0-2 | \$41,600 | 2029 | | * * | 1 | | |
| <i>Corroded, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | | |
| Sanitary Piping | | | | | | | | | |
| Cast Iron | 100% | | | LIFE | | * * | 1 | | |
| Storm Drain Piping | | | | | | | | | |
| Cast Iron | 100% | | | LIFE | | * * | 1 | | |
| Sump Pump(s) | | | | | | | | | |
| Submersible | 100% | | | 2018 | \$6,500 | 4 | | \$2,500 | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | | |
| <i>Location : Pit In The Street</i> | | | | | | | | | |
| <i>Explanation : Not Accessible</i> | | | | | | | | | |

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

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

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

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

Asset # : 2448

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | | |
|--------------------|-------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Plumbing | | | | | | | | | |
| | Sewage Ejector(s) | | | | | | | | |
| | Electric | 100% | | | 2029 | * * | 4 | \$2,500 | |
| | | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | |
| | | Location : Street Pit | | | | | | | |
| | | Explanation : 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 | | | | | | | |
| Fire Suppression | | | | | | | | | |
| | Sprinkler | | | | | | | | |
| | Generic | 100% | | | 2044 | * * | 1-2 | \$40,000 | |

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

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

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

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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 : 27-Jun-2013 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 715 **Lot** : 1 **BIN** : 3345662

| CAPITAL | | FY 2017 - 2020 | FY 2021 - 2026 |
|-----------------------|--|------------------|-----------------|
| Exterior Architecture | | \$375,400 | |
| Interior Architecture | | \$107,900 | |
| Electrical | | \$249,700 | \$40,000 |
| Total | | \$733,000 | \$40,000 |
| Importance Code A | | \$375,400 | |
| Importance Code B | | \$357,600 | \$40,000 |
| Total | | \$733,000 | \$40,000 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-----------------------|-----------------|----------------|-----------------|----------------|
| Exterior Architecture | \$4,000 | | \$8,200 | |
| Interior Architecture | \$43,300 | | | |
| Electrical | \$7,700 | \$600 | \$30,800 | \$600 |
| Mechanical | \$13,400 | \$400 | \$900 | \$400 |
| Total | \$68,400 | \$1,100 | \$39,900 | \$1,100 |
| Importance Code A | \$4,000 | \$100 | \$8,300 | \$100 |
| Importance Code B | \$36,800 | \$1,000 | \$31,700 | \$1,000 |
| Importance Code C | \$27,600 | | | |
| Total | \$68,400 | \$1,100 | \$39,900 | \$1,100 |



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
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 | \$149,000 | LIFE | ** | 5 | \$12,600 | 1 |
| | Diagonal Cracks, Extent : Severe, Area Affected : 30% | | | | | | | |
| | Location : South Facade | | | | | | | |
| | Misaligned/Bulging, Extent : Severe, Area Affected : 50% | | | | | | | |
| | Location : South Facade | | | | | | | |
| | Worn/Eroded, Extent : Severe, Area Affected : 50% | | | | | | | |
| | Location : South Facade | | | | | | | |
| Metal Coiling Doors | 5% | | | 2029 | ** | 5 | \$2,200 | |
| Windows | | | | | | | | |
| Metal Louvers | 15% | | | 2027 | ** | 10 | \$4,000 | |
| Wood | 85% | Now | \$98,200 | 2049 | ** | 5 | \$17,900 | 1 |
| | Air Infiltration, Extent : Severe, Area Affected : 50% | | | | | | | |
| | 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 : 50% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Parapets | | | | | | | | |
| Masonry: Brick | 100% | Now | \$80,500 | LIFE | ** | 5 | \$4,800 | |
| | Diagonal Cracks, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | Location : Corners | | | | | | | |
| | Worn/Eroded, Extent : Moderate, Area Affected : 50% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Roof | | | | | | | | |
| Skylight, Metal/Glass | 3% | Now | \$47,600 | 2054 | ** | | | |
| | Broken/Missing Elements, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | Location : Over First Floor | | | | | | | |
| | Corrosion/Rusting, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | Location : Over First Floor | | | | | | | |
| Spray-on Foam | 97% | | | 2029 | ** | 5 | \$14,200 | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Cast in Place Concrete | 85% | | | LIFE | ** | 5 | \$10,900 | |
| Panel/Paver: Cer/Brk | 15% | | | 2032 | ** | 5 | \$2,000 | |

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

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

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

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

Asset # : 2283

| Architecture | | Current Repair | | | Future Replacement | | Maintenance | | |
|-----------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|----------|--|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | |
| Interior | | | | | | | | | |
| Interior Walls | | | | | | | | | |
| Ceramic Tile | 10% | | | 2027 | * * | 5 | \$300 | | |
| Masonry: Brick | 70% | Now | \$25,000 | LIFE | * * | | | | |
| | Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25% | | | | | | | | |
| | Location : Throughout | | | | | | | | |
| | Worn/Eroded, Extent : Severe, Area Affected : 25% | | | | | | | | |
| | Location : Throughout | | | | | | | | |
| Plaster | 20% | Now | \$2,400 | 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 | \$14,800 | LIFE | * * | 5 | \$400 | | |
| | Cracking/Crumbling, Extent : Moderate, Area Affected : 20% | | | | | | | | |
| | Location : Throughout | | | | | | | | |
| Exposed Struc: Wood | 60% | Now | \$107,900 | LIFE | * * | | | | |
| | Dry Rot/Decay, Extent : Severe, Area Affected : 50% | | | | | | | | |
| | Location : Throughout | | | | | | | | |
| | Split/Cracked, Extent : Severe, 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 |
| Over 600 Volts | | | | | | | | | |
| | Transformers | | | | | | | | |
| | Liquid Filled | 100% | 2-4 | \$134,200 | 2044 | * * | 3 | | |
| | | On Extended Life, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | | Location : Electrical Room | | | | | | | |
| | Switchgear / Switchboard | | | | | | | | |
| | Air Circuit Breaker | 100% | 2-4 | \$3,900 | 2054 | * * | 3 | | |
| | | Obsolete Equipment, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | | Location : Electrical Room | | | | | | | |
| | | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | | Location : Electrical Room | | | | | | | |
| | | Explanation : Obsolete Equipment | | | | | | | |
| | Feeders | | | | | | | | |
| | Cable | 100% | | | 2023 | \$15,100 | 1 | | |
| | Raceway | | | | | | | | |
| | Conduit | 100% | | | 2024 | \$40,000 | 1 | | |

Under 600 Volts

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

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

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

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

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | | |
|---|-------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts | | | | | | | | | |
| Service Equipment | | | | | | | | | |
| | Molded Case Bkrs | 100% | | | 2024 | \$1,400 | 5 | \$100 | |
| Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | | |
| Location : Electrical Room | | | | | | | | | |
| Explanation : No Available Nameplate Rating Capacity | | | | | | | | | |
| Raceway | | | | | | | | | |
| | Conduit | 30% | | | 2034 | * * | 1 | | |
| | Conduit | 70% | | | 2024 | \$2,600 | 1 | | |
| Panelboards | | | | | | | | | |
| | Molded Case Bkrs | 50% | | | 2032 | * * | 5 | \$100 | |
| | Molded Case Bkrs | 50% | | | 2023 | \$3,700 | 5 | \$100 | |
| Wiring | | | | | | | | | |
| | Braided Cloth | 20% | 2-4 | \$1,600 | 2049 | * * | 1 | | |
| Insulation Aged, Extent : Moderate, Area Affected : 100% | | | | | | | | | |
| Location : Shop And Electrical Room | | | | | | | | | |
| | Thermoplastic | 50% | | | 2034 | * * | 1 | | |
| | Thermoplastic | 30% | | | 2024 | \$2,400 | 1 | | |
| Motor Controllers | | | | | | | | | |
| | Locally Mounted | 100% | | | 2029 | * * | 5 | | |
| Ground | | | | | | | | | |
| Grounding Devices | | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| Stand-by Power | | | | | | | | | |
| Transfer Switches | | | | | | | | | |
| | Automatic | 100% | | | 2022 | \$8,700 | 1 | \$1,300 | |
| Generators | | | | | | | | | |
| | Diesel | 100% | | | 2020 | \$71,500 | 1 | \$1,700 | |
| Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | | |
| Location : Fire Pump Room | | | | | | | | | |
| Explanation : 2- 119 Kw Diesel Generators | | | | | | | | | |
| Batteries | | | | | | | | | |
| | Lead/Acid | 100% | | | 2017 | \$1,500 | 5 | \$200 | |
| Fuel Storage | | | | | | | | | |
| | Main Tank | 100% | | | 2027 | * * | 5 | \$100 | |
| Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | | |
| Location : Pump House | | | | | | | | | |
| Explanation : 2- Main Tanks, No Available Nameplate Rating Capacity | | | | | | | | | |
| Lighting | | | | | | | | | |
| | Interior Lighting | | | | | | | | |
| | Fluorescent | 100% | | | 2019 | \$22,200 | 10 | \$4,000 | |
| T-12 Lamps, Extent : Moderate, Area Affected : 100% | | | | | | | | | |
| Location : Throughout The Building | | | | | | | | | |
| 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%

2019

\$3,900

1

\$500

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

Location : Pump House

Explanation : Intrusion Alarm Only

Fire/Smoke Detection

Generic

100%

2019

\$44,000

1-3

\$2,700

Other Observation, Extent : Moderate, 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

20%

2034

**

1

Natural Gas

80%

2034

**

1

Conversion Equipment

Radiant Heater

20%

2024

\$3,700

2

\$400

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

Location : Pump House

Explanation : Electrical Unit Heater In Pump House Only

No Component

80%

Terminal Devices

Fan Coil Unit/Heat

80%

Now

\$10,200

2034

**

1

\$1,000

Unit Inoperable, Extent : Severe, Area Affected : 80%

Location : Obsolete Gas Fired Fan Coil Unit Heaters In The Shop

No Component

20%

Ventilation

Exhaust Fans

Wall Unit

30%

2024

\$1,900

2

No Component

70%

Plumbing

H/C Water Piping

Galv Iron/Steel

100%

2029

**

1

Water Heater

Electric

100%

2019

\$700

4

Sanitary Piping

Cast Iron

100%

LIFE

**

1

Storm Drain Piping

Cast Iron

100%

LIFE

**

1

Fixtures

Generic

100%

Fire Suppression

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL-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 | | | | | | | | | |
| | Generic | 100% | | | 2034 | * * | 1-2 | \$1,200 | |
| Fire Pump | | | | | | | | | |
| | Generic | 100% | Now | \$3,100 | 2039 | * * | 1 | \$700 | |
| Damaged, Extent : Severe, Area Affected : 100% | | | | | | | | | |
| Location : First Floor, Damaged By Sandy | | | | | | | | | |

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

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

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

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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 : 26-Jun-2013 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 725 **Lot** : 1 **BIN** : 3345657

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-----------------------|------------------|-----------------|
| Exterior Architecture | \$617,600 | |
| Interior Architecture | \$59,200 | \$94,000 |
| Total | \$676,700 | \$94,000 |
| Importance Code A | \$617,600 | |
| Importance Code B | \$59,200 | \$94,000 |
| Total | \$676,700 | \$94,000 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-----------------------|-----------------|---------|---------|---------|
| Exterior Architecture | \$33,300 | | | |
| Interior Architecture | \$52,700 | | | |
| Total | \$86,000 | | | |
| Importance Code A | \$33,300 | | | |
| Importance Code B | \$49,500 | | | |
| Importance Code C | \$3,200 | | | |
| Total | \$86,000 | | | |



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL-MASTAS 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 | 100% | Now | \$224,700 | LIFE | * * | 5 | \$25,400 | |
| | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50% | | | | | | | |
| | Location : North Facade, Throughout | | | | | | | |
| | Rusting Masonry Supt, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | Location : Basement Entrance | | | | | | | |
| | Worn/Eroded, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | | | | | | | | |
| Windows | | | | | | | | |
| Wood | 100% | Now | \$54,700 | 2049 | * * | 5 | \$10,000 | 1 |
| | Air Infiltration, Extent : Severe, Area Affected : 50% | | | | | | | |
| | 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 | \$33,300 | 2039 | * * | | | |
| | Corrosion/Rusting, Extent : Moderate, Area Affected : 15% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Deteriorated Finish, Extent : Severe, Area Affected : 50% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | | | | | | | | |
| Roof | | | | | | | | |
| Slate | 75% | Now | \$338,100 | LIFE | * * | | | 1 |
| | Broken/Missing Elements, Extent : Severe, Area Affected : 30% | | | | | | | |
| | Location : Over Kitchen | | | | | | | |
| | Cracking/Crumbling, Extent : Severe, Area Affected : 20% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Water Penetration, Extent : Severe, Area Affected : 35% | | | | | | | |
| | Location : Over Kitchen | | | | | | | |
| | | | | | | | | |
| Not Accessible | 25% | | | | | | | |
| | | | | | | | | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Panel/Paver: Cer/Brk | 100% | | | 2032 | * * | 5 | \$30,200 | |
| | | | | | | | | |
| Interior Walls | | | | | | | | |
| Gypsum Board | 30% | | | LIFE | * * | 5 | \$700 | |
| Plaster | 50% | Now | \$3,200 | LIFE | * * | 5 | \$600 | |
| | Cracking/Crumbling, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | Location : Kitchen | | | | | | | |
| | Water Penetration, Extent : Severe, Area Affected : 25% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | | | | | | | | |
| SGFT/Glazed Masonry | 20% | | | 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
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 |

Interior

Ceilings

Plaster

20% Now \$34,400 LIFE * * 5 \$1,700

Broken/Missing Elements, Extent : Severe, Area Affected : 50%

Location : Kitchen

Water Penetration, Extent : Severe, Area Affected : 50%

Location : Kitchen

Wood

80% Now \$59,200 LIFE * * 5 \$94,000

Broken/Missing Elements, Extent : Severe, 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

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

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

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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 |
| 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% | | | | | | |
| Sump Pump(s) | Not Accessible | 100% | | | | | | |
| Sewage Ejector(s) | Not Accessible | 100% | | | | | | |
| Backflow Preventer | Not Accessible | 100% | | | | | | |
| Fixtures | Not Accessible | 100% | | | | | | |

Fire Suppression

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL-MASTAS 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 |
| 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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 : 26-Jun-2013 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3,4
Block : 715 **Lot** : 1 **BIN** : 3345581

| CAPITAL | | FY 2017 - 2020 | FY 2021 - 2026 |
|-----------------------|--|--------------------|--------------------|
| Exterior Architecture | | \$1,913,200 | \$1,083,900 |
| Interior Architecture | | \$1,467,700 | \$438,500 |
| Electrical | | \$1,494,300 | \$313,500 |
| Mechanical | | \$47,400 | \$63,000 |
| Total | | \$4,922,600 | \$1,899,000 |
| Importance Code A | | \$1,913,200 | \$1,083,900 |
| Importance Code B | | \$2,935,300 | \$815,000 |
| Importance Code C | | \$74,100 | |
| Total | | \$4,922,600 | \$1,899,000 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$20,600 | | | |
| Interior Architecture | | \$2,400 | \$6,000 | |
| Electrical | \$32,200 | \$1,700 | \$20,100 | \$500 |
| Mechanical | \$6,500 | \$8,200 | \$37,900 | \$8,200 |
| Elevators/Escalators | \$3,900 | \$3,900 | \$3,900 | \$3,900 |
| Total | \$63,300 | \$16,300 | \$67,900 | \$12,700 |
| Importance Code A | \$28,400 | \$1,600 | \$3,100 | \$1,600 |
| Importance Code B | \$34,800 | \$14,700 | \$64,800 | \$11,000 |
| Importance Code C | | | | |
| Total | \$63,300 | \$16,300 | \$67,900 | \$12,700 |



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
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 | \$563,000 | LIFE | * * | 5 | \$95,500 | |
| | Horizontal Cracks, Extent : Moderate, Area Affected : 20% | | | | | | | |
| | Location : Bulkheads | | | | | | | |
| | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Worn/Eroded, Extent : Moderate, Area Affected : 40% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Metal Coiling Doors | 10% | Now | \$235,300 | 2029 | * * | 5 | \$16,600 | |
| | Corrosion/Rusting, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | Location : West Facade | | | | | | | |
| | Deformed/Dented, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | Location : West Facade | | | | | | | |
| | Unit Inoperable, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | Location : West Facade | | | | | | | |
| Windows | | | | | | | | |
| Steel | 100% | Now | \$938,300 | 2049 | * * | 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 | | | | | | | | |
| Masonry: Brick | 95% | Now | \$113,100 | LIFE | * * | 5 | \$10,000 | |
| | Cracking/Crumbling, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Worn/Eroded, Extent : Moderate, Area Affected : 30% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Masonry: Limestone | 5% | | | LIFE | * * | 5 | \$700 | |
| Roof | | | | | | | | |
| Metal Panel | 10% | | | 2037 | * * | 10 | \$20,600 | |
| Skylight, Metal/Glass | 5% | | | 2024 | \$809,900 | 10 | \$18,700 | |
| Spray-on Foam | 85% | | | 2029 | * * | 5 | \$127,200 | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Cast in Place Concrete | 23% | | | LIFE | * * | 5 | \$120,500 | |
| Ceramic Tile | 2% | | | 2033 | * * | 5 | \$4,800 | |
| Wood | 75% | Now | \$1,157,100 | 2039 | * * | 5 | \$168,400 | |
| | Deteriorated Finish, Extent : Severe, Area Affected : 50% | | | | | | | |
| | Location : Fourth Floor | | | | | | | |
| | Split/Cracked, Extent : Severe, Area Affected : 25% | | | | | | | |
| | Location : Fourth Floor | | | | | | | |
| | Worn/Eroded, Extent : Moderate, Area Affected : 50% | | | | | | | |
| | Location : Fourth 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

| Architecture | | 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 | \$800 | |
| Gypsum Board | 10% | | | LIFE | ** | 5 | \$2,300 | |
| Masonry: Brick | 50% | | | LIFE | ** | | | |
| Masonry: Brick | 25% | Now | \$74,100 | LIFE | ** | | | |

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

Location : First And Fourth Floors

| | | | | | | | | |
|---------|-----|--|--|------|----|---|---------|--|
| Plaster | 10% | | | LIFE | ** | 5 | \$1,200 | |
|---------|-----|--|--|------|----|---|---------|--|

Ceilings

| | | | | | | | | |
|----------------------|-----|-----|-----------|------|----|---|----------|--|
| AcousTileSusp.Lay-In | 5% | | | 2029 | ** | 5 | \$12,000 | |
| Exposed Struc: Wood | 25% | | | LIFE | ** | | | |
| Gypsum Board | 10% | Now | \$236,500 | 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 | 20% | | | LIFE | ** | 5 | \$29,900 | |

| 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

| | | | | | | | | | |
|--------------------|------|--|--|--|--|--|--|--|--|
| Under Construction | 100% | | | | | | | | |
|--------------------|------|--|--|--|--|--|--|--|--|

Transformers

| | | | | | | | | |
|---------------|-----|-----|----------|------|----|---|-------|--|
| Liquid Filled | 50% | 2-4 | \$67,100 | 2044 | ** | 3 | \$700 | |
|---------------|-----|-----|----------|------|----|---|-------|--|

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

Location : Electrical Room

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

Location : Electrical Room

Explanation : Six 300 Kva 4160v-480v/277v

| | | | | | | | | | |
|--------------------|-----|--|--|--|--|--|--|--|--|
| Under Construction | 50% | | | | | | | | |
|--------------------|-----|--|--|--|--|--|--|--|--|

Feeders

| | | | | | | | | |
|--------|------|--|--|------|--|----------|---|--|
| Busway | 100% | | | 2022 | | \$15,100 | 1 | |
|--------|------|--|--|------|--|----------|---|--|

Raceway

| | | | | | | | | |
|------|------|--|--|------|--|----------|---|--|
| Tray | 100% | | | 2022 | | \$40,000 | 1 | |
|------|------|--|--|------|--|----------|---|--|

Under 600 Volts

Service Equipment

| | | | | | | | | |
|----------------|------|-----|---------|------|----|---|-------|--|
| Fused Knife Sw | 100% | 0-2 | \$4,700 | 2054 | ** | 5 | \$300 | |
|----------------|------|-----|---------|------|----|---|-------|--|

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

Location : Electrical Room

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

Location : Electrical Room

Explanation : Obsolete Equipment

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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 | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Fused Knife Sw | 100% | 0-2 | \$95,500 | 2054 | * * | 5 | \$300 | |
| | | | <i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i> | | | | | |
| | | | <i>Location : Electrical Room</i> | | | | | |
| | | | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | |
| | | | <i>Location : Electrical Room</i> | | | | | |
| | | | <i>Explanation : Obsolete Equipment</i> | | | | | |
| Raceway | | | | | | | | |
| Conduit | 100% | | | 2024 | \$22,000 | 1 | | |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 20% | | | 2023 | \$11,700 | 5 | \$700 | |
| Molded Case Bkrs | 30% | | | 2032 | * * | 5 | \$1,300 | |
| Molded Case Bkrs | 50% | | | 2023 | \$29,200 | 5 | \$2,100 | |
| Wiring | | | | | | | | |
| Braided Cloth | 70% | 2-4 | \$26,500 | 2049 | * * | 1 | | |
| | | | <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> | | | | | |
| | | | <i>Location : Throughout The Building</i> | | | | | |
| Thermoplastic | 30% | | | 2024 | \$14,400 | 1 | | |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 70% | | | 2019 | \$579,600 | 10 | \$104,300 | |
| | | | <i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i> | | | | | |
| | | | <i>Location : Throughout The Building</i> | | | | | |
| Fluorescent | 25% | | | 2024 | \$207,000 | 10 | \$37,200 | |
| | | | <i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i> | | | | | |
| | | | <i>Location : Throughout The Building</i> | | | | | |
| Fluorescent | 5% | | | 2019 | \$41,400 | 10 | \$7,400 | |
| | | | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | |
| | | | <i>Location : 1st Floor</i> | | | | | |
| | | | <i>Explanation : Compact Fluorescent Light Fixtures</i> | | | | | |
| Egress Lighting | | | | | | | | |
| Emergency, Battery | 50% | | | 2029 | * * | 10 | \$19,300 | |
| Exit, Service | 50% | | | 2029 | * * | 1 | | |
| Exterior Lighting | | | | | | | | |
| HID | 100% | | | 2019 | \$599,000 | 10 | \$500 | |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| No Component | 95% | | | | | | | |
| Generic | 5% | | | 2024 | \$24,000 | 1 | \$3,000 | |
| | | | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | |
| | | | <i>Location : 2nd Floor</i> | | | | | |
| | | | <i>Explanation : C C T V Surveillance Camera</i> | | | | | |

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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% | | | 2034 | * * | 1 | | |
| Conversion Equipment | | | | | | | | |
| Furnace | 20% | | | 2029 | * * | 1 | \$16,100 | |
| | Other Observation, Extent : Light, Area Affected : 50% | | | | | | | |
| | Location : Roof | | | | | | | |
| | Explanation : 2 Gas Fired Packaged Rooftop Air Conditioning Units Serving The 4th Floor Only | | | | | | | |
| Radiant Heater | 10% | | | 2029 | * * | 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% | | | | | | | |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2040 | * * | 1 | | |
| Conversion Equipment | | | | | | | | |
| Ext Pkg Unit - Heating/Cooling | 20% | | | 2029 | * * | 2 | \$2,000 | |
| No Component | 80% | | | | | | | |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 50% | | | LIFE | * * | 2-5 | \$45,300 | |
| No Component | 50% | | | | | | | |
| Exhaust Fans | | | | | | | | |
| Roof | 50% | | | 2024 | \$63,000 | 2 | \$2,500 | |
| No Component | 50% | | | | | | | |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Galv Iron/Steel | 100% | 0-2 | \$47,400 | 2029 | * * | 1 | | |
| | Corroded, Extent : Moderate, Area Affected : 15% | | | | | | | |
| | Location : 1st Floor | | | | | | | |
| Water Heater | | | | | | | | |
| Electric | 100% | | | 2019 | \$24,600 | 4 | \$900 | |
| 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 | | | | | | | |

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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 |
| Fire Suppression | | | | | | | | | |
| Sprinkler | | | | | | | | | |
| | Generic | 100% | | | 2034 | * * | 1-2 | \$45,500 | |

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

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

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

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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 : 26-Jun-2013 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 715 **Lot** : 1 **BIN** : 3378186

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,425,100 | \$211,500 |
| Interior Architecture | \$695,900 | \$189,900 |
| Electrical | \$229,300 | \$93,700 |
| Total | \$2,350,400 | \$495,100 |
| Importance Code A | \$1,425,100 | \$211,500 |
| Importance Code B | \$760,000 | \$283,600 |
| Importance Code C | \$165,300 | |
| Total | \$2,350,400 | \$495,100 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-----------------------|-----------------|----------------|-----------------|----------------|
| Exterior Architecture | | | | |
| Electrical | \$26,200 | \$500 | \$17,400 | \$400 |
| Mechanical | \$19,800 | \$1,500 | \$9,800 | \$1,500 |
| Total | \$46,100 | \$1,900 | \$27,200 | \$1,900 |
| Importance Code A | \$3,400 | | \$3,400 | |
| Importance Code B | \$42,700 | \$1,900 | \$23,700 | \$1,900 |
| Total | \$46,100 | \$1,900 | \$27,200 | \$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
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 | 90% | Now | \$381,100 | LIFE | * * | 5 | \$43,100 | |
| | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Spalling, Extent : Moderate, Area Affected : 15% | | | | | | | |
| | Location : East Facade, West Facade | | | | | | | |
| | Vertical Cracks, Extent : Severe, Area Affected : 10% | | | | | | | |
| | Location : West Facade | | | | | | | |
| | Worn/Eroded, Extent : Moderate, Area Affected : 50% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Metal Coiling Doors | 10% | Now | \$265,400 | 2044 | * * | 5 | \$7,500 | |
| | Corrosion/Rusting, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | Location : East Facade, West Facade | | | | | | | |
| | Deformed/Dented, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | Location : East Facade, West Facade | | | | | | | |
| Windows | | | | | | | | |
| Steel | 100% | Now | \$488,700 | 2049 | * * | 5 | \$59,900 | 1 |
| | Air Infiltration, 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 | | | | | | | |
| Parapets | | | | | | | | |
| Cast Stone/Terra Cotta | 5% | | | LIFE | * * | 5 | \$6,300 | |
| Masonry: Brick | 95% | Now | \$174,000 | LIFE | * * | 5 | \$15,400 | |
| | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50% | | | | | | | |
| | Location : East Facade, North Facade | | | | | | | |
| | Misaligned/Bulging, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | Location : South Facade | | | | | | | |
| | Worn/Eroded, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Roof | | | | | | | | |
| Spray-on Foam | 100% | Now | \$115,900 | 2029 | * * | 5 | \$108,500 | |
| | Drains Inad/Misposn, Extent : Moderate, Area Affected : 50% | | | | | | | |
| | Location : West Side | | | | | | | |
| | Ponding, Extent : Severe, Area Affected : 25% | | | | | | | |
| | Location : West Side | | | | | | | |
| | Water Penetration, Extent : Moderate, Area Affected : 20% | | | | | | | |
| | Location : Storage At West Side | | | | | | | |
| | Other Observation, Extent : Severe, Area Affected : 25% | | | | | | | |
| | Location : West Side | | | | | | | |
| | Explanation : Section Of Roof Collapsed | | | | | | | |

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

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

Interior

Floors

Cast in Place Concrete 100% Now \$264,500 LIFE * * 5 \$189,900

Broken/Missing Elements, Extent : Severe, Area Affected : 15%

Location : First Floor

Misaligned/Bulging, Extent : Moderate, Area Affected : 25%

Location : First Floor

Worn/Eroded, Extent : Severe, Area Affected : 50%

Location : First Floor

Interior Walls

Masonry: Brick 100% Now \$165,300 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 75% LIFE * *

Exposed Struc: Wood 25% Now \$266,100 LIFE * *

Broken/Missing Elements, Extent : Severe, Area Affected : 25%

Location : West Side

Split/Cracked, Extent : Severe, Area Affected : 25%

Location : West Side

Other Observation, Extent : Severe, Area Affected : 25%

Location : West Side

Explanation : Section Of Ceiling Collapsed

| 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% 2024 \$3,700 1

Panelboards

Fused Disc Sw 50% 2032 * * 5 \$400

Fused Knife Sw 30% 0-2 \$25,600 2049 * * 5 \$100

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

Location : Throughout The Building

Molded Case Bkrs 10% 2023 \$1,500 5 \$100

Molded Case Bkrs 10% 2032 * * 5 \$100

Wiring

Thermoplastic 100% 2024 \$8,000 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
BUSH TERMINAL-MASTAS UNIT D - WAREHOUSE**

Asset # : 2156

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 50% | | | 2024 | \$93,700 | 10 | \$16,900 | |
| | T-8 Lamps, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Throughout The Building | | | | | | | |
| Fluorescent | 50% | | | 2019 | \$93,700 | 10 | \$16,900 | |
| | T-12 Lamps, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Throughout The Building | | | | | | | |
| Exterior Lighting | | | | | | | | |
| HID | 100% | | | 2019 | \$135,600 | 10 | \$100 | |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| No Component | 70% | | | | | | | |
| Generic | 30% | | | 2024 | \$32,600 | 1 | \$4,100 | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Outside | | | | | | | |
| | Explanation : C C T V 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% | | | 2044 | * * | 1 | | |
| Conversion Equipment | | | | | | | | |
| Radiant Heater | 100% | | | 2029 | * * | 2 | \$17,100 | |
| | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Explanation : 10 Units | | | | | | | |
| Ventilation | | | | | | | | |
| Exhaust Fans | | | | | | | | |
| Wall Unit | 50% | | | 2024 | \$27,200 | 2 | \$600 | |
| No Component | 50% | | | | | | | |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Galv Iron/Steel | 100% | 0-2 | \$10,700 | 2029 | * * | 1 | | |
| | Corroded, Extent : Moderate, Area Affected : 30% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Leak Evident, Extent : Moderate, Area Affected : 5% | | | | | | | |
| | Location : Water Main Connection Pipe | | | | | | | |
| Water Heater | | | | | | | | |
| Electric | 100% | | | 2019 | \$5,600 | 4 | \$200 | |
| 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
BUSH TERMINAL-MASTAS UNIT D - WAREHOUSE**

Asset # : 2156

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | |
|-----------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Plumbing | | | | | | | | |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | Now | \$5,000 | LIFE | * * | 1 | | |
| | | Corroded, Extent : Moderate, Area Affected : 10% | | | | | | |
| | | Location : Various Locations | | | | | | |
| | | | | | | | | |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | |
| Fire Suppression | | | | | | | | |
| Sprinkler | | | | | | | | |
| Generic | 100% | | | 2034 | * * | 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : BUSH TERMINAL-MASTAS UNIT G - WAREHOUSE
Address : 41ST - 51ST STREET AND 1ST AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0016.020 / 2428 **Yr Built/Renovated** : 1902 /
Area Sq Ft : 316,940 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 28-Jun-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,5,7
Block : 725 **Lot** : 1 **BIN** : 3378185

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$2,541,700 | \$351,700 |
| Interior Architecture | \$974,200 | \$1,059,900 |
| Mechanical | \$184,900 | \$69,500 |
| Total | \$3,700,800 | \$1,481,100 |
| Importance Code A | \$2,541,700 | \$351,700 |
| Importance Code B | \$1,159,100 | \$1,129,400 |
| Total | \$3,700,800 | \$1,481,100 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-----------------------|-----------------|----------------|-----------------|-----------------|
| Exterior Architecture | \$21,400 | | | \$900 |
| Interior Architecture | \$3,000 | | | \$3,000 |
| Mechanical | \$12,800 | \$1,000 | \$5,400 | \$1,800 |
| Elevators/Escalators | \$6,900 | \$6,900 | \$6,900 | \$6,900 |
| Total | \$44,100 | \$7,900 | \$12,300 | \$12,700 |
| Importance Code A | \$25,800 | | \$4,400 | \$900 |
| Importance Code B | \$18,300 | \$7,900 | \$7,900 | \$11,700 |
| Importance Code C | | | | |
| Total | \$44,100 | \$7,900 | \$12,300 | \$12,700 |



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
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 | | |
| Masonry: Brick | 10% | Now | \$209,900 | LIFE | ** | 5 | \$23,700 | | |
| Diagonal Cracks, Extent : Severe, Area Affected : 50% | | | | | | | | | |
| Location : At Elevator Shaft | | | | | | | | | |
| Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50% | | | | | | | | | |
| Location : At Elevator Shaft | | | | | | | | | |
| Worn/Eroded, Extent : Severe, Area Affected : 25% | | | | | | | | | |
| Location : West Facade | | | | | | | | | |
| Masonry: Brick | 70% | | | LIFE | ** | 5 | \$166,200 | | |
| Metal Coiling Doors | 15% | Now | \$394,800 | 2029 | ** | 5 | \$55,700 | | |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 30% | | | | | | | | | |
| Location : Throughout | | | | | | | | | |
| Deformed/Dented, Extent : Moderate, Area Affected : 25% | | | | | | | | | |
| Location : Throughout | | | | | | | | | |
| Windows | | | | | | | | | |
| Aluminum | 10% | | | 2040 | ** | 5 | \$1,900 | | |
| Steel | 90% | Now | \$865,900 | 2049 | ** | 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 | | | | | | | | | |
| Cast Stone/Terra Cotta | 5% | Now | \$21,400 | LIFE | ** | 5 | \$4,500 | 1 | |
| Broken/Missing Elements, Extent : Severe, Area Affected : 25% | | | | | | | | | |
| Location : Coping | | | | | | | | | |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50% | | | | | | | | | |
| Location : Coping | | | | | | | | | |
| Masonry: Brick | 95% | Now | \$184,800 | LIFE | ** | 5 | \$10,900 | | |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20% | | | | | | | | | |
| Location : Throughout | | | | | | | | | |
| Worn/Eroded, Extent : Moderate, Area Affected : 25% | | | | | | | | | |
| Location : Throughout | | | | | | | | | |

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

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

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

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

Asset # : 2428

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

Exterior

Roof

Modified Bitumen

98% Now \$734,200 2034 * *

Ponding, Extent : Moderate, Area Affected : 10%

Location : Throughout

Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%

Location : Throughout

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

Location : Throughout

Skylight, Metal/Glass

2% Now \$152,000 2034 * *

Broken/Missing Elements, Extent : Moderate, Area Affected : 30%

Location : Over Elevator Shaft

Corrosion/Rusting, Extent : Moderate, Area Affected : 30%

Location : Over Elevator Shaft

Interior

Floors

Cast in Place Concrete

95% Now \$228,900 LIFE * * 5 \$985,800

Cracking/Crumbling, Extent : Moderate, Area Affected : 25%

Location : First Floor

Vinyl Tile

5% 2029 * * 3 \$11,900

Interior Walls

Concrete Masonry Unit

5% LIFE * * 5 \$3,100

Masonry: Brick

95% LIFE * *

Ceilings

Exposed Concrete

100% Now \$745,300 LIFE * * 5 \$74,100

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

Location : Around Beams

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

Over 600 Volts

Service Equipment

Not Accessible

100%

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

Location :

Explanation : Abandoned Building

Transformers

Not Accessible

100%

Switchgear / Switchboard

Not Accessible

100%

Feeders

Not Accessible

100%

Raceway

Not Accessible

100%

Under 600 Volts

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

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

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

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

Asset # : 2428

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | |
|--------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts | | | | | | | | |
| 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 | | | | | | | | |
| Energy Source | | | | | | | | |
| Natural Gas | 15% | | | 2044 | * * | 1 | | |
| | Other Observation, Extent : Light, Area Affected : 15% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Explanation : Only 1st Floor Is Currently Occupied - 2nd Thru 7th Floors Are Vacant And Not Accessible | | | | | | | |
| No Component | 85% | | | | | | | |
| | | | | | | | | |
| Conversion Equipment | | | | | | | | |
| Radiant Heater | 15% | | | 2029 | * * | 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% | | | 2024 | \$69,500 | 1 | \$10,200 | |
| 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
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 |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Galv Iron/Steel | 100% | Now | \$184,900 | 2029 | * * | 1 | | |
| | | | <i>Corroded, Extent : Moderate, Area Affected : 20%</i> | | | | | |
| | | | <i>Location : 1st Floor & Throughout</i> | | | | | |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | * * | 1 | | |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | * * | 1 | | |
| Sump Pump(s) | | | | | | | | |
| Submersible | 100% | | | 2017 | \$6,500 | 4 | \$2,500 | |
| Sewage Ejector(s) | | | | | | | | |
| Electric | 100% | | | 2024 | \$10,800 | 4 | \$1,600 | |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | |
| Vertical Transport | | | | | | | | |
| Elevators | | | | | | | | |
| Geared Traction | 100% | | | LIFE | * * | | | |
| | | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | |
| | | | <i>Location : 1-7</i> | | | | | |
| | | | <i>Explanation : One Unit</i> | | | | | |
| Fire Suppression | | | | | | | | |
| Standpipe | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Sprinkler | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Fire Pump | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Chemical System | | | | | | | | |
| Not Accessible | 100% | | | | | | | |

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

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

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

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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 : 27-Jun-2013 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3,4,5
Block : 715 **Lot** : 1 **BIN** : 3378187

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$2,167,800 | \$652,200 |
| Interior Architecture | \$2,046,400 | \$644,500 |
| Electrical | \$874,900 | \$1,486,600 |
| Mechanical | \$104,600 | \$99,500 |
| Total | \$5,193,600 | \$2,882,600 |
| Importance Code A | \$2,167,800 | \$751,600 |
| Importance Code B | \$3,025,800 | \$2,131,000 |
| Total | \$5,193,600 | \$2,882,600 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$17,200 | | \$10,600 | \$700 |
| Interior Architecture | | \$7,800 | | |
| Electrical | \$22,100 | \$2,300 | \$23,700 | \$2,300 |
| Mechanical | \$9,700 | \$13,600 | \$9,700 | \$14,400 |
| Elevators/Escalators | \$14,800 | \$14,800 | \$14,800 | \$14,800 |
| Total | \$63,800 | \$38,500 | \$58,800 | \$32,300 |
| Importance Code A | \$22,300 | \$5,200 | \$16,200 | \$5,900 |
| Importance Code B | \$41,500 | \$33,300 | \$42,600 | \$26,400 |
| Importance Code C | | | | |
| Total | \$63,800 | \$38,500 | \$58,800 | \$32,300 |



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-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 | 5% | Now | \$37,200 | LIFE | * * | 5 | \$33,800 | |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10% | | | | | | | | |
| Location : Bulkheads | | | | | | | | |
| Spalling, Extent : Light, Area Affected : 15% | | | | | | | | |
| Location : Bulkheads | | | | | | | | |
| Masonry: Brick | 90% | | | LIFE | * * | 5 | \$121,600 | |
| Metal Coiling Doors | 5% | | | 2029 | * * | 5 | \$21,100 | |
| Windows | | | | | | | | |
| Aluminum | 5% | | | 2040 | * * | 5 | \$1,500 | |
| Steel | 95% | Now | \$1,448,500 | 2049 | * * | 5 | \$177,500 | |
| Air Infiltration, Extent : Moderate, Area Affected : 50% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| 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 : 100% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Parapets | | | | | | | | |
| Masonry: Brick | 95% | | | LIFE | * * | 5 | \$10,600 | |
| Masonry: Limestone | 5% | Now | \$17,200 | LIFE | * * | 5 | \$700 | |
| Misaligned/Bulging, Extent : Severe, Area Affected : 20% | | | | | | | | |
| Location : Coping | | | | | | | | |
| Caulking Deteriorated, Extent : Severe, Area Affected : 50% | | | | | | | | |
| Location : Coping | | | | | | | | |
| Other Observation, Extent : Moderate, Area Affected : 30% | | | | | | | | |
| Location : Coping | | | | | | | | |
| Explanation : Covered With Tar | | | | | | | | |
| Roof | | | | | | | | |
| Modified Bitumen | 98% | Now | \$682,000 | 2034 | * * | | | |
| 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% | | | 2024 | \$353,100 | 10 | \$8,200 | |

Interior

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL-OTHERS BUILDING 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 | | | | | | | | |
| Floors | | | | | | | | |
| Cast in Place Concrete | 15% | Now | \$141,700 | LIFE | * * | 5 | \$101,800 | |
| | 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 | 5% | | | 2033 | * * | 5 | \$15,500 | |
| Wood | 80% | Now | \$1,598,300 | 2039 | * * | 5 | \$232,600 | |
| | 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 | | | | | | | |
| Interior Walls | | | | | | | | |
| Concrete Masonry Unit | 10% | | | LIFE | * * | 5 | \$1,600 | |
| Gypsum Board | 10% | | | LIFE | * * | 5 | \$2,300 | |
| Masonry: Brick | 65% | | | LIFE | * * | | | |
| Plaster | 15% | | | LIFE | * * | 5 | \$1,800 | |
| Ceilings | | | | | | | | |
| Exposed Struc: Steel | 10% | | | LIFE | * * | | | |
| Gypsum Board | 10% | Now | \$306,300 | LIFE | * * | 5 | \$38,800 | |
| | Broken/Missing Elements, Extent : Severe, Area Affected : 50% | | | | | | | |
| | Location : First Floor | | | | | | | |
| Gypsum Board | 70% | | | LIFE | * * | 5 | \$271,400 | |
| Plaster | 10% | | | LIFE | * * | 5 | \$19,400 | |

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | | |
|--------------------------|-------------------|---|-----------|--------------------|------|----------------|-------|----------------|----------|
| System | Component | % of | Fail Date | Estimated Cost | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
| | Type | Total | (Years) | | FY | | (Yrs) | | |
| Under 600 Volts | | | | | | | | | |
| | Service Equipment | | | | | | | | |
| | Fused Disc Sw | 100% | | | 2034 | * * | 5 | \$900 | |
| | | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | | Location : Electrical Room | | | | | | | |
| | | Explanation : Main Service Switches Rated @ 1- 600 Amperes And 2- 400 Amperes | | | | | | | |
| Switchgear / Switchboard | | | | | | | | | |
| | Fused Disc Sw | 100% | | | 2034 | * * | 5 | \$900 | |
| Raceway | | | | | | | | | |
| | Conduit | 100% | | | 2034 | * * | 1 | | |

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

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

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

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

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | | |
|--|---------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts | | | | | | | | | |
| Panelboards | | | | | | | | | |
| | Fused Disc Sw | 10% | | | 2032 | * * | 5 | \$500 | |
| | Fused Toggle Switch | 10% | 2-4 | \$11,700 | 2049 | * * | 5 | \$200 | |
| On Extended Life, Extent : Moderate, Area Affected : 100% | | | | | | | | | |
| Location : Throughout The Building | | | | | | | | | |
| | Molded Case Bkrs | 80% | | | 2032 | * * | 5 | \$4,400 | |
| Wiring | | | | | | | | | |
| | Braided Cloth | 10% | 2-4 | \$5,700 | 2049 | * * | 1 | | |
| Insulation Aged, Extent : Moderate, Area Affected : 100% | | | | | | | | | |
| Location : Throughout The Building | | | | | | | | | |
| | Thermoplastic | 90% | | | 2034 | * * | 1 | | |
| Motor Controllers | | | | | | | | | |
| | Locally Mounted | 100% | | | 2029 | * * | 5 | \$1,400 | |
| Ground | | | | | | | | | |
| Grounding Devices | | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| Lighting | | | | | | | | | |
| Interior Lighting | | | | | | | | | |
| | Fluorescent | 80% | | | 2024 | \$850,000 | 10 | \$152,900 | |
| T-8 Lamps, Extent : Moderate, Area Affected : 100% | | | | | | | | | |
| Location : Throughout The Building | | | | | | | | | |
| | Fluorescent | 10% | | | 2019 | \$106,300 | 10 | \$19,100 | |
| T-12 Lamps, Extent : Moderate, Area Affected : 100% | | | | | | | | | |
| Location : Throughout The Building | | | | | | | | | |
| | HID | 10% | | | 2024 | \$162,400 | 10 | \$700 | |
| Egress Lighting | | | | | | | | | |
| | Emergency, Battery | 50% | | | 2024 | \$136,500 | 10 | \$25,000 | |
| | Exit, Service | 50% | | | 2024 | \$27,300 | 1 | | |
| Exterior Lighting | | | | | | | | | |
| | HID | 100% | | | 2019 | \$768,600 | 10 | \$600 | |
| Alarm | | | | | | | | | |
| Security System | | | | | | | | | |
| | No Component | 70% | | | | | | | |
| | Generic | 30% | | | 2024 | \$184,700 | 1 | \$23,400 | |
| Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | | |
| Location : Throughout The Building | | | | | | | | | |
| Explanation : C C T V 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 | 10% | | | 2044 | * * | 1 | | |
| | Natural Gas | 90% | | | 2044 | * * | 1 | | |

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
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 | | | | | | | | |
| Conversion Equipment | | | | | | | | |
| Furnace | 40% | | | 2024 | \$99,500 | 1 | \$41,200 | |
| Hot Water Boiler | 10% | | | 2044 | * * | 1 | \$10,300 | |
| Other Observation, Extent : Light, Area Affected : 100% | | | | | | | | |
| Location : 2nd Floor | | | | | | | | |
| Explanation : One Unit Serves Offices On 2nd Floor, Installed To Replace Two Units Damaged By Sandy | | | | | | | | |
| No Component | 50% | | | | | | | |
| Terminal Devices | | | | | | | | |
| Convactor/Radiator | 10% | | | 2037 | * * | 1 | \$6,700 | |
| No Component | 90% | | | | | | | |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2040 | * * | 1 | | |
| Conversion Equipment | | | | | | | | |
| Window/Wall Unit | 25% | | | 2019 | \$104,600 | 1 | | |
| No Component | 75% | | | | | | | |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Galv Iron/Steel | 100% | | | 2029 | * * | 1 | | |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | * * | 1 | | |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | * * | 1 | | |
| Sewage Ejector(s) | | | | | | | | |
| Electric | 100% | | | 2032 | * * | 4 | \$1,600 | |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | |
| Vertical Transport | | | | | | | | |
| Elevators | | | | | | | | |
| Geared Traction | 100% | | | LIFE | * * | | | |
| Other Observation, Extent : Light, Area Affected : 100% | | | | | | | | |
| Location : 1-5 | | | | | | | | |
| Explanation : 3 Freight - One Is Not In Service | | | | | | | | |
| Fire Suppression | | | | | | | | |
| Sprinkler | | | | | | | | |
| Generic | 100% | | | 2044 | * * | 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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 : 27-Jun-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6
Block : 715 **Lot** : 1 **BIN** : 3378188

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-----------------------|--------------------|--------------------|
| Exterior Architecture | \$1,518,600 | \$232,700 |
| Interior Architecture | \$1,382,200 | \$421,000 |
| Electrical | \$3,252,000 | \$800,200 |
| Mechanical | \$400,700 | |
| Total | \$6,553,500 | \$1,453,900 |
| Importance Code A | \$1,518,600 | \$268,900 |
| Importance Code B | \$5,034,900 | \$1,185,000 |
| Total | \$6,553,500 | \$1,453,900 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-----------------------|------------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$6,500 | | \$23,200 | |
| Interior Architecture | \$9,000 | \$9,000 | \$9,000 | \$9,000 |
| Electrical | \$50,800 | \$10,600 | \$46,100 | \$7,500 |
| Mechanical | \$36,700 | \$41,600 | \$36,700 | \$41,600 |
| Elevators/Escalators | \$23,700 | \$23,700 | \$23,700 | \$23,700 |
| Total | \$126,600 | \$84,900 | \$138,600 | \$81,800 |
| Importance Code A | \$32,900 | \$26,500 | \$53,100 | \$26,500 |
| Importance Code B | \$93,700 | \$58,400 | \$85,400 | \$55,300 |
| Importance Code C | | | | |
| Total | \$126,600 | \$84,900 | \$138,600 | \$81,800 |



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

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

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

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

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| 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 | \$37,100 | |
| Masonry: Brick | 85% | Now | \$371,400 | LIFE | ** | 5 | \$126,000 | |
| Misaligned/Bulging, Extent : Moderate, Area Affected : 10% | | | | | | | | |
| Location : Bulkheads | | | | | | | | |
| Painted Surfaces, Extent : Moderate, Area Affected : 75% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Spalling, Extent : Moderate, Area Affected : 20% | | | | | | | | |
| Location : South Facade | | | | | | | | |
| Worn/Eroded, Extent : Moderate, Area Affected : 25% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Metal Sect. OHD | 10% | | | 2029 | ** | 5 | \$46,300 | |
| Windows | | | | | | | | |
| Aluminum | 100% | Now | \$987,900 | 2049 | ** | 5 | \$12,100 | |
| Air Infiltration, Extent : Moderate, Area Affected : 50% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Deteriorated Finish, Extent : Moderate, Area Affected : 50% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Parapets | | | | | | | | |
| Masonry: Brick | 95% | Now | \$89,800 | LIFE | ** | 5 | \$8,000 | |
| Spalling, Extent : Moderate, Area Affected : 25% | | | | | | | | |
| Location : Interior Face | | | | | | | | |
| Worn/Eroded, Extent : Moderate, Area Affected : 25% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Masonry: Limestone | 5% | | | LIFE | ** | 5 | \$500 | |
| Roof | | | | | | | | |
| Built-Up (BUR) | 5% | | | 2024 | \$25,100 | 10 | \$5,600 | |
| Skylight, Metal/Glass | 2% | Now | \$6,500 | 2044 | ** | | | |
| Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10% | | | | | | | | |
| Location : Stair | | | | | | | | |
| Water Penetration, Extent : Moderate, Area Affected : 20% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Spray-on Foam | 93% | | | 2029 | ** | 5 | \$139,200 | |

Interior

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

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

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

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

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 5% | | | 2023 | \$223,900 | 3 | \$35,900 | |
| Cast in Place Concrete | 15% | | | LIFE | * * | 5 | \$117,900 | |
| Cast in Place Concrete | 15% | Now | \$109,500 | LIFE | * * | 5 | \$117,900 | |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25% | | | | | | | | |
| Location : Loading Area | | | | | | | | |
| Uneven Substrate, Extent : Moderate, Area Affected : 25% | | | | | | | | |
| Location : Loading Area | | | | | | | | |
| Ceramic Tile | 5% | | | 2033 | * * | 5 | \$18,000 | |
| Terrazzo | 5% | | | LIFE | * * | 5 | \$14,000 | |
| Wood | 55% | Now | \$1,272,800 | 2039 | * * | 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 | | | | | | | | |
| AcousTileSusp.Lay-In | 5% | | | 2029 | * * | 5 | \$18,000 | |
| Exposed Concrete | 10% | | | LIFE | * * | 5 | \$5,600 | |
| Exposed Struc: Wood | 75% | | | LIFE | * * | | | |
| Plaster | 10% | | | LIFE | * * | 5 | \$22,500 | |
| 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% | | | 2024 | \$36,100 | 5 | \$7,000 | |
| Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | |
| Location : Electrical Room | | | | | | | | |
| Explanation : No Available Nameplate Ratings | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Molded Case Bkrs | 100% | | | 2024 | \$190,900 | 5 | \$7,000 | |
| Raceway | | | | | | | | |
| Conduit | 10% | | | 2044 | * * | 1 | | |
| Conduit | 90% | | | 2024 | \$39,500 | 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
BUSH TERMINAL-OTHERS BUILDING B - WAREHOUSE
Asset # : 2158

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | | |
|---|--------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts | | | | | | | | | |
| Panelboards | | | | | | | | | |
| | Fused Disc Sw | 10% | | | 2023 | \$11,700 | 5 | \$600 | |
| | Fused Knife Sw | 10% | 2-4 | \$11,700 | 2049 | * * | 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% | | | 2023 | \$93,400 | 5 | \$5,600 | |
| Wiring | | | | | | | | | |
| | Braided Cloth | 60% | 2-4 | \$31,600 | 2049 | * * | 1 | | |
| Insulation Aged, Extent : Moderate, Area Affected : 100% | | | | | | | | | |
| Location : Throughout | | | | | | | | | |
| | Thermoplastic | 40% | | | 2024 | \$38,500 | 1 | | |
| Ground | | | | | | | | | |
| Grounding Devices | | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| Lighting | | | | | | | | | |
| Interior Lighting | | | | | | | | | |
| | Fluorescent | 20% | | | 2024 | \$272,400 | 10 | \$49,000 | |
| T-8 Lamps, Extent : Moderate, Area Affected : 100% | | | | | | | | | |
| Location : 1st Floor | | | | | | | | | |
| | Fluorescent | 5% | | | 2024 | \$68,100 | 10 | \$12,300 | |
| Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | | |
| Location : 1st Floor | | | | | | | | | |
| Explanation : Compact Fluorescent Light Fixtures | | | | | | | | | |
| | Fluorescent | 72% | | | 2019 | \$980,600 | 10 | \$176,400 | |
| T-12 Lamps, Extent : Moderate, Area Affected : 100% | | | | | | | | | |
| Location : Throughout The Building | | | | | | | | | |
| | HID | 3% | | | 2019 | \$62,500 | 10 | \$300 | |
| Egress Lighting | | | | | | | | | |
| | Emergency, Battery | 50% | | | 2029 | * * | 10 | \$29,000 | |
| | Exit, Service | 50% | | | 2029 | * * | 1 | | |
| Exterior Lighting | | | | | | | | | |
| | HID | 100% | | | 2019 | \$985,200 | 10 | \$800 | |
| Alarm | | | | | | | | | |
| Security System | | | | | | | | | |
| | No Component | 70% | | | | | | | |
| | Generic | 30% | | | 2019 | \$236,800 | 1 | \$29,900 | |
| Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | | |
| Location : Hallways | | | | | | | | | |
| Explanation : Intrusion Alarm Only | | | | | | | | | |

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

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

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

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

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic

30%

2019

\$810,600

1-3

\$49,400

*Other Observation, Extent : Moderate, 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

Interruptible Gas/Dual Fuel

100%

2034

* *

1

Conversion Equipment

Steam Boiler

100%

2029

* *

1

\$264,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room - First Floor**Explanation : 2 Units*

Distribution

Steam Piping/Pump

100%

Now

\$364,300

2034

* *

4

\$13,200

*Corroded, Extent : Moderate, Area Affected : 30%**Location : Various Locations*

Terminal Devices

Convactor/Radiator

60%

2029

* *

1

\$51,800

No Component

40%

Ventilation

Exhaust Fans

Wall Unit

5%

2029

* *

2

\$400

No Component

95%

Plumbing

H/C Water Piping

Galv Iron/Steel

100%

2029

* *

1

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

Storm Drain Piping

Cast Iron

100%

Now

\$36,400

LIFE

* *

1

*Corroded, Extent : Severe, Area Affected : 40%**Location : Various Locations*

Fixtures

Generic

100%

Vertical Transport

Elevators

Geared Traction

100%

LIFE

* *

*Other Observation, Extent : Light, Area Affected : 100%**Location : 1-6**Explanation : 4 Units*

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

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DEPT. OF SMALL BUSINESS SERV. - 801
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 |
| Fire Suppression | | | | | | | | | |
| Sprinkler | | | | | | | | | |
| | Generic | 100% | | | 2044 | * * | 1-2 | \$74,800 | |

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

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

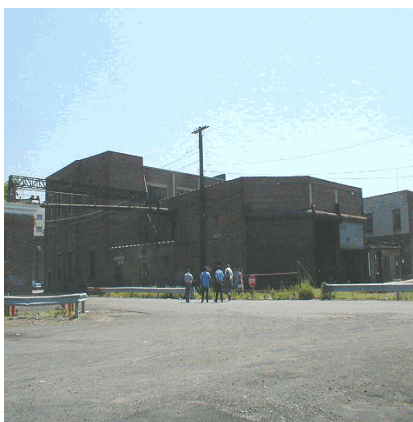
Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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 : 26-Jun-2013 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 725 **Lot** : 1 **BIN** : 3345658

| CAPITAL | | FY 2017 - 2020 | FY 2021 - 2026 |
|-----------------------|--|--------------------|----------------|
| Exterior Architecture | | \$882,600 | |
| Interior Architecture | | \$124,900 | |
| Total | | \$1,007,500 | |
| Importance Code A | | \$882,600 | |
| Importance Code B | | \$78,700 | |
| Importance Code C | | \$46,200 | |
| Total | | \$1,007,500 | |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-----------------------|-----------------|---------|---------|--------------|
| Exterior Architecture | \$31,500 | | | |
| Interior Architecture | \$23,200 | | | \$200 |
| Total | \$54,600 | | | \$200 |
| Importance Code A | \$31,500 | | | |
| Importance Code B | \$23,200 | | | \$200 |
| Importance Code C | | | | |
| Total | \$54,600 | | | \$200 |



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
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 | \$324,200 | LIFE | * * | 5 | \$18,300 | 1 |
| Diagonal Cracks, Extent : Severe, Area Affected : 25% | | | | | | | | |
| Location : East Facade,Throughout | | | | | | | | |
| Jnt 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 | \$112,900 | 2044 | * * | 5 | \$3,200 | |
| 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 | \$100 | |
| Steel | 25% | Now | \$13,700 | 2049 | * * | 5 | \$1,700 | 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 | \$17,700 | 2049 | * * | 5 | \$3,200 | 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 | | | | | | | | |
| Masonry: Brick | 100% | Now | \$220,300 | LIFE | * * | 5 | \$6,500 | 1 |
| Diagonal Cracks, Extent : Severe, Area Affected : 25% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Misaligned/Bulging, Extent : Severe, Area Affected : 50% | | | | | | | | |
| Location : East Facade, Throughout | | | | | | | | |
| Miss/Damaged Copings, Extent : Severe, Area Affected : 50% | | | | | | | | |
| Location : Throughout | | | | | | | | |

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

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

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

| Architecture | | 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) | 50% | Now | \$99,100 | 2034 | * * | | | 1 |
| | Blisters, Extent : Severe, Area Affected : 50% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Water Penetration, Extent : Severe, Area Affected : 50% | | | | | | | |
| | Location : Train Garage | | | | | | | |
| | Worn/Eroded, Extent : Severe, Area Affected : 50% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Modified Bitumen | 50% | Now | \$126,000 | 2034 | * * | | | 1 |
| | Blisters, Extent : Severe, Area Affected : 50% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Deteriorated Finish, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Water Penetration, Extent : Severe, Area Affected : 50% | | | | | | | |
| | Location : Over Shop | | | | | | | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Cast in Place Concrete | 90% | Now | \$39,200 | LIFE | * * | 5 | \$28,200 | |
| | Cracking/Crumbling, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Vinyl Tile | 10% | Now | \$11,900 | 2034 | * * | 3 | \$500 | |
| | Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Worn/Eroded, Extent : Severe, Area Affected : 50% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Interior Walls | | | | | | | | |
| Concrete Masonry Unit | 10% | | | LIFE | * * | 5 | \$200 | |
| Masonry: Brick | 85% | Now | \$46,200 | LIFE | * * | | | |
| | Diagonal Cracks, Extent : Severe, Area Affected : 25% | | | | | | | |
| | Location : Train Garage | | | | | | | |
| | Worn/Eroded, Extent : Severe, Area Affected : 35% | | | | | | | |
| | Location : Train Garage | | | | | | | |
| Plywood/Hardboard | 5% | | | LIFE | * * | | | |
| Ceilings | | | | | | | | |
| AcousTileSusp.Lay-In | 10% | Now | \$11,300 | 2044 | * * | 5 | \$700 | |
| | Broken/Missing Elements, Extent : Moderate, Area Affected : 30% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Worn/Eroded, Extent : Severe, Area Affected : 50% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Exposed Concrete | 40% | | | LIFE | * * | 5 | \$900 | |
| Exposed Struc: Steel | 35% | | | LIFE | * * | | | |
| Exposed Struc: Wood | 15% | Now | \$39,500 | LIFE | * * | | | |
| | Broken/Missing Elements, Extent : Severe, Area Affected : 25% | | | | | | | |
| | Location : Shop | | | | | | | |
| | Dry Rot/Decay, Extent : Severe, Area Affected : 25% | | | | | | | |
| | Location : Shop | | | | | | | |

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-OTHERS ROUNDHOUSE - TRAIN REPAIRS
Asset # : 1582

| 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 - No Access | | | | | | |
| | Transformers | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| | Switchgear / Switchboard | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| | Feeders | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| | Raceway | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| Under 600 Volts | | | | | | | | | |
| | Service Equipment | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| | Transformers | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| | Switchgear / Switchboard | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| | Raceway | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| | Panelboards | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| | Wiring | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| | Motor Controllers | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| Ground | | | | | | | | | |
| | Grounding Devices | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| Lighting | | | | | | | | | |
| | Interior Lighting | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| | Egress Lighting | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |

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

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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 | | | | | | | | | |
| | 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : FORMER FULTON FISH MARKET BUILDING 19-32
Address : SOUTH & FULTON STS.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBS0004.010 / 2427 **Yr Built/Renovated** : 1950 / 2001
Area Sq Ft : 37,341 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 02-Aug-2012 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Roof, Floors 1,m,2
Block : 73 **Lot** : 10 **BIN** : 1085797

| CAPITAL | | FY 2017 - 2020 | FY 2021 - 2026 |
|-----------------------|--|--------------------|------------------|
| Exterior Architecture | | \$3,845,200 | \$366,700 |
| Interior Architecture | | \$1,470,900 | \$37,300 |
| Electrical | | \$930,100 | \$69,800 |
| Mechanical | | \$802,500 | \$142,600 |
| Total | | \$7,048,700 | \$616,400 |
| Importance Code A | | \$3,962,600 | \$366,700 |
| Importance Code B | | \$2,855,700 | \$249,700 |
| Importance Code C | | \$230,400 | |
| Total | | \$7,048,700 | \$616,400 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-----------------------|-----------------|-----------------|-----------------|----------------|
| Exterior Architecture | \$20,200 | | \$13,600 | |
| Interior Architecture | | | | \$5,000 |
| Electrical | | \$100 | | |
| Mechanical | \$28,700 | \$10,300 | \$3,600 | \$3,900 |
| Total | \$49,000 | \$10,400 | \$17,200 | \$8,900 |
| Importance Code A | \$20,200 | \$2,400 | \$14,900 | \$2,400 |
| Importance Code B | \$28,800 | \$8,100 | \$2,300 | \$6,500 |
| Importance Code C | | | | |
| Total | \$49,000 | \$10,400 | \$17,200 | \$8,900 |



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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801
FORMER FULTON FISH MARKET BUILDING 19-32**

Asset # : 2427

| Architecture | | 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 | \$20,200 | LIFE | * * | 5 | \$16,800 | |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : North Side</i> | | | | | | | | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : North Side</i> | | | | | | | | |
| Cast Iron | 5% | Now | \$95,200 | LIFE | * * | | | |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Columns At West Facade</i> | | | | | | | | |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Columns At West Facade</i> | | | | | | | | |
| Cement-Fiber Panel | 30% | Now | \$152,500 | 2033 | * * | | | |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : East Facade</i> | | | | | | | | |
| <i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : East Facade</i> | | | | | | | | |
| <i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : East Facade</i> | | | | | | | | |
| Metal Panel | 40% | Now | \$82,600 | 2043 | * * | 5 | \$50,400 | 1 |
| <i>Corrosion/Rusting, Extent : Severe, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : East Facade</i> | | | | | | | | |
| <i>Deformed/Dented, Extent : Severe, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : East Facade, North Facade</i> | | | | | | | | |
| <i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Metal Coiling Doors | 10% | Now | \$203,600 | 2036 | * * | 5 | \$10,500 | 1 |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : West Facade</i> | | | | | | | | |
| <i>Corrosion/Rusting, Extent : Severe, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : West Facade</i> | | | | | | | | |
| <i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : West Facade</i> | | | | | | | | |
| Stucco Cement | 10% | Now | \$41,600 | 2028 | * * | 5 | \$8,400 | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : East Facade</i> | | | | | | | | |
| Windows | | | | | | | | |
| Aluminum | 35% | | | 2039 | * * | 5 | \$27,300 | |
| Steel | 65% | Now | \$2,827,000 | 2048 | * * | 5 | \$316,400 | |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801
FORMER FULTON FISH MARKET BUILDING 19-32**

Asset # : 2427

| Architecture | | 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 | | | | | | | | |
| Metal Panel | 100% | Now | \$187,400 | 2033 | * * | 5 | \$22,000 | |
| | Corrosion/Rusting, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Deteriorated Finish, Extent : Moderate, Area Affected : 50% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Roof | | | | | | | | |
| Single Ply Membrane | 100% | Now | \$255,300 | 2033 | * * | | | 1 |
| | Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 25% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Staining/Discoloring, Extent : Moderate, Area Affected : 50% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Water Penetration, Extent : Severe, Area Affected : 25% | | | | | | | |
| | Location : Over Third Floor | | | | | | | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Cast in Place Concrete | 30% | Now | \$56,800 | LIFE | * * | 5 | \$37,300 | |
| | Cracking/Crumbling, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | Location : First Floor | | | | | | | |
| | Uneven Substrate, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | Location : First Floor | | | | | | | |
| Vinyl Tile | 70% | Now | \$361,400 | 2033 | * * | 3 | \$14,900 | |
| | Broken/Missing Elements, Extent : Severe, Area Affected : 50% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Cracking/Crumbling, Extent : Severe, Area Affected : 75% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Loose Units, Extent : Severe, 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
FORMER FULTON FISH MARKET BUILDING 19-32**

Asset # : 2427

| Architecture | | 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 | 35% | Now | \$127,400 | LIFE | * * | 5 | \$7,200 | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Gypsum Board | 20% | Now | \$45,300 | LIFE | * * | 5 | \$6,100 | |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Masonry: Brick | 20% | | | LIFE | * * | | | |
| Plywood/Hardboard | 25% | Now | \$57,700 | LIFE | * * | | | |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Ceilings | | | | | | | | |
| AcousTileSusp.Lay-In | 35% | Now | \$171,900 | 2043 | * * | 5 | \$9,900 | |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Staining/Discoloring, Extent : Severe, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Exposed Struc: Steel | 30% | Now | \$383,600 | LIFE | * * | | | |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : First Floor</i> | | | | | | | | |
| Exposed Struc: Wood | 35% | Now | \$266,800 | LIFE | * * | | | |
| <i>Dry Rot/Decay, Extent : Severe, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : First Floor</i> | | | | | | | | |
| <i>Paint Peeling, Extent : Severe, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : First Floor</i> | | | | | | | | |
| <i>Split/Cracked, Extent : Severe, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : First Floor</i> | | | | | | | | |

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

Under 600 Volts

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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 FULTON FISH MARKET BUILDING 19-32
Asset # : 2427

| 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 Knife Sw | 100% | Now | \$130,600 | 2053 | * * | 5 | \$100 | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Electrical Room | | | | | | | |
| | Explanation : Not In Service | | | | | | | |
| Raceway | | | | | | | | |
| Conduit | 100% | | | 2023 | \$63,400 | 1 | | |
| Panelboards | | | | | | | | |
| Molded Case Bkrs | 90% | 0-2 | \$57,500 | 2048 | * * | 5 | \$400 | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Electrical Room | | | | | | | |
| | Explanation : Not In Service | | | | | | | |
| Molded Case Bkrs | 10% | | | 2022 | \$6,400 | 5 | \$100 | |
| Wiring | | | | | | | | |
| Braided Cloth | 90% | Now | \$78,200 | 2048 | * * | 1 | | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Throughout The Building | | | | | | | |
| | Explanation : Not In Service | | | | | | | |
| Thermoplastic | 10% | | | 2023 | \$8,700 | 1 | | |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 98% | Now | \$502,800 | 2033 | * * | | | |
| | Not in Service, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Throughout The Building | | | | | | | |
| Fluorescent | 2% | 0-2 | \$10,300 | 2033 | * * | | | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : 1st Floor | | | | | | | |
| | Explanation : T-12 Lamps , On Extended Life | | | | | | | |
| Exterior Lighting | | | | | | | | |
| HID | 100% | | | 2018 | \$150,800 | 10 | \$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 | 30% | | | 2033 | * * | 1 | | |
| | Natural Gas | 70% | | | 2033 | * * | 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
FORMER FULTON FISH MARKET BUILDING 19-32

Asset # : 2427

| 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 | 70% | Now | \$63,900 | 2043 | * * | 1 | \$11,800 | |
| | | Other Observation, Extent : Light, Area Affected : 70% | | | | | | | |
| | | Location : 1st Floor Mech Room | | | | | | | |
| | | Explanation : 1 Aging Unit, It Has Been Disconnected | | | | | | | |
| | Radiant Heater | 30% | | | 2018 | \$53,600 | 2 | \$5,300 | |
| | | Other Observation, Extent : Light, Area Affected : 30% | | | | | | | |
| | | Location : 1st Floor | | | | | | | |
| | | Explanation : 30 Units | | | | | | | |
| Distribution | | | | | | | | | |
| | Hot Wtr Piping/Pump | 70% | Now | \$14,300 | 2022 | \$142,600 | 4 | \$1,300 | |
| | | Corroded, Extent : Severe, Area Affected : 50% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | No Component | 30% | | | | | | | |
| Terminal Devices | | | | | | | | | |
| | Convactor/Radiator | 70% | Now | \$90,300 | 2043 | * * | 1 | \$7,700 | |
| | | Corroded, Extent : Severe, Area Affected : 50% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | | On Extended Life, Extent : Severe, Area Affected : 70% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | No Component | 30% | | | | | | | |
| Plumbing | | | | | | | | | |
| | H/C Water Piping | | | | | | | | |
| | Brass/Copper | 100% | Now | \$121,100 | 2053 | * * | 1 | | |
| | | Corroded, Extent : Severe, Area Affected : 80% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | | On Extended Life, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | Water Heater | | | | | | | | |
| | Electric | 100% | | | 2018 | \$6,300 | 4 | \$300 | |
| | Sanitary Piping | | | | | | | | |
| | Cast Iron | 100% | Now | \$8,800 | LIFE | * * | 1 | | |
| | | Corroded, Extent : Severe, Area Affected : 50% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | Storm Drain Piping | | | | | | | | |
| | Cast Iron | 100% | Now | \$5,700 | LIFE | * * | 1 | | |
| | | Corroded, Extent : Severe, Area Affected : 50% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| Fixtures | | | | | | | | | |
| | Generic | 100% | | | | | | | |
| | | Obsolete Fixtures, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| Fire Suppression | | | | | | | | | |

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801
FORMER FULTON FISH MARKET BUILDING 19-32**

Asset # : 2427

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | | |
|--|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Fire Suppression | Sprinkler | | | | | | | | |
| | Generic | 100% | 0-2 | \$473,600 | 2053 | * * | 1-2 | \$9,200 | |
| Other Observation, Extent : Severe, Area Affected : 100% | | | | | | | | | |
| Location : Throughout | | | | | | | | | |
| Explanation : Aging System | | | | | | | | | |

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

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

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

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : FORMER FULTON FISH MARKET TIN BUILDING 1-18
Address : SOUTH & FULTON STS.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBS0004.000 / 2426 **Yr Built/Renovated** : 1907 / 2001
Area Sq Ft : 64,233 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 02-Aug-2012 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Roof, Floors 1,2,3
Block : 73 **Lot** : 10 **BIN** : 1085797

| CAPITAL | | FY 2017 - 2020 | FY 2021 - 2026 |
|-----------------------|--|--------------------|--------------------|
| Exterior Architecture | | \$559,300 | \$151,000 |
| Interior Architecture | | \$1,057,700 | \$48,000 |
| Electrical | | \$689,100 | \$292,700 |
| Mechanical | | \$521,600 | \$817,700 |
| Total | | \$2,827,700 | \$1,309,300 |
| Importance Code A | | \$669,800 | \$196,900 |
| Importance Code B | | \$2,061,500 | \$1,112,400 |
| Importance Code C | | \$96,400 | |
| Total | | \$2,827,700 | \$1,309,300 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-----------------------|-----------------|-----------------|-----------------|----------------|
| Exterior Architecture | | \$50,500 | \$29,000 | |
| Interior Architecture | \$2,200 | \$8,200 | \$3,300 | \$1,600 |
| Electrical | \$1,400 | \$1,600 | \$1,100 | \$1,400 |
| Mechanical | \$13,800 | \$2,800 | \$6,100 | \$2,800 |
| Total | \$17,500 | \$63,100 | \$39,500 | \$5,900 |
| Importance Code A | \$1,700 | \$52,300 | \$32,900 | \$1,700 |
| Importance Code B | \$15,700 | \$10,700 | \$6,600 | \$4,200 |
| Importance Code C | | | | |
| Total | \$17,500 | \$63,100 | \$39,500 | \$5,900 |



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
FORMER FULTON FISH MARKET TIN BUILDING 1-18
Asset # : 2426

| Architecture | | 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 | \$79,900 | LIFE | * * | 5 | \$33,100 | |
| | Cracking/Crumbling, Extent : Severe, Area Affected : 15% | | | | | | | |
| | Location : South Wall Of Old Freezer Area | | | | | | | |
| | Diagonal Cracks, Extent : Severe, Area Affected : 10% | | | | | | | |
| | Location : South Wall Of Old Freezer Area | | | | | | | |
| Cast Iron | 5% | Now | \$93,900 | LIFE | * * | | | |
| | Corrosion/Rusting, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | Location : Cast Iron Columns At West Facade | | | | | | | |
| | Deteriorated Finish, Extent : Moderate, Area Affected : 50% | | | | | | | |
| | Location : Cast Iron Columns At West Facade | | | | | | | |
| Concrete Masonry Unit | 10% | Now | \$58,300 | LIFE | * * | 5 | \$4,100 | |
| | Broken/Missing Elements, Extent : Severe, Area Affected : 10% | | | | | | | |
| | Location : North Facade | | | | | | | |
| | Other Observation, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | Location : North Facade | | | | | | | |
| | Explanation : Exposed Reinforcing | | | | | | | |
| Metal Panel | 65% | Now | \$66,200 | 2033 | * * | 5 | \$80,700 | |
| | Deformed/Dented, Extent : Moderate, Area Affected : 15% | | | | | | | |
| | Location : South Facade | | | | | | | |
| | Deteriorated Finish, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Metal Coiling Doors | 10% | Now | \$120,500 | 2028 | * * | 5 | \$10,300 | 1 |
| | Broken/Missing Elements, Extent : Severe, Area Affected : 25% | | | | | | | |
| | Location : West Facade | | | | | | | |
| | Corrosion/Rusting, Extent : Severe, Area Affected : 25% | | | | | | | |
| | Location : West Facade | | | | | | | |
| Windows | | | | | | | | |
| Aluminum | 100% | | | 2039 | * * | 5 | \$31,500 | |
| Parapets | | | | | | | | |
| Metal Panel | 35% | | | 2043 | * * | 5 | \$13,000 | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Exterior Face | | | | | | | |
| | Explanation : This Component Is Actually Fiberglass Panel | | | | | | | |
| Metal Panel | 65% | | | 2043 | * * | 5 | \$24,200 | |

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
FORMER FULTON FISH MARKET TIN BUILDING 1-18
Asset # : 2426

| Architecture | | 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 | | | | | | | | |
| Roll Roofing | 20% | Now | \$70,300 | 2025 | \$70,300 | 5 | \$13,300 | |
| Vegetation Growth, Extent : Severe, Area Affected : 25% | | | | | | | | |
| Location : Over Canopy At West Side | | | | | | | | |
| Water Penetration, Extent : Severe, Area Affected : 25% | | | | | | | | |
| Location : First Floor At West Side | | | | | | | | |
| Worn/Eroded, Extent : Moderate, Area Affected : 35% | | | | | | | | |
| Location : Over Canopy At West Side | | | | | | | | |
| Roll Roofing | 20% | | | 2019 | \$70,300 | 5 | \$26,500 | |
| Spray-on Foam | 60% | | | 2028 | * * | 5 | \$63,700 | |
| Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | |
| Location : Over Second Floor | | | | | | | | |
| Explanation : Ballast Over Spray-on | | | | | | | | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Cast in Place Concrete | 25% | Now | \$73,200 | LIFE | * * | 5 | \$48,000 | |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25% | | | | | | | | |
| Location : First Floor | | | | | | | | |
| Misaligned/Bulging, Extent : Moderate, Area Affected : 20% | | | | | | | | |
| Location : First Floor | | | | | | | | |
| Worn/Eroded, Extent : Severe, Area Affected : 25% | | | | | | | | |
| Location : First Floor | | | | | | | | |
| Ceramic Tile | 5% | | | 2032 | * * | 5 | \$4,400 | |
| Vinyl Tile | 15% | Now | \$119,700 | 2033 | * * | 3 | \$4,900 | |
| Broken/Missing Elements, Extent : Severe, Area Affected : 50% | | | | | | | | |
| Location : Mezzanine, Second Floor | | | | | | | | |
| Loose/Delam Surface, Extent : Severe, Area Affected : 50% | | | | | | | | |
| Location : Mezzanine | | | | | | | | |
| Worn/Eroded, Extent : Severe, Area Affected : 50% | | | | | | | | |
| Location : Mezzanine | | | | | | | | |
| Vinyl Tile | 30% | | | 2028 | * * | 3 | \$9,900 | |
| Wood | 15% | Now | \$232,200 | 2051 | * * | 5 | \$12,300 | |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 20% | | | | | | | | |
| Location : Mezzanine | | | | | | | | |
| Deteriorated Finish, Extent : Severe, Area Affected : 50% | | | | | | | | |
| Location : Mezzanine | | | | | | | | |
| Dry Rot/Decay, Extent : Severe, Area Affected : 25% | | | | | | | | |
| Location : Mezzanine | | | | | | | | |
| Wood | 10% | | | 2038 | * * | 5 | \$16,500 | |

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
FORMER FULTON FISH MARKET TIN BUILDING 1-18
Asset # : 2426

| Architecture | 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 | 5% | Now | \$36,100 | LIFE | ** | | | |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : First Floor</i> | | | | | | | | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : First Floor</i> | | | | | | | | |

| | | | | | | | | |
|-------------------|-----|-----|----------|------|----|---|----------|--|
| Gypsum Board | 60% | | | LIFE | ** | 5 | \$19,200 | |
| Plywood/Hardboard | 25% | Now | \$60,300 | LIFE | ** | | | |

Broken/Missing Elements, Extent : Moderate, Area Affected : 25%
Location : Mezzanine, First Floor
Staining/Discoloring, Extent : Severe, Area Affected : 50%
Location : Mezzanine First Floor

| | | | | | | | | |
|------|-----|--|--|------|----|---|----------|--|
| Wood | 10% | | | LIFE | ** | 5 | \$21,400 | |
|------|-----|--|--|------|----|---|----------|--|

Ceilings

| | | | | | | | | |
|----------------------|-----|-----|-----------|------|----|---|---------|--|
| AcousTileConcealSpLn | 15% | Now | \$130,600 | 2043 | ** | 5 | \$9,400 | |
|----------------------|-----|-----|-----------|------|----|---|---------|--|

Broken/Missing Elements, Extent : Severe, Area Affected : 25%
Location : Mezzanine
Cracking/Crumbling, Extent : Severe, Area Affected : 50%
Location : Mezzanine
Staining/Discoloring, Extent : Severe, Area Affected : 100%
Location : Mezzanine

| | | | | | | | | |
|----------------------|-----|-----|-----------|------|----|--|--|--|
| Exposed Struc: Steel | 15% | | | LIFE | ** | | | |
| Exposed Struc: Wood | 20% | Now | \$405,500 | LIFE | ** | | | |

Dry Rot/Decay, Extent : Severe, Area Affected : 20%
Location : Under Canopy
Split/Cracked, Extent : Severe, Area Affected : 50%
Location : Under Canopy
Water Penetration, Extent : Severe, Area Affected : 25%
Location : Under Canopy

| | | | | | | | | |
|---------------------|-----|--|--|------|----|--|--|--|
| Exposed Struc: Wood | 50% | | | 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 |

Under 600 Volts

Service Equipment

| | | | | | | | | |
|---|------|--|--|------|----|---|-------|--|
| Fused Disc Sw | 100% | | | 2033 | ** | 5 | \$300 | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : Main Service Switch Rated @ 1600 Amperes</i> | | | | | | | | |

Switchgear / Switchboard

| | | | | | | | | |
|---------------|------|--|--|------|----|---|-------|--|
| Fused Disc Sw | 100% | | | 2033 | ** | 5 | \$300 | |
|---------------|------|--|--|------|----|---|-------|--|

Raceway

| | | | | | | | | |
|---------|------|--|--|------|----|---|--|--|
| Conduit | 100% | | | 2033 | ** | 1 | | |
|---------|------|--|--|------|----|---|--|--|

Panelboards

| | | | | | | | | |
|------------------|------|--|--|------|----|---|---------|--|
| Molded Case Bkrs | 100% | | | 2031 | ** | 5 | \$1,700 | |
|------------------|------|--|--|------|----|---|---------|--|

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
FORMER FULTON FISH MARKET TIN BUILDING 1-18

Asset # : 2426

| 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% | | | 2033 | * * | 1 | | |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 40% | Now | \$317,300 | 2033 | * * | | | |
| <i>Not in Service, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : 2nd Floor</i> | | | | | | | | |
| Fluorescent | 10% | | | 2023 | \$79,300 | 10 | \$5,400 | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : 2nd Floor Hallways</i> | | | | | | | | |
| <i>Explanation : T-8 Lamps</i> | | | | | | | | |
| HID | 50% | Now | \$112,500 | 2033 | * * | | | |
| <i>Not in Service, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : 1st Floor</i> | | | | | | | | |
| Egress Lighting | | | | | | | | |
| Emergency, Battery | 25% | | | 2023 | \$21,100 | 10 | \$3,500 | |
| Exit, Battery | 25% | | | 2023 | \$17,900 | 10 | \$1,000 | |
| No Component | 50% | | | | | | | |
| Exterior Lighting | | | | | | | | |
| HID | 100% | | | 2018 | \$259,300 | 10 | \$200 | |
| Alarm | | | | | | | | |
| Fire/Smoke Detection | | | | | | | | |
| No Component | 70% | | | | | | | |
| Generic | 30% | | | 2023 | \$213,400 | 1-3 | \$12,200 | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Hallways</i> | | | | | | | | |
| <i>Explanation : Strobe Lights, Smoke Detector And Manual Pull Station</i> | | | | | | | | |

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 40% | | | 2023 | | 1 | | |
| Natural Gas | 60% | | | 2023 | \$39,400 | 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
FORMER FULTON FISH MARKET TIN BUILDING 1-18
Asset # : 2426

| 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 | 60% | | | 2023 | \$46,000 | 1 | \$17,400 | |
| | Other Observation, Extent : Light, Area Affected : 60% | | | | | | | |
| | Location : 1st And 2nd Floor | | | | | | | |
| | Explanation : 30 Units | | | | | | | |
| Radiant Heater | 40% | Now | \$110,500 | 2033 | * * | 2 | \$8,700 | |
| | Damaged, Extent : Severe, Area Affected : 30% | | | | | | | |
| | Location : 1st Floor | | | | | | | |
| | Other Observation, Extent : Light, Area Affected : 40% | | | | | | | |
| | Location : 1st Floor | | | | | | | |
| | Explanation : 20 Aging Units | | | | | | | |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 100% | Now | \$187,300 | 2053 | * * | 1 | | |
| | Corroded, Extent : Severe, Area Affected : 80% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | On Extended Life, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Water Heater | | | | | | | | |
| Electric | 100% | | | 2017 | \$9,700 | 4 | \$500 | |
| | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | |
| | Location : 2nd Floor | | | | | | | |
| | Explanation : 10 Units, All Of Them Are Disconnected | | | | | | | |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | Now | \$136,200 | LIFE | * * | 1 | | |
| | Corroded, Extent : Severe, Area Affected : 90% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | On Extended Life, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | Now | \$87,600 | LIFE | * * | 1 | | |
| | Corroded, Extent : Severe, Area Affected : 80% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | On Extended Life, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | |
| | Obsolete Fixtures, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : Various Locations | | | | | | | |
| Fire Suppression | | | | | | | | |
| Sprinkler | | | | | | | | |
| Generic | 100% | | | 2023 | \$732,300 | 1-2 | \$16,400 | |
| | Other Observation, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Explanation : Aging System | | | | | | | |

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

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

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

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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 2017 | FY 2018 | FY 2019 | FY 2020 |
|-----------------------|-----------------|----------------|----------------|--------------|
| Exterior Architecture | \$500 | | \$4,900 | |
| Interior Architecture | \$22,900 | | \$1,100 | \$100 |
| Electrical | \$100 | | | |
| Mechanical | \$1,700 | \$1,000 | \$1,600 | \$200 |
| Total | \$25,200 | \$1,000 | \$7,600 | \$300 |
| Importance Code A | \$600 | | \$5,000 | |
| Importance Code B | \$22,600 | \$1,000 | \$2,600 | \$200 |
| Importance Code C | \$2,000 | | | |
| Total | \$25,200 | \$1,000 | \$7,600 | \$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 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 | \$600 | |
| Other Observation, Extent : Light, Area Affected : 100% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Explanation : Synthetic Shingle | | | | | | | | |
| Cast in Place Concrete | 5% | | | LIFE | * * | 5 | \$1,000 | |
| Wood | 5% | | | 2031 | * * | 5 | \$500 | |
| Other Observation, Extent : Light, Area Affected : 100% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Explanation : Door Casing | | | | | | | | |
| Windows | | | | | | | | |
| Bronze/Brass | 100% | | | 2034 | * * | 5 | \$9,700 | |
| Parapets | | | | | | | | |
| Wood Cornice | 100% | | | 2036 | * * | 5-10 | \$500 | |
| Other Observation, Extent : Light, Area Affected : 100% | | | | | | | | |
| Location : Tower And Soffit Under Roof | | | | | | | | |
| Explanation : Decorative Soffit And Banding | | | | | | | | |
| Roof | | | | | | | | |
| Asphalt Shingle | 100% | | | 2035 | * * | 10 | \$400 | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Cast in Place Concrete | 3% | | | LIFE | * * | 5 | \$400 | |
| Cast in Place Concrete | 5% | | | LIFE | * * | 5 | \$600 | |
| Ceramic Tile | 2% | | | 2035 | * * | 5 | \$100 | |
| Quarry Tile | 3% | | | 2039 | * * | 5 | \$100 | |
| Wood | 42% | | | 2054 | * * | 5 | \$2,100 | |
| Worn/Eroded, Extent : Moderate, Area Affected : 20% | | | | | | | | |
| Location : First Floor | | | | | | | | |
| Wood | 45% | Now | \$12,700 | 2041 | * * | 5 | \$1,100 | |
| 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 | \$400 | LIFE | * * | | | |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 40% | | | | | | | | |
| Location : Stairs To Basement | | | | | | | | |
| Ceramic Tile | 3% | | | 2035 | * * | 5 | \$100 | |
| Glass: Single Pane | 3% | | | LIFE | * * | 5 | \$100 | |
| Gypsum Board | 32% | | | LIFE | * * | 5-10 | \$1,400 | |
| Metal Panel | 57% | | | LIFE | * * | 10 | \$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
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

\$7,700

LIFE

* *

5

\$900

*Paint Peeling, Extent : Moderate, Area Affected : 20%**Location : 3rd Floor Offices**Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%**Location : 2nd Floor Office*

| Electrical | Current Repair | | | Future Replacement | | Maintenance | | |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| 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 200a For First Floor, One 100a For Second Floor & One 100a For Exterior Lighting*

Raceway

Conduit

70%

2056

* *

1

Conduit

30%

2046

* *

1

Panelboards

Fused Disc Sw

5%

2051

* *

5

Molded Case Bkrs

65%

2051

* *

5

\$100

Molded Case Bkrs

30%

2042

* *

5

Wiring

Thermoplastic

30%

2046

* *

1

Thermoplastic

70%

2056

* *

1

Motor Controllers

Locally Mounted

100%

2046

* *

5

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$100

Lighting

Interior Lighting

Fluorescent

30%

2026

\$3,000

10

\$500

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Second Floor**Explanation : T-12 Lamps*

Fluorescent

10%

2036

* *

10

\$200

*T-8 Lamps, Extent : Moderate, Area Affected : 100%**Location : Basement & 1st Floor*

Fluorescent

5%

2036

* *

10

\$100

*Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%**Location : Basement & 1st Floor*

Incandescent

55%

2026

\$5,500

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.*

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

Alarm

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

| 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 | 50% | | | 2027 | | * * | 2 | \$300 | |
| <i>Other Observation, Extent : Light, Area Affected : 50%</i> | | | | | | | | | |
| <i>Location : Outside</i> | | | | | | | | | |
| <i>Explanation : 3 Split Units.</i> | | | | | | | | | |
| Hot Water Boiler | 50% | | | 2039 | | * * | 1 | \$400 | |
| <i>Other Observation, Extent : Severe, Area Affected : 50%</i> | | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | | |
| <i>Explanation : 1 Boiler</i> | | | | | | | | | |
| Distribution | | | | | | | | | |
| Hot Wtr Piping/Pump | 50% | | | 2025 | | \$4,800 | 4 | \$100 | |
| No Component | 50% | | | | | | | | |
| Terminal Devices | | | | | | | | | |
| Convactor/Radiator | 50% | | | 2024 | | \$9,000 | 1 | \$300 | |
| Fan Coil Unit/Heat | 50% | | | 2031 | | * * | 1 | \$300 | |

Air Conditioning

| | | | | | | | | | |
|---|------|--|--|------|--|---------|---|-------|--|
| Energy Source | | | | | | | | | |
| Electricity | 100% | | | 2034 | | * * | 1 | | |
| Conversion Equipment | | | | | | | | | |
| Heat Pump | 50% | | | 2024 | | | 2 | \$100 | |
| <i>Other Observation, Extent : Light, Area Affected : 50%</i> | | | | | | | | | |
| <i>Location : Outside</i> | | | | | | | | | |
| <i>Explanation : 3 Units. R-410a</i> | | | | | | | | | |
| Window/Wall Unit | 30% | | | 2019 | | \$1,200 | 1 | | |
| No Component | 20% | | | | | | | | |

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

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

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

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

| Mechanical | | 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 - Cool/Heat | 50% | | | 2031 | * * | 1 | \$300 | |
| | No Component | 50% | | | | | | | |
| | Heat Rejection | | | | | | | | |
| | Remote Air Cond | 50% | | | 2031 | * * | 2 | \$600 | |
| | No Component | 50% | | | | | | | |
| Ventilation | | | | | | | | | |
| | Distribution | | | | | | | | |
| | Ductwork/Diffusers | 50% | | | LIFE | * * | 2-5 | \$800 | |
| | No Component | 50% | | | | | | | |
| | Exhaust Fans | | | | | | | | |
| | Interior | 50% | 0-2 | \$1,100 | 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 | \$400 | 2 | | |
| | Sanitary Piping | | | | | | | | |
| | Cast Iron | 100% | | | LIFE | * * | 1 | | |
| | Sump Pump(s) | | | | | | | | |
| | Rigid Piping | 100% | | | 2026 | \$11,800 | 4 | \$2,500 | |
| | Fixtures | | | | | | | | |
| | Generic | 100% | | | | | | | |
| Fire Suppression | | | | | | | | | |
| | Sprinkler | | | | | | | | |
| | No Component | 80% | | | | | | | |
| | Generic | 20% | | | 2026 | \$4,400 | 1-2 | \$100 | |

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

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

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

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : HUNTS POINT CO-OP MARKET BUILDING A
Address : FOOD CENTER DRIVE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DBS0022.000 / 2796 **Yr Built/Renovated** : 1973 / 2014
Area Sq Ft : 157,935 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 23-Apr-2015 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2781 **Lot** : 500 **BIN** : 2109482

| CAPITAL | | FY 2017 - 2020 | FY 2021 - 2026 |
|-----------------------|--|--------------------|--------------------|
| Exterior Architecture | | \$1,730,400 | \$2,522,600 |
| Interior Architecture | | \$344,600 | \$769,900 |
| Electrical | | \$142,700 | \$2,015,900 |
| Mechanical | | \$540,700 | \$1,409,900 |
| Total | | \$2,758,500 | \$6,718,300 |
| Importance Code A | | \$1,768,700 | \$2,569,300 |
| Importance Code B | | \$904,300 | \$4,149,000 |
| Importance Code C | | \$85,500 | |
| Total | | \$2,758,500 | \$6,718,300 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$6,900 | \$33,700 | \$27,100 | |
| Interior Architecture | \$68,700 | | \$16,200 | \$6,700 |
| Electrical | \$15,000 | \$1,500 | \$3,500 | \$3,400 |
| Mechanical | \$72,400 | \$10,100 | \$25,800 | \$10,100 |
| Total | \$162,900 | \$45,300 | \$72,500 | \$20,300 |
| Importance Code A | \$7,100 | \$33,700 | \$28,900 | \$200 |
| Importance Code B | \$138,700 | \$11,600 | \$43,600 | \$20,100 |
| Importance Code C | \$17,200 | | | |
| Total | \$162,900 | \$45,300 | \$72,500 | \$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
HUNTS POINT CO-OP 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 | \$79,700 | LIFE | * * | 5 | \$36,200 | |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 15% | | | | | | | | |
| Location : Loading Docks | | | | | | | | |
| Exposed Reinforcement, Extent : Moderate, Area Affected : 20% | | | | | | | | |
| Location : Loading Docks | | | | | | | | |
| Concrete Masonry Unit | 65% | Now | \$1,135,100 | LIFE | * * | 5 | \$58,800 | |
| Efflorescence, Extent : Moderate, Area Affected : 20% | | | | | | | | |
| Location : North Facade Of Courtyard, Second Floor | | | | | | | | |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% | | | | | | | | |
| Location : North Facade, South Facade | | | | | | | | |
| 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 | | | | | | | | |
| Vegetation Growth, Extent : Moderate, Area Affected : 15% | | | | | | | | |
| Location : North Facade | | | | | | | | |
| Fiberglass Panel | 10% | | | 2039 | * * | 5 | \$54,300 | |
| Other Observation, Extent : Light, Area Affected : 100% | | | | | | | | |
| Location : Loading Docks | | | | | | | | |
| Explanation : Reinforced Insulated Panels. Includes Soffit Overhangs. | | | | | | | | |
| Metal Coiling Doors | 10% | 2-4 | \$80,200 | 2031 | * * | 5 | \$22,600 | |
| Deformed/Dented, Extent : Moderate, Area Affected : 25% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Unit Inoperable, Extent : Moderate, Area Affected : 15% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Metal Coiling Doors | 5% | | | 2043 | * * | 5 | \$22,600 | |
| Weathering Steel | 5% | | | LIFE | * * | 1 | | |
| Windows | | | | | | | | |
| Aluminum | 80% | 4+ | \$225,400 | 2025 | \$2,253,600 | 5 | \$27,500 | |
| Deteriorated Finish, Extent : Moderate, Area Affected : 50% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Aluminum | 20% | | | 2042 | * * | 5 | \$13,800 | |
| Parapets | | | | | | | | |
| Concrete Masonry Unit | 90% | Now | \$36,100 | LIFE | * * | 5 | \$32,000 | |
| Expansion Jnt Failure, Extent : Moderate, Area Affected : 25% | | | | | | | | |
| Location : North Facade, South Facade - Exterior Face | | | | | | | | |
| Metal Rail | 10% | | | 2043 | * * | 5-10 | \$56,900 | |
| Recent Repair Evident, Extent : Light, Area Affected : 100% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Roof | | | | | | | | |
| Spray-on Foam | 100% | | | 2034 | * * | 5 | \$348,000 | |
| Recent Replace Evident, Extent : Light, Area Affected : 100% | | | | | | | | |
| Location : All Roof | | | | | | | | |

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT CO-OP 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% | | | 2025 | \$403,700 | 3 | \$48,600 | |
| Cast in Place Concrete | 55% | Now | \$120,600 | LIFE | * * | 5 | \$259,800 | |
| Broken/Missing Elements, Extent : Light, Area Affected : 20% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Cracking/Crumbling, Extent : Light, Area Affected : 10% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Ceramic Tile | 5% | Now | \$10,200 | 2035 | * * | 5 | \$5,400 | |
| Cracking/Crumbling, Extent : Light, Area Affected : 5% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Vinyl Tile | 25% | Now | \$89,600 | 2026 | \$448,200 | 3 | \$20,200 | |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 15% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Worn/Eroded, Extent : Moderate, Area Affected : 30% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Interior Walls | | | | | | | | |
| Concrete Masonry Unit | 60% | Now | \$85,500 | LIFE | * * | 5 | \$31,500 | |
| Cracking/Crumbling, Extent : Light, Area Affected : 10% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Fiberglass Panel | 10% | | | LIFE | * * | 10 | \$3,300 | |
| Other Observation, Extent : Light, Area Affected : 100% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Explanation : Reinforced Insulated Panels. | | | | | | | | |
| Gypsum Board | 25% | Now | \$13,300 | LIFE | * * | 5 | \$19,700 | |
| Cracking/Crumbling, Extent : Light, Area Affected : 20% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Plywood/Hardboard | 5% | | | LIFE | * * | 10 | \$700 | |
| Ceilings | | | | | | | | |
| AcousTileConcealSpLn | 5% | Now | \$9,800 | 2039 | * * | 5 | \$7,700 | |
| Cracking/Crumbling, Extent : Light, Area Affected : 10% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| AcousTileSusp.Lay-In | 50% | Now | \$48,900 | 2039 | * * | 5 | \$61,900 | |
| Cracking/Crumbling, Extent : Light, Area Affected : 10% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Exposed Concrete | 15% | 4+ | \$23,300 | LIFE | * * | 5 | \$5,800 | |
| Cracking/Crumbling, Extent : Light, Area Affected : 5% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Fiber Board | 20% | | | 2031 | * * | | | |
| Other Observation, Extent : Light, Area Affected : 100% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Explanation : Reinforced Insulated Panels. Includes Soffit Overhangs. | | | | | | | | |
| Metal Panel | 10% | Now | \$8,100 | LIFE | * * | 5 | \$30,900 | |
| Corrosion/Rusting, Extent : Light, Area Affected : 10% | | | | | | | | |
| Location : Throughout | | | | | | | | |

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 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 |
| Over 600 Volts | | | | | | | | | |
| | Service Equipment | | | | | | | | |
| | Fused Disc Sw | 100% | | | 2026 | \$46,700 | 3 | \$700 | |
| | | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | | Location : Electrical Room | | | | | | | |
| | | Explanation : 600 Amperes, 4.8kv | | | | | | | |
| | Transformers | | | | | | | | |
| | Dry Type | 100% | | | 2024 | \$134,200 | 3 | \$900 | |
| | | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | | Location : Electrical Room | | | | | | | |
| | | Explanation : 2000kva, 4160v - 480/265v | | | | | | | |
| | Feeders | | | | | | | | |
| | Cable | 100% | | | 2025 | \$15,100 | 1 | | |
| | Raceway | | | | | | | | |
| | Conduit | 100% | | | 2026 | \$40,000 | 1 | | |
| Under 600 Volts | | | | | | | | | |
| | Transformers | | | | | | | | |
| | Dry Type | 100% | | | 2024 | \$15,400 | 5 | \$600 | |
| | | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | | Location : Electrical Room | | | | | | | |
| | | Explanation : 225kva, 480v-2018/120v | | | | | | | |
| | Switchgear / Switchboard | | | | | | | | |
| | Fused Disc Sw | 100% | | | 2026 | \$262,500 | 5 | \$700 | |
| | Raceway | | | | | | | | |
| | Conduit | 100% | | | 2026 | \$307,900 | 1 | | |
| | Panelboards | | | | | | | | |
| | Fused Disc Sw | 15% | | | 2025 | \$32,800 | 5 | \$500 | |
| | Molded Case Bkrs | 85% | | | 2025 | \$186,100 | 5 | \$3,500 | |
| | Wiring | | | | | | | | |
| | Braided Cloth | 30% | 2-4 | \$142,700 | 2051 | * * | 1 | | |
| | | Insulation Aged, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | Thermoplastic | 70% | | | 2026 | \$333,000 | 1 | | |
| | Motor Controllers | | | | | | | | |
| | Locally Mounted | 10% | | | 2024 | \$2,900 | 5 | \$100 | |
| | Motor Control Center | 90% | | | 2024 | \$434,700 | 5 | \$3,900 | |
| | | Enclosure Corroded, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | | Location : Basement | | | | | | | |
| Ground | | | | | | | | | |
| | Grounding Devices | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| Lighting | | | | | | | | | |

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

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

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

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

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | | |
|-------------------|--------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Lighting | | | | | | | | | |
| | Interior Lighting | | | | | | | | |
| | Fluorescent | 10% | | | 2021 | \$178,200 | 10 | \$13,200 | |
| | | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | | Location : Throughout The Building | | | | | | | |
| | | Explanation : T-12 Lamps | | | | | | | |
| | Fluorescent | 60% | | | 2034 | * * | 10 | \$79,400 | |
| | | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | | Explanation : T-8 Lamps | | | | | | | |
| | Fluorescent | 10% | | | 2034 | * * | 10 | \$13,200 | |
| | | T-5 Lamps, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | | Location : Mechanical Room | | | | | | | |
| | HID | 10% | | | 2021 | | 10 | \$500 | |
| | LED | 10% | | | 2034 | * * | | | |
| Egress Lighting | | | | | | | | | |
| | Emergency, Battery | 50% | | | 2034 | * * | 10 | \$17,400 | |
| | Exit, Service | 40% | | | 2034 | * * | 1 | | |
| | Exit, Service | 10% | | | 2021 | \$4,700 | 1 | | |
| Exterior Lighting | | | | | | | | | |
| | LED | 100% | | | 2034 | * * | | | |
| Alarm | | | | | | | | | |
| | Security System | | | | | | | | |
| | No Component | 80% | | | | | | | |
| | Generic | 20% | | | 2031 | * * | 1 | \$11,800 | |
| | | Other Observation, Extent : Moderate, 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% | | | 2036 | * * | 1 | | |
| | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | |
| | Location : Basement | | | | | | | |
| | Explanation : Hot Water From Utility Building | | | | | | | |
| <hr/> | | | | | | | | |
| Conversion Equipment | | | | | | | | |
| HTHW/HW Exchanger | 100% | Now | \$38,300 | 2041 | * * | 2 | \$7,100 | |
| | Corroded, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : Tunnel | | | | | | | |
| | Other Observation, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : Tunnel | | | | | | | |
| | Explanation : 2 Obsolete Units | | | | | | | |

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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 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 | \$141,500 | 2034 | * * | 4 | \$7,100 | |
| | 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 | | | | | | | | |
| Convactor/Radiator | 40% | | | 2031 | * * | 1 | \$18,600 | |
| Fan Coil Unit/Heat | 60% | | | 2026 | \$1,265,700 | 1 | \$28,000 | |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| District C.W. | 90% | | | 2036 | * * | 1 | | |
| | Other Observation, Extent : Light, Area Affected : 90% | | | | | | | |
| | Location : tunnel | | | | | | | |
| | Explanation : Coolant From Utility Building, Used For Refrigeration Only, Not Air Conditioning | | | | | | | |
| Electricity | 10% | | | 2034 | * * | 1 | | |
| Conversion Equipment | | | | | | | | |
| Reciprocating Compr/Chiller | 10% | | | 2031 | * * | 1 | \$6,700 | |
| | Other Observation, Extent : Light, Area Affected : 10% | | | | | | | |
| | Location : Roof | | | | | | | |
| | Explanation : R-410a Refrigerant | | | | | | | |
| No Component | 90% | | | | | | | |
| Distribution | | | | | | | | |
| Chilled Wtr Pipe/Pump | 90% | Now | \$18,600 | 2036 | * * | 4 | \$6,400 | |
| | 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 - Cooling | 90% | | | 2026 | \$97,600 | 1 | \$41,900 | |
| | Other Observation, Extent : Light, Area Affected : 90% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Explanation : For Warehouse Refrigeration | | | | | | | |
| Fan Coil - Cooling | 10% | | | 2026 | \$10,800 | 1 | \$4,700 | |
| | Other Observation, Extent : Light, Area Affected : 10% | | | | | | | |
| | Location : 2nd Fl. | | | | | | | |
| | Explanation : For Office | | | | | | | |

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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 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 | | | | | | | | |
| | Remote Air Cond | 10% | | | 2031 | * * | 2 | \$10,000 | |
| | No Component | 90% | | | | | | | |
| Ventilation | | | | | | | | | |
| | Distribution | | | | | | | | |
| | Ductwork/Diffusers | 100% | | | LIFE | * * | 2-5 | \$127,400 | |
| | Exhaust Fans | | | | | | | | |
| | Roof | 15% | | | 2026 | \$16,800 | 2 | \$700 | |
| | No Component | 85% | | | | | | | |
| Plumbing | | | | | | | | | |
| | H/C Water Piping | | | | | | | | |
| | Brass/Copper | 100% | | | 2036 | * * | 1 | | |
| | HW Heat Exchanger | | | | | | | | |
| | HTHW/HW | 100% | Now | \$325,100 | 2056 | * * | | | |
| | Other Observation, Extent : Severe, Area Affected : 100% | | | | | | | | |
| | Location : Basement | | | | | | | | |
| | Explanation : Obsolete Unit | | | | | | | | |
| | Sanitary Piping | | | | | | | | |
| | Cast Iron | 100% | Now | \$30,600 | LIFE | * * | 1 | | |
| | Corroded, Extent : Moderate, Area Affected : 10% | | | | | | | | |
| | Location : Basement | | | | | | | | |
| | Storm Drain Piping | | | | | | | | |
| | Cast Iron | 100% | | | LIFE | * * | 1 | | |
| | Sump Pump(s) | | | | | | | | |
| | Rigid Piping | 100% | | | 2031 | * * | 4 | \$1,600 | |
| | 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : HUNTS POINT CO-OP MARKET BUILDING B
Address : FOOD CENTER DRIVE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DBS0022.010 / 2130 **Yr Built/Renovated** : 1973 / 2014
Area Sq Ft : 154,162 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 23-Apr-2015 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2781 **Lot** : 500 **BIN** : 2109483

| CAPITAL | | FY 2017 - 2020 | FY 2021 - 2026 |
|-----------------------|--|--------------------|--------------------|
| Exterior Architecture | | \$1,539,800 | \$2,462,300 |
| Interior Architecture | | \$469,500 | \$745,500 |
| Electrical | | \$300,400 | \$2,053,200 |
| Mechanical | | \$596,800 | \$1,341,300 |
| Total | | \$2,906,500 | \$6,602,400 |
| Importance Code A | | \$1,577,100 | \$2,591,100 |
| Importance Code B | | \$1,246,000 | \$4,011,300 |
| Importance Code C | | \$83,400 | |
| Total | | \$2,906,500 | \$6,602,400 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-----------------------|------------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$12,700 | \$11,000 | \$26,500 | |
| Interior Architecture | \$49,400 | | \$15,800 | \$6,600 |
| Electrical | \$1,300 | \$1,400 | \$3,200 | \$3,300 |
| Mechanical | \$79,600 | \$14,400 | \$60,100 | \$18,000 |
| Total | \$143,000 | \$26,900 | \$105,700 | \$27,900 |
| Importance Code A | \$12,800 | \$11,000 | \$28,200 | \$200 |
| Importance Code B | \$119,800 | \$15,900 | \$77,400 | \$27,800 |
| Importance Code C | \$10,300 | | | |
| Total | \$143,000 | \$26,900 | \$105,700 | \$27,900 |



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

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

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

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

| Architecture | | Current Repair | | | Future Replacement | | Maintenance | | |
|--------------|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System | Component | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior | | | | | | | | | |
| | Exterior Walls | | | | | | | | |
| | Cast in Place Concrete | 5% | Now | \$77,800 | LIFE | * * | 5 | \$35,300 | |
| | | Cracking/Crumbling, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | | Location : Loading Docks | | | | | | | |
| | | Exposed Reinforcement, Extent : Moderate, Area Affected : 15% | | | | | | | |
| | | Location : Loading Docks | | | | | | | |
| | Concrete Masonry Unit | 65% | Now | \$738,600 | LIFE | * * | 5 | \$57,400 | |
| | | Efflorescence, Extent : Severe, Area Affected : 20% | | | | | | | |
| | | Location : North Facade Of Courtyard, 2nd Floor | | | | | | | |
| | | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15% | | | | | | | |
| | | Location : North Facade, South Facade | | | | | | | |
| | | Misaligned/Bulging, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | | Location : Various Locations | | | | | | | |
| | | 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 | | | | | | | |
| | | Vegetation Growth, Extent : Moderate, Area Affected : 15% | | | | | | | |
| | | Location : North Facade | | | | | | | |
| | Fiberglass Panel | 10% | | | 2039 | * * | 5 | \$53,000 | |
| | | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | |
| | | Location : Loading Docks | | | | | | | |
| | | Explanation : Reinforced Insulated Panels. Includes Soffit Overhangs. | | | | | | | |
| | Metal Coiling Doors | 10% | 2-4 | \$78,300 | 2031 | * * | 5 | \$22,100 | |
| | | Deformed/Dented, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | | Unit Inoperable, Extent : Moderate, Area Affected : 15% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | Metal Coiling Doors | 5% | | | 2043 | * * | 5 | \$22,100 | |
| | Weathering Steel | 5% | | | LIFE | * * | 1 | | |
| Windows | | | | | | | | | |
| | Aluminum | 80% | Now | \$440,000 | 2025 | \$2,199,800 | 5 | \$26,900 | |
| | | Deteriorated Finish, Extent : Moderate, Area Affected : 50% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | Aluminum | 20% | | | 2042 | * * | 5 | \$13,400 | |
| Parapets | | | | | | | | | |
| | Concrete Masonry Unit | 90% | Now | \$35,200 | LIFE | * * | 5 | \$31,300 | |
| | | Expansion Jnt Failure, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | | Location : North Facade, South Facade, East Facade, West Facade - Exterior Face | | | | | | | |
| | Metal Panel | 10% | | | 2052 | * * | 5 | \$11,900 | |
| | | Recent Repair Evident, Extent : Light, Area Affected : 100% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| Roof | | | | | | | | | |
| | Spray-on Foam | 100% | | | 2034 | * * | 5 | \$339,700 | |
| | | Recent Replace Evident, Extent : Light, Area Affected : 100% | | | | | | | |
| | | Location : All Roofs | | | | | | | |

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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 MARKET BUILDING B
Asset # : 2130

| Architecture | | Current Repair | | | Future Replacement | | Maintenance | | |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|----------|--|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | |
| Interior | | | | | | | | | |
| Floors | | | | | | | | | |
| Carpet | 15% | | | 2025 | \$394,100 | 3 | \$47,400 | | |
| Cast in Place Concrete | 55% | Now | \$117,700 | LIFE | * * | 5 | \$253,600 | | |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 20% | | | | | | | | | |
| Location : Throughout | | | | | | | | | |
| Cracking/Crumbling, Extent : Light, Area Affected : 30% | | | | | | | | | |
| Location : Throughout | | | | | | | | | |
| Ceramic Tile | 5% | Now | \$19,900 | 2035 | * * | 5 | \$5,300 | | |
| Cracking/Crumbling, Extent : Light, Area Affected : 20% | | | | | | | | | |
| Location : Throughout | | | | | | | | | |
| Vinyl Tile | 25% | Now | \$87,500 | 2026 | \$437,500 | 3 | \$19,800 | | |
| Cracking/Crumbling, Extent : Light, Area Affected : 10% | | | | | | | | | |
| Location : Throughout | | | | | | | | | |
| Interior Walls | | | | | | | | | |
| Concrete Masonry Unit | 60% | Now | \$83,400 | LIFE | * * | 5 | \$30,800 | | |
| Cracking/Crumbling, Extent : Light, Area Affected : 10% | | | | | | | | | |
| Location : Throughout | | | | | | | | | |
| Fiberglass Panel | 10% | | | LIFE | * * | 10 | \$3,200 | | |
| Other Observation, Extent : Light, Area Affected : 100% | | | | | | | | | |
| Location : Throughout | | | | | | | | | |
| Explanation : Reinforced Insulated Panels. | | | | | | | | | |
| Gypsum Board | 25% | Now | \$6,500 | LIFE | * * | 5 | \$19,200 | | |
| Cracking/Crumbling, Extent : Light, Area Affected : 10% | | | | | | | | | |
| Location : Throughout | | | | | | | | | |
| Plywood/Hardboard | 5% | | | LIFE | * * | 10 | \$600 | | |
| Ceilings | | | | | | | | | |
| AcousTileConcealSpLn | 10% | Now | \$19,100 | 2031 | * * | 5 | \$15,100 | | |
| Cracking/Crumbling, Extent : Light, Area Affected : 20% | | | | | | | | | |
| Location : Throughout | | | | | | | | | |
| AcousTileSusp.Lay-In | 45% | Now | \$85,900 | 2039 | * * | 5 | \$54,400 | | |
| Cracking/Crumbling, Extent : Light, Area Affected : 10% | | | | | | | | | |
| Location : Throughout | | | | | | | | | |
| Exposed Concrete | 25% | 4+ | \$94,900 | LIFE | * * | 5 | \$9,400 | | |
| Cracking/Crumbling, Extent : Light, Area Affected : 10% | | | | | | | | | |
| Location : Throughout | | | | | | | | | |
| Fiber Board | 20% | | | 2031 | * * | | | | |
| Other Observation, Extent : Light, Area Affected : 100% | | | | | | | | | |
| Location : Throughout | | | | | | | | | |
| Explanation : Reinforced Insulated Panels. | | | | | | | | | |

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

Over 600 Volts

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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 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 |
| Over 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Fused Disc Sw | 100% | | | 2026 | \$46,700 | 3 | \$700 | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Electrical Room | | | | | | | |
| | Explanation : 600 Amperes, 4.8kv | | | | | | | |
| Transformers | | | | | | | | |
| Dry Type | 100% | | | 2024 | \$134,200 | 3 | \$800 | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Electrical Room | | | | | | | |
| | Explanation : 2000 Amperes, 4160-480/265 Volts | | | | | | | |
| Feeders | | | | | | | | |
| Cable | 100% | | | 2025 | \$15,100 | 1 | | |
| Raceway | | | | | | | | |
| Conduit | 100% | | | 2026 | \$40,000 | 1 | | |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Fused Disc Sw | 100% | | | 2026 | \$82,100 | 5 | \$700 | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Electrical Room | | | | | | | |
| | Explanation : 800 Amperes | | | | | | | |
| Transformers | | | | | | | | |
| Dry Type | 100% | | | 2024 | \$15,400 | 5 | \$600 | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Electrical Room | | | | | | | |
| | Explanation : 250kva, And 30kva 480-208/120 Volts | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Fused Disc Sw | 100% | | | 2026 | \$262,500 | 5 | \$700 | |
| Raceway | | | | | | | | |
| Conduit | 95% | | | 2026 | \$292,500 | 1 | | |
| Conduit | 5% | | | 2046 | * * | 1 | | |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 10% | | | 2025 | \$21,900 | 5 | \$400 | |
| Molded Case Bkrs | 90% | | | 2025 | \$197,100 | 5 | \$3,700 | |
| Wiring | | | | | | | | |
| Braided Cloth | 55% | 2-4 | \$261,600 | 2051 | * * | 1 | | |
| | Insulation Aged, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Thermoplastic | 40% | | | 2026 | \$190,300 | 1 | | |
| Thermoplastic | 5% | | | 2046 | * * | 1 | | |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 20% | | | 2024 | \$5,800 | 5 | \$200 | |
| Motor Control Center | 80% | | | 2024 | \$221,600 | 5 | \$3,400 | |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Lighting | | | | | | | | |

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT CO-OP 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 |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 30% | | | 2021 | \$521,800 | 10 | \$38,700 | |
| | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Throughout The Building</i> | | | | | | | |
| | <i>Explanation : T-12 Lamps</i> | | | | | | | |
| Fluorescent | 50% | | | 2034 | * * | 10 | \$64,600 | |
| | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| | <i>Explanation : T-5 Lamps</i> | | | | | | | |
| LED | 20% | | | 2034 | * * | | | |
| Egress Lighting | | | | | | | | |
| Emergency, Battery | 50% | | | 2031 | * * | 10 | \$17,000 | |
| Exit, Service | 20% | | | 2031 | * * | 1 | | |
| Exit, Service | 30% | | | 2021 | \$13,700 | 1 | | |
| Exterior Lighting | | | | | | | | |
| LED | 100% | | | 2034 | * * | | | |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| No Component | 80% | | | | | | | |
| Generic | 20% | | | 2031 | * * | 1 | \$11,500 | |
| | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Hallways</i> | | | | | | | |
| | <i>Explanation : Cctv Surveillance Cameras</i> | | | | | | | |

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating | | | | | | | | |
| Energy Source | | | | | | | | |
| HTHW/HW | 100% | | | 2036 | * * | 1 | | |
| Conversion Equipment | | | | | | | | |
| HTHW/HW Exchanger | 100% | Now | \$37,300 | 2041 | * * | 2 | \$6,900 | |
| | 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 | \$207,200 | 2034 | * * | 4 | \$6,900 | |
| | 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 | | | | | | | |

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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 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 | | | | | | | | | |
| Terminal Devices | | | | | | | | | |
| Convector/Radiator | 40% | | | 2031 | * * | 1 | \$18,200 | | |
| Fan Coil Unit/Heat | 60% | | | 2026 | \$1,235,400 | 1 | \$27,300 | | |
| Air Conditioning | | | | | | | | | |
| Energy Source | | | | | | | | | |
| District C.W. | 90% | | | 2036 | * * | 1 | | | |
| | Other Observation, Extent : Light, Area Affected : 90% | | | | | | | | |
| | Location : Tunnel | | | | | | | | |
| | Explanation : Coolant From Utility Building, Used For Refrigeration Only, Not Air Conditioning | | | | | | | | |
| Electricity | 10% | | | 2034 | * * | 1 | | | |
| Conversion Equipment | | | | | | | | | |
| Reciprocating Compr/Chiller | 10% | | | 2031 | * * | 1 | \$6,500 | | |
| | Other Observation, Extent : Light, Area Affected : 10% | | | | | | | | |
| | Location : Roof | | | | | | | | |
| | Explanation : R404a Refrigerant | | | | | | | | |
| No Component | 90% | | | | | | | | |
| Distribution | | | | | | | | | |
| Chilled Wtr Pipe/Pump | 90% | Now | \$18,100 | 2036 | * * | 4 | \$6,200 | | |
| | 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 - Cooling | 90% | | | 2026 | \$95,300 | 1 | \$40,900 | | |
| | Other Observation, Extent : Light, Area Affected : 90% | | | | | | | | |
| | Location : Throughout | | | | | | | | |
| | Explanation : For Warehouse Refrigeration | | | | | | | | |
| Fan Coil - Cooling | 10% | | | 2026 | \$10,600 | 1 | \$4,600 | | |
| | Other Observation, Extent : Light, Area Affected : 10% | | | | | | | | |
| | Location : 2nd Fl. | | | | | | | | |
| | Explanation : For Office Area | | | | | | | | |
| Heat Rejection | | | | | | | | | |
| Remote Air Cond | 10% | | | 2031 | * * | 2 | \$9,800 | | |
| No Component | 90% | | | | | | | | |
| Ventilation | | | | | | | | | |
| Distribution | | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | * * | 2-5 | \$124,300 | | |
| Exhaust Fans | | | | | | | | | |
| Roof | 15% | | | 2026 | \$16,400 | 2 | \$600 | | |
| No Component | 85% | | | | | | | | |

Plumbing

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT CO-OP 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 | | | | | | | | | |
| | H/C Water Piping Brass/Copper | 100% | | | 2036 | * * | 1 | | |
| | HW Heat Exchanger HTHW/HW | 100% | Now | \$317,400 | 2056 | * * | | | |
| | | Other Observation, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : Basement | | | | | | | |
| | | Explanation : Obsolete Unit | | | | | | | |
| | Sanitary Piping Cast Iron | 100% | Now | \$29,900 | LIFE | * * | 1 | | |
| | | Corroded, Extent : Moderate, Area Affected : 20% | | | | | | | |
| | | Location : Basement | | | | | | | |
| | Storm Drain Piping Cast Iron | 100% | | | LIFE | * * | 1 | | |
| | Sump Pump(s) Submersible | 100% | | | 2019 | \$6,500 | 4 | \$2,500 | |
| | Sewage Ejector(s) Electric | 100% | | | 2026 | \$10,800 | 4 | \$2,500 | |
| | Fixtures Generic | 100% | | | | | | | |
| Fire Suppression | | | | | | | | | |
| | Chemical System Generic | 100% | | | 2019 | \$25,500 | 1-3 | \$55,000 | |

*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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : HUNTS POINT CO-OP MARKET BUILDING C
Address : FOOD CENTER DRIVE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DBS0022.020 / 2131 **Yr Built/Renovated** : 1973 / 2014
Area Sq Ft : 156,908 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 23-Apr-2015 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2781 **Lot** : 500 **BIN** : 2109484

| CAPITAL | | FY 2017 - 2020 | FY 2021 - 2026 |
|-----------------------|--|--------------------|--------------------|
| Exterior Architecture | | \$1,943,100 | \$2,506,200 |
| Interior Architecture | | \$399,000 | \$343,000 |
| Electrical | | \$285,400 | \$1,841,700 |
| Mechanical | | \$537,200 | \$1,344,200 |
| Total | | \$3,164,700 | \$6,035,100 |
| Importance Code A | | \$1,981,100 | \$2,552,900 |
| Importance Code B | | \$1,098,700 | \$3,482,200 |
| Importance Code C | | \$84,900 | |
| Total | | \$3,164,700 | \$6,035,100 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$12,900 | \$11,200 | \$27,000 | |
| Interior Architecture | \$109,700 | | | \$21,500 |
| Electrical | \$36,500 | \$1,500 | \$3,300 | \$3,200 |
| Mechanical | \$68,400 | \$9,700 | \$23,400 | \$9,700 |
| Total | \$227,500 | \$22,400 | \$53,700 | \$34,300 |
| Importance Code A | \$13,100 | \$11,200 | \$28,700 | \$200 |
| Importance Code B | \$195,200 | \$11,200 | \$25,000 | \$34,200 |
| Importance Code C | \$19,200 | | | |
| Total | \$227,500 | \$22,400 | \$53,700 | \$34,300 |



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

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

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

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

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Cast in Place Concrete | 5% | Now | \$79,200 | LIFE | * * | 5 | \$35,900 | |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10% | | | | | | | | |
| Location : Loading Docks | | | | | | | | |
| Exposed Reinforcement, Extent : Moderate, Area Affected : 20% | | | | | | | | |
| Location : Loading Docks | | | | | | | | |
| Concrete Masonry Unit | 65% | Now | \$1,127,700 | LIFE | * * | 5 | \$58,400 | |
| Efflorescence, Extent : Severe, Area Affected : 20% | | | | | | | | |
| Location : North Facade Of Courtyard, Second Floor | | | | | | | | |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% | | | | | | | | |
| Location : North Facade, South Facade | | | | | | | | |
| 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 | | | | | | | | |
| Vegetation Growth, Extent : Moderate, Area Affected : 15% | | | | | | | | |
| Location : North Facade | | | | | | | | |
| Fiberglass Panel | 10% | | | 2039 | * * | 5 | \$53,900 | |
| Other Observation, Extent : Light, Area Affected : 100% | | | | | | | | |
| Location : Loading Docks | | | | | | | | |
| Explanation : Reinforced Insulated Panels. Includes Soffit Overhangs. | | | | | | | | |
| Metal Coiling Doors | 10% | 2-4 | \$79,700 | 2031 | * * | 5 | \$22,500 | |
| Broken/Missing Elements, Extent : Light, Area Affected : 10% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Deformed/Dented, Extent : Moderate, Area Affected : 25% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Unit Inoperable, Extent : Moderate, Area Affected : 10% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Metal Coiling Doors | 5% | | | 2043 | * * | 5 | \$22,500 | |
| Weathering Steel | 5% | | | LIFE | * * | 1 | | |
| Windows | | | | | | | | |
| Aluminum | 80% | 0-2 | \$447,800 | 2025 | \$2,239,000 | 5 | \$27,400 | |
| Deteriorated Finish, Extent : Moderate, Area Affected : 50% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Aluminum | 20% | | | 2042 | * * | 5 | \$13,700 | |
| Parapets | | | | | | | | |
| Concrete Masonry Unit | 90% | Now | \$35,800 | LIFE | * * | 5 | \$31,800 | |
| Expansion Jnt Failure, Extent : Moderate, Area Affected : 25% | | | | | | | | |
| Location : North Facade, South Facade - Exterior Face | | | | | | | | |
| Metal Panel | 10% | | | 2052 | * * | 5 | \$12,100 | |
| Recent Repair 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.

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

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior | | | | | | | | |
| Roof | | | | | | | | |
| Spray-on Foam | 100% | | | 2034 | * * | 5 | \$345,800 | |
| | Recent Replace Evident, Extent : Light, Area Affected : 100% | | | | | | | |
| | Location : All Roofs | | | | | | | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 15% | Now | \$20,100 | 2025 | \$401,100 | 3 | \$48,300 | |
| | Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10% | | | | | | | |
| | Location : 2nd Floor | | | | | | | |
| Cast in Place Concrete | 60% | Now | \$65,400 | LIFE | * * | 5 | \$281,500 | |
| | Broken/Missing Elements, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Cracking/Crumbling, Extent : Light, Area Affected : 10% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Ceramic Tile | 5% | Now | \$20,300 | 2035 | * * | 5 | \$5,400 | |
| | Cracking/Crumbling, Extent : Light, Area Affected : 10% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Vinyl Tile | 20% | 0-2 | \$35,600 | 2031 | * * | 3 | \$16,100 | |
| | Cracking/Crumbling, Extent : Light, Area Affected : 20% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Interior Walls | | | | | | | | |
| Concrete Masonry Unit | 60% | Now | \$84,900 | LIFE | * * | 5 | \$31,300 | |
| | Cracking/Crumbling, Extent : Light, Area Affected : 10% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Fiberglass Panel | 10% | | | LIFE | * * | 10 | \$3,300 | |
| | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Explanation : Reinforced Insulated Panels. | | | | | | | |
| Gypsum Board | 25% | 0-2 | \$13,200 | LIFE | * * | 5 | \$19,600 | |
| | Cracking/Crumbling, Extent : Light, Area Affected : 10% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Plywood/Hardboard | 5% | Now | \$2,700 | LIFE | * * | | | |
| | Broken/Missing Elements, 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
HUNTS POINT CO-OP MARKET BUILDING C
Asset # : 2131

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | | |
|--------------|----------------------|---|-----------|--------------------|------|----------------|-------|----------------|----------|
| System | Component | % of | Fail Date | Estimated Cost | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
| | Type | Total | (Years) | | FY | | (Yrs) | | |
| Interior | | | | | | | | | |
| Ceilings | | | | | | | | | |
| | AcousTileConcealSpLn | 5% | Now | \$19,400 | 2031 | * * | 5 | \$7,700 | |
| | | Cracking/Crumbling, Extent : Light, Area Affected : 20% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | AcousTileSusp.Lay-In | 50% | Now | \$97,200 | 2039 | * * | 5 | \$61,500 | |
| | | Cracking/Crumbling, Extent : Light, Area Affected : 10% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | Exposed Concrete | 15% | 4+ | \$115,900 | LIFE | * * | 5 | \$5,800 | |
| | | Cracking/Crumbling, Extent : Light, Area Affected : 10% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | Fiber Board | 20% | | | 2031 | * * | | | |
| | | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | | Explanation : Reinforced Insulated Panels. | | | | | | | |
| | Metal Panel | 10% | | | LIFE | * * | 5 | \$61,500 | |

| 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% | | | 2026 | \$46,700 | 3 | \$700 | |
| Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | |
| Location : Electrical Room | | | | | | | | |
| Explanation : 600 Amperes, 4.8kv | | | | | | | | |
| Transformers | | | | | | | | |
| Dry Type | 100% | | | 2024 | \$134,200 | 3 | \$900 | |
| Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | |
| Location : Electrical Room | | | | | | | | |
| Explanation : 2000kva, 4160-480/265 Volts | | | | | | | | |
| Feeders | | | | | | | | |
| Cable | 100% | | | 2025 | \$15,100 | 1 | | |
| Raceway | | | | | | | | |
| Conduit | 100% | | | 2026 | \$40,000 | 1 | | |
| Under 600 Volts | | | | | | | | |
| Transformers | | | | | | | | |
| Dry Type | 100% | | | 2024 | \$15,400 | 5 | \$600 | |
| Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | |
| Location : Electrical Room | | | | | | | | |
| Explanation : 1- 225kva, 1-30kva, 1-25kva, 460-208/12 Volts | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Fused Disc Sw | 100% | | | 2026 | \$262,500 | 5 | \$700 | |
| Raceway | | | | | | | | |
| Conduit | 100% | | | 2026 | \$307,900 | 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
HUNTS POINT CO-OP 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% | | | 2025 | \$21,900 | 5 | \$400 | | |
| Molded Case Bkrs | 10% | | | 2034 | * * | 5 | \$400 | | |
| Molded Case Bkrs | 80% | | | 2025 | \$175,200 | 5 | \$3,300 | | |
| Wiring | | | | | | | | | |
| Braided Cloth | 60% | 2-4 | \$285,400 | 2051 | * * | 1 | | | |
| Insulation Aged, Extent : Moderate, Area Affected : 100% | | | | | | | | | |
| Location : Throughout | | | | | | | | | |
| Thermoplastic | 35% | | | 2026 | \$166,500 | 1 | | | |
| Thermoplastic | 5% | | | 2036 | * * | 1 | | | |
| Motor Controllers | | | | | | | | | |
| Locally Mounted | 30% | | | 2024 | \$8,600 | 5 | \$300 | | |
| Motor Control Center | 70% | | | 2024 | \$193,900 | 5 | \$3,000 | | |
| Ground | | | | | | | | | |
| Grounding Devices | | | | | | | | | |
| Generic | 100% | | | LIFE | * * | 5 | \$4,600 | | |
| Lighting | | | | | | | | | |
| Interior Lighting | | | | | | | | | |
| Fluorescent | 25% | | | 2021 | \$442,500 | 10 | \$32,900 | | |
| Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | | |
| Location : Throughout The Building | | | | | | | | | |
| Explanation : T-12 Lamps | | | | | | | | | |
| Fluorescent | 55% | | | 2031 | * * | 10 | \$72,300 | | |
| Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | | |
| Location : Throughout | | | | | | | | | |
| Explanation : T-8 Lamps | | | | | | | | | |
| LED | 20% | | | 2034 | * * | | | | |
| Egress Lighting | | | | | | | | | |
| Emergency, Battery | 50% | | | 2031 | * * | 10 | \$17,300 | | |
| Exit, Service | 30% | | | 2031 | * * | 1 | | | |
| Exit, Service | 20% | | | 2021 | \$9,300 | 1 | | | |
| Exterior Lighting | | | | | | | | | |
| LED | 100% | | | 2034 | * * | | | | |
| Alarm | | | | | | | | | |
| Security System | | | | | | | | | |
| No Component | 80% | | | | | | | | |
| Generic | 20% | | | 2031 | * * | 1 | \$11,700 | | |
| Other Observation, Extent : Moderate, 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 | | | | | | | | | |

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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 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% | | | 2036 | * * | 1 | | |
| | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | |
| | Location : Basement | | | | | | | |
| | Explanation : Hot Water From Utility Building | | | | | | | |
| Conversion Equipment | | | | | | | | |
| HTHW/HW Exchanger | 100% | Now | \$38,000 | 2041 | * * | 2 | \$7,000 | |
| | 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 | \$140,600 | 2034 | * * | 4 | \$7,100 | |
| | 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 | | | | | | | | |
| Convactor/Radiator | 40% | | | 2031 | * * | 1 | \$18,500 | |
| Fan Coil Unit/Heat | 60% | | | 2026 | \$1,257,400 | 1 | \$27,800 | |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| District C.W. | 95% | | | 2036 | * * | 1 | | |
| | Other Observation, Extent : Light, Area Affected : 95% | | | | | | | |
| | Location : Tunnel | | | | | | | |
| | Explanation : Coolant From Utility Building, For Refrigeration Only. | | | | | | | |
| Electricity | 5% | | | 2034 | * * | 1 | | |
| Conversion Equipment | | | | | | | | |
| Reciprocating Compr/Chiller | 5% | | | 2031 | * * | 1 | \$3,300 | |
| | Other Observation, Extent : Light, Area Affected : 5% | | | | | | | |
| | Location : Roof | | | | | | | |
| | Explanation : 3 Units, Refrigerant R-507 | | | | | | | |
| No Component | 95% | | | | | | | |

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT CO-OP 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 | | | | | | | | | |
| | Chilled Wtr Pipe/Pump | 95% | Now | \$9,700 | 2036 | * * | 4 | \$6,700 | |
| | 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 - Cooling | 95% | | | 2026 | \$51,200 | 1 | \$44,000 | |
| | Fan Coil - Cooling | 5% | | | 2031 | * * | 1 | \$2,300 | |
| | Other Observation, Extent : Light, Area Affected : 5% | | | | | | | | |
| | Location : Office | | | | | | | | |
| | Explanation : For Office | | | | | | | | |
| Heat Rejection | | | | | | | | | |
| | Remote Air Cond | 5% | | | 2031 | * * | 2 | \$5,000 | |
| | No Component | 95% | | | | | | | |
| Ventilation | | | | | | | | | |
| Distribution | | | | | | | | | |
| | Ductwork/Diffusers | 100% | | | LIFE | * * | 2-5 | \$126,500 | |
| Exhaust Fans | | | | | | | | | |
| | Roof | 15% | | | 2026 | \$16,700 | 2 | \$700 | |
| | No Component | 85% | | | | | | | |
| Plumbing | | | | | | | | | |
| H/C Water Piping | | | | | | | | | |
| | Brass/Copper | 100% | | | 2036 | * * | 1 | | |
| HW Heat Exchanger | | | | | | | | | |
| | HTHW/HW | 100% | Now | \$323,000 | 2056 | * * | | | |
| | Other Observation, Extent : Severe, Area Affected : 100% | | | | | | | | |
| | Location : Tunnel | | | | | | | | |
| | Explanation : Obsolete Unit | | | | | | | | |
| Sanitary Piping | | | | | | | | | |
| | Cast Iron | 100% | Now | \$30,400 | LIFE | * * | 1 | | |
| | Corroded, Extent : Moderate, Area Affected : 10% | | | | | | | | |
| | Location : Basement | | | | | | | | |
| Storm Drain Piping | | | | | | | | | |
| | Cast Iron | 100% | | | LIFE | * * | 1 | | |
| Sump Pump(s) | | | | | | | | | |
| | Submersible | 100% | 0-2 | \$6,500 | 2021 | \$6,500 | 4 | \$1,600 | |
| | Obsolete Equipment, Extent : Severe, Area Affected : 100% | | | | | | | | |
| | Location : Basement | | | | | | | | |
| 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : HUNTS POINT CO-OP MARKET UTILITY BUILDING D
Address : FOOD CENTER DRIVE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DBS0022.030 / 2132 **Yr Built/Renovated** : 1973 / 2016
Area Sq Ft : 23,232 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 27-Apr-2015 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 2781 **Lot** : 500 **BIN** : 2109485

| CAPITAL | | FY 2017 - 2020 | FY 2021 - 2026 |
|-----------------------|--|------------------|--------------------|
| Exterior Architecture | | \$564,300 | |
| Interior Architecture | | \$168,700 | \$71,900 |
| Electrical | | | \$1,403,200 |
| Mechanical | | \$100,100 | |
| Total | | \$833,100 | \$1,475,100 |
| Importance Code A | | \$564,300 | \$46,700 |
| Importance Code B | | \$213,600 | \$1,428,400 |
| Importance Code C | | \$55,200 | |
| Total | | \$833,100 | \$1,475,100 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-----------------------|------------------|----------------|-----------------|----------------|
| Exterior Architecture | \$50,800 | | \$900 | |
| Interior Architecture | \$29,500 | | \$1,500 | |
| Electrical | \$6,100 | \$100 | \$500 | \$300 |
| Mechanical | \$71,200 | \$3,800 | \$8,500 | \$3,800 |
| Total | \$157,700 | \$3,900 | \$11,400 | \$4,100 |
| Importance Code A | \$52,000 | \$1,200 | \$2,000 | \$1,200 |
| Importance Code B | \$100,800 | \$2,700 | \$9,400 | \$2,900 |
| Importance Code C | \$4,900 | | | |
| Total | \$157,700 | \$3,900 | \$11,400 | \$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
HUNTS POINT CO-OP 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 | \$15,700 | |
| Concrete Masonry Unit | 85% | Now | \$107,100 | LIFE | * * | 5 | \$16,600 | |
| Expansion Jnt Failure, Extent : Moderate, Area Affected : 10% | | | | | | | | |
| Location : South Facade | | | | | | | | |
| Water Penetration, Extent : Moderate, Area Affected : 10% | | | | | | | | |
| Location : South Facade | | | | | | | | |
| Metal Coiling Doors | 5% | Now | \$17,400 | 2039 | * * | 5 | \$2,400 | |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 15% | | | | | | | | |
| Location : South Facade | | | | | | | | |
| Weathering Steel | 3% | | | LIFE | * * | 1 | | |
| Window Wall | 2% | | | 2046 | * * | 5 | \$2,400 | |
| Windows | | | | | | | | |
| Aluminum | 5% | | | 2034 | * * | 5 | \$1,800 | |
| Metal Louvers | 95% | Now | \$100,500 | 2035 | * * | | | |
| Broken/Missing Elements, Extent : Light, Area Affected : 10% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Parapets | | | | | | | | |
| Concrete Masonry Unit | 95% | Now | \$25,600 | LIFE | * * | 5 | \$11,400 | |
| Expansion Jnt Failure, Extent : Moderate, Area Affected : 25% | | | | | | | | |
| Location : South Facade | | | | | | | | |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% | | | | | | | | |
| Location : Interior Face | | | | | | | | |
| Metal Panel | 5% | | | 2046 | * * | 5 | \$2,100 | |
| Roof | | | | | | | | |
| Built-Up (BUR) | 25% | Now | \$74,100 | 2036 | * * | | | |
| Blisters, Extent : Moderate, Area Affected : 25% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Repairs in Progress, Extent : Light, Area Affected : 66% | | | | | | | | |
| Location : Scheduled For Completion 2016 | | | | | | | | |
| Vegetation Growth, Extent : Severe, Area Affected : 25% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Worn/Eroded, Extent : Moderate, Area Affected : 50% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Modified Bitumen | 75% | Now | \$282,600 | 2036 | * * | | | |
| 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 | | | | | | | | |
| Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Explanation : Scheduled For Replacement 2016 | | | | | | | | |

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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 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 | \$143,800 | |
| | Ceramic Tile | 2% | | | 2029 | ** | 5 | \$700 | |
| | Traffic Topping | 5% | | | 2034 | ** | 5 | \$2,200 | |
| | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | | |
| | Location : Throughout | | | | | | | | |
| | Explanation : Dexotex Surface Covering | | | | | | | | |
| Interior Walls | | | | | | | | | |
| | Concrete Masonry Unit | 80% | Now | \$55,200 | LIFE | ** | 5 | \$10,200 | |
| | Cracking/Crumbling, Extent : Light, Area Affected : 10% | | | | | | | | |
| | Location : Throughout | | | | | | | | |
| | Gypsum Board | 10% | | | LIFE | ** | 5-10 | \$5,400 | |
| | Metal Panel | 10% | | | LIFE | ** | 10 | \$1,400 | |
| Ceilings | | | | | | | | | |
| | AcousTileSusp.Lay-In | 10% | Now | \$2,800 | 2031 | ** | 5 | \$1,800 | |
| | Cracking/Crumbling, Extent : Light, Area Affected : 10% | | | | | | | | |
| | Location : Throughout | | | | | | | | |
| | Exposed Concrete | 75% | 4+ | \$41,600 | LIFE | ** | 5 | \$4,100 | |
| | Cracking/Crumbling, Extent : Light, Area Affected : 10% | | | | | | | | |
| | Location : Throughout | | | | | | | | |
| | Exposed Struc: Steel | 15% | 4+ | \$21,800 | LIFE | ** | | | |
| | Corrosion/Rusting, Extent : Light, 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 | | | | | | | | |
| Air Circuit Breaker | 100% | | | 2026 | \$46,700 | 3 | \$100 | |
| Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | |
| Location : Electrical Room | | | | | | | | |
| Explanation : 4- 1200 Amperes, 15kv | | | | | | | | |
| Transformers | | | | | | | | |
| Dry Type | 40% | | | 2024 | \$117,000 | 3 | \$100 | |
| Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | |
| Location : Electrical Room | | | | | | | | |
| Explanation : 2- 1500/2000kva, 4160- 480/277 Volts | | | | | | | | |
| Liquid Filled | 60% | | | 2024 | \$175,500 | 3 | \$100 | |
| Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | |
| Location : Outside | | | | | | | | |
| Explanation : Four 4200/5260 Kva 13,200hv-4160y/2402lv | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Air Circuit Breaker | 100% | | | 2026 | \$3,900 | 3 | \$200 | |
| Feeders | | | | | | | | |
| Cable | 100% | | | 2025 | \$62,500 | 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
HUNTS POINT CO-OP 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 | | | | | | | | |
| Raceway | | | | | | | | |
| Conduit | 100% | | | 2026 | \$40,000 | 1 | | |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Molded Case Bkrs | 50% | | | 2026 | \$2,400 | 5 | \$300 | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Electrical Room | | | | | | | |
| | Explanation : 1000 Amperes | | | | | | | |
| Molded Case Bkrs | 50% | | | 2036 | * * | 5 | \$300 | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Electrical Room | | | | | | | |
| | Explanation : 2500 Amperes. | | | | | | | |
| Transformers | | | | | | | | |
| Dry Type | 100% | | | 2024 | \$44,100 | 5 | \$100 | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Electrical Room | | | | | | | |
| | Explanation : 150kva, 480/208/120 Volts | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Fused Disc Sw | 50% | | | 2026 | \$298,500 | 5 | \$100 | |
| Molded Case Bkrs | 50% | | | 2036 | * * | 5 | \$300 | |
| Raceway | | | | | | | | |
| Conduit | 80% | | | 2026 | \$522,800 | 1 | | |
| Conduit | 20% | | | 2036 | * * | 1 | | |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 15% | | | 2025 | \$12,200 | 5 | \$100 | |
| Fused Disc Sw | 5% | | | 2034 | * * | 5 | | |
| Molded Case Bkrs | 30% | | | 2034 | * * | 5 | \$200 | |
| Molded Case Bkrs | 50% | | | 2025 | \$40,600 | 5 | \$300 | |
| Wiring | | | | | | | | |
| Thermoplastic | 30% | | | 2036 | * * | 1 | | |
| Thermoplastic | 70% | | | 2026 | \$55,500 | 1 | | |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 10% | | | 2024 | \$2,200 | 5 | | |
| Motor Control Center | 90% | | | 2031 | * * | 5 | \$600 | |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | | | LIFE | * * | 5 | \$700 | |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 30% | | | 2034 | * * | 10 | \$6,500 | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Throughout The Building | | | | | | | |
| | Explanation : T-8 Lamps | | | | | | | |
| LED | 70% | | | 2034 | * * | | | |
| Egress Lighting | | | | | | | | |
| Emergency, Battery | 100% | | | 2021 | \$31,100 | 10 | \$5,700 | |

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

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

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

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

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

Lighting

| | | | | | | | | | |
|---|--|------|--|--|------|-----|---|-------|--|
| Exterior Lighting | | | | | | | | | |
| LED | | 100% | | | 2034 | * * | | | |
| <hr/> | | | | | | | | | |
| Lightning Protection | | | | | | | | | |
| Arresters/Cabling | | | | | | | | | |
| Generic | | 100% | | | 2029 | * * | 5 | \$700 | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | | |
| <i>Location : Outside</i> | | | | | | | | | |
| <i>Explanation : Located In The Stack Only</i> | | | | | | | | | |

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

Heating

| | | | | | | | | | |
|--|--|------|-----|----------|------|----------|---|----------|--|
| Energy Source | | | | | | | | | |
| Electricity | | 5% | | | 2036 | * * | 1 | | |
| Fuel Oil No 4 | | 95% | | | 2036 | * * | 5 | \$6,900 | |
| <hr/> | | | | | | | | | |
| Conversion Equipment | | | | | | | | | |
| Hot Water Boiler | | 95% | | | 2039 | * * | 1 | \$11,100 | |
| <i>Other Observation, Extent : Light, Area Affected : 95%</i> | | | | | | | | | |
| <i>Location : Boiler Room</i> | | | | | | | | | |
| <i>Explanation : 2 Units. The Older One Boiler Is Not Been Used.</i> | | | | | | | | | |
| Radiant Heater | | 5% | | | 2026 | \$5,100 | 2 | \$500 | |
| <i>Other Observation, Extent : Light, Area Affected : 10%</i> | | | | | | | | | |
| <i>Location : Office And Hallway</i> | | | | | | | | | |
| <i>Explanation : 6 Electric Radiants</i> | | | | | | | | | |
| <hr/> | | | | | | | | | |
| Distribution | | | | | | | | | |
| Hot Wtr Piping/Pump | | 95% | Now | \$22,000 | 2034 | * * | 4 | \$1,100 | |
| <i>Corroded, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | | |
| <i>Location : Throughout Basement Tunnel</i> | | | | | | | | | |
| <i>Insul. Deteriorating, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | | |
| <i>Location : Pipes</i> | | | | | | | | | |
| No Component | | 5% | | | | | | | |
| <hr/> | | | | | | | | | |
| Terminal Devices | | | | | | | | | |
| Air Handler | | 10% | | | 2026 | \$12,400 | 1 | \$1,500 | |
| No Component | | 90% | | | | | | | |
| <hr/> | | | | | | | | | |
| Air Conditioning | | | | | | | | | |
| Energy Source | | | | | | | | | |
| Electricity | | 100% | | | 2034 | * * | 1 | | |

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

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

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

| Mechanical | | Current Repair | | | Future Replacement | | Maintenance | | |
|----------------------|-----------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Air Conditioning | | | | | | | | | |
| Conversion Equipment | | | | | | | | | |
| | Centrifugal, Elec Chiller | 90% | | | 2029 | * * | 1 | \$23,000 | |
| | | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | |
| | | Location : Ac Room | | | | | | | |
| | | Explanation : 6 Chillers Provide Coolant To Adjacent Buildings. Refrigerant Is Ammonia | | | | | | | |
| | Reciprocating Compr/Chiller | 10% | | | 2021 | \$7,800 | 1 | \$1,100 | |
| | | R-22 Refrigerant, Extent : Light, Area Affected : 10% | | | | | | | |
| | | Location : 2 Units, Roof | | | | | | | |
| Distribution | | | | | | | | | |
| | Chilled Wtr Pipe/Pump | 90% | Now | \$40,600 | 2036 | * * | 4 | \$1,000 | |
| | | Corroded, Extent : Severe, Area Affected : 70% | | | | | | | |
| | | Location : Control Valves And Piping, Throughout | | | | | | | |
| | | Insul. Deteriorating, Extent : Severe, Area Affected : 50% | | | | | | | |
| | | Location : Distribution Lines To Warehouses | | | | | | | |
| | | Unit Inoperable, Extent : Severe, Area Affected : 50% | | | | | | | |
| | | Location : Valves, Throughout | | | | | | | |
| | No Component | 10% | | | | | | | |
| Terminal Devices | | | | | | | | | |
| | Fan Coil - Cooling | 10% | | | 2021 | \$17,800 | 1 | \$800 | |
| | No Component | 90% | | | | | | | |
| Heat Rejection | | | | | | | | | |
| | Water Cool Tower | 90% | | | 2020 | \$59,600 | 2 | \$21,400 | |
| | | Other Observation, Extent : Light, Area Affected : 90% | | | | | | | |
| | | Location : Roof | | | | | | | |
| | | Explanation : 3 Cooling Towers Exist On The Utility Building Roof Each Tower Has 4 Cells | | | | | | | |
| | No Component | 10% | | | | | | | |
| Ventilation | | | | | | | | | |
| Distribution | | | | | | | | | |
| | Ductwork/Diffusers | 20% | | | LIFE | * * | 2-5 | \$4,200 | |
| | No Component | 80% | | | | | | | |
| Exhaust Fans | | | | | | | | | |
| | Interior | 20% | | | 2021 | \$5,100 | 2 | \$100 | |
| | Roof | 80% | Now | \$1,500 | 2026 | \$14,700 | 2 | \$500 | |
| | | Noisy/Vibrating, Extent : Severe, Area Affected : 60% | | | | | | | |
| | | Location : Roof | | | | | | | |
| Plumbing | | | | | | | | | |
| H/C Water Piping | | | | | | | | | |
| | Brass/Copper | 100% | | | 2036 | * * | 1 | | |
| Water Heater | | | | | | | | | |
| | Electric | 100% | | | 2021 | \$3,600 | 4 | \$200 | |
| Sanitary Piping | | | | | | | | | |
| | Cast Iron | 100% | Now | \$10,000 | LIFE | * * | 1 | | |
| | | Corroded, Extent : Severe, Area Affected : 20% | | | | | | | |
| | | Location : Basement | | | | | | | |

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT CO-OP 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 |
| Plumbing | | | | | | | | | |
| | Storm Drain Piping | | | | | | | | |
| | Cast Iron | 100% | Now | \$6,400 | LIFE | * * | 1 | | |
| | | Corroded, Extent : Severe, Area Affected : 20% | | | | | | | |
| | | Location : Basement | | | | | | | |
| | Sump Pump(s) | | | | | | | | |
| | Rigid Piping | 100% | Now | \$10,800 | 2036 | * * | 4 | \$1,600 | |
| | | Abandoned in Place, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : Basement | | | | | | | |
| | Sewage Ejector(s) | | | | | | | | |
| | Electric | 100% | Now | \$10,800 | 2036 | * * | 4 | \$1,600 | |
| | | Abandoned in Place, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : Basement | | | | | | | |
| | 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : HUNTS POINT CO-OP MARKET WAREHOUSE E
Address : FOOD CENTER DRIVE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DBS0022.040 / 2133 **Yr Built/Renovated** : 1973 / 2014
Area Sq Ft : 106,891 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 27-Apr-2015 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2781 **Lot** : 500 **BIN** : 2109487

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$605,700 | \$87,000 |
| Interior Architecture | \$784,500 | \$279,500 |
| Electrical | | \$795,600 |
| Mechanical | \$96,700 | \$1,405,600 |
| Total | \$1,486,800 | \$2,567,700 |
| Importance Code A | \$605,700 | \$133,700 |
| Importance Code B | \$881,100 | \$2,434,000 |
| Total | \$1,486,800 | \$2,567,700 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$58,400 | | | |
| Interior Architecture | \$80,500 | | \$12,000 | \$2,000 |
| Electrical | \$1,300 | \$1,400 | \$2,800 | \$2,700 |
| Mechanical | \$73,800 | \$41,100 | \$25,900 | \$41,100 |
| Total | \$214,000 | \$42,500 | \$40,600 | \$45,800 |
| Importance Code A | \$63,200 | | \$700 | \$100 |
| Importance Code B | \$120,800 | \$42,500 | \$39,900 | \$45,600 |
| Importance Code C | \$29,900 | | | |
| Total | \$214,000 | \$42,500 | \$40,600 | \$45,800 |



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 MARKET WAREHOUSE 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 | \$7,200 | LIFE | * * | 5 | \$13,100 | |
| | Cracking/Crumbling, Extent : Light, Area Affected : 10% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Concrete Masonry Unit | 75% | Now | \$474,500 | LIFE | * * | 5 | \$24,600 | |
| | Broken/Missing Elements, Extent : Severe, Area Affected : 5% | | | | | | | |
| | Location : East Facade | | | | | | | |
| | Efflorescence, Extent : Moderate, Area Affected : 20% | | | | | | | |
| | Location : North, East And West Facades | | | | | | | |
| | Expansion Jnt Failure, Extent : Moderate, Area Affected : 15% | | | | | | | |
| | Location : North, East And West Facades | | | | | | | |
| | Spalling, Extent : Moderate, Area Affected : 15% | | | | | | | |
| | Location : North And East Facades | | | | | | | |
| Metal Panel | 10% | Now | \$3,700 | 2046 | * * | 5 | \$9,800 | |
| | Broken/Missing Elements, Extent : Light, Area Affected : 10% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Metal Coiling Doors | 5% | Now | \$29,100 | 2031 | * * | 5 | \$4,100 | |
| | Broken/Missing Elements, Extent : Light, Area Affected : 10% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Weathering Steel | 5% | | | LIFE | * * | 1 | | |
| Windows | | | | | | | | |
| Aluminum | 90% | Now | \$86,000 | 2034 | * * | 5 | \$5,300 | |
| | Air Infiltration, Extent : Moderate, Area Affected : 15% | | | | | | | |
| | Location : Various Locations | | | | | | | |
| | Broken/Missing Elements, Extent : Light, Area Affected : 20% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Caulking Deteriorated, Extent : Moderate, Area Affected : 20% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Metal Louvers | 10% | Now | \$3,400 | 2029 | * * | | | |
| | Broken/Missing Elements, Extent : Light, Area Affected : 10% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Parapets | | | | | | | | |
| Concrete Masonry Unit | 90% | | | LIFE | * * | 5-10 | \$57,000 | |
| | Recent Repair Evident, Extent : Light, Area Affected : 80% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Metal Panel | 10% | | | 2046 | * * | 5 | \$4,500 | |
| | Recent Repair Evident, Extent : Light, Area Affected : 100% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Roof | | | | | | | | |
| Roll Roofing | 5% | | | 2022 | \$27,700 | 5 | \$11,400 | |
| Spray-on Foam | 95% | Now | \$9,300 | 2034 | * * | 5 | \$87,000 | |
| | Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | Location : Cracking/ Broken West Façade | | | | | | | |
| | Recent Replace Evident, Extent : Light, Area Affected : 100% | | | | | | | |
| | 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
HUNTS POINT CO-OP MARKET WAREHOUSE E
Asset # : 2133

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 15% | | | 2025 | \$298,400 | 3 | \$35,900 | |
| Cast in Place Concrete | 70% | 0-2 | \$453,900 | LIFE | * * | 5 | \$244,400 | |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25% | | | | | | | | |
| Location : North And South Corridors | | | | | | | | |
| Misaligned/Bulging, Extent : Severe, Area Affected : 30% | | | | | | | | |
| Location : Floor Heaving In Freezer Storage Area | | | | | | | | |
| Worn/Eroded, Extent : Moderate, Area Affected : 25% | | | | | | | | |
| Location : Cooler Corridors | | | | | | | | |
| Ceramic Tile | 5% | 0-2 | \$15,100 | 2035 | * * | 5 | \$4,000 | |
| Cracking/Crumbling, Extent : Light, Area Affected : 10% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Vinyl Tile | 10% | 0-2 | \$13,300 | 2031 | * * | 3 | \$6,000 | |
| Cracking/Crumbling, Extent : Light, Area Affected : 10% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Interior Walls | | | | | | | | |
| Concrete Masonry Unit | 45% | 0-2 | \$25,200 | LIFE | * * | 5 | \$4,600 | |
| Cracking/Crumbling, Extent : Light, Area Affected : 10% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Fiberglass Panel | 25% | | | LIFE | * * | 10 | \$1,600 | |
| Gypsum Board | 20% | 0-2 | \$1,000 | LIFE | * * | 5 | \$3,100 | |
| Cracking/Crumbling, Extent : Light, Area Affected : 10% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Plywood/Hardboard | 10% | Now | \$2,100 | LIFE | * * | | | |
| Broken/Missing Elements, Extent : Severe, Area Affected : 10% | | | | | | | | |
| Location : Coolers | | | | | | | | |
| Ceilings | | | | | | | | |
| AcousTileConcealSpLn | 35% | 0-2 | \$22,200 | 2039 | * * | 5 | \$35,200 | |
| Cracking/Crumbling, Extent : Light, Area Affected : 10% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Exposed Struc: Steel | 50% | 2-4 | \$330,600 | LIFE | * * | | | |
| Corrosion/Rusting, Extent : Severe, Area Affected : 15% | | | | | | | | |
| Location : North And South Corridors Flanking Freezer Section | | | | | | | | |
| Fiber Board | 15% | | | 2031 | * * | | | |
| Other Observation, Extent : Light, Area Affected : 100% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Explanation : Insulated Fiberglas Reinforced Panel | | | | | | | | |

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

Over 600 Volts

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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 MARKET WAREHOUSE 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 |
| Over 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Fused Disc Sw | 100% | | | 2026 | \$46,700 | 3 | \$500 | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Electrical Room | | | | | | | |
| | Explanation : 600 Amperes, 4.8kv | | | | | | | |
| Transformers | | | | | | | | |
| Dry Type | 100% | | | 2024 | \$134,200 | 3 | \$600 | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Electrical Room | | | | | | | |
| | Explanation : 1000kva, 4160-480/277 Volts | | | | | | | |
| Feeders | | | | | | | | |
| Cable | 100% | | | 2025 | \$15,100 | 1 | | |
| Raceway | | | | | | | | |
| Conduit | 100% | | | 2026 | \$40,000 | 1 | | |
| Under 600 Volts | | | | | | | | |
| Transformers | | | | | | | | |
| Dry Type | 100% | | | 2024 | \$15,400 | 5 | \$400 | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Electrical Room | | | | | | | |
| | Explanation : 1-112.5kva, 75kva, 480-208/120 Volts | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Fused Disc Sw | 100% | | | 2026 | \$71,600 | 5 | \$500 | |
| Raceway | | | | | | | | |
| Conduit | 100% | | | 2026 | \$14,600 | 1 | | |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 20% | | | 2025 | \$8,800 | 5 | \$500 | |
| Molded Case Bkrs | 80% | | | 2025 | \$35,000 | 5 | \$2,300 | |
| Wiring | | | | | | | | |
| Thermoplastic | 100% | | | 2026 | \$31,900 | 1 | | |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 5% | | | 2024 | \$4,600 | 5 | | |
| Motor Control Center | 95% | | | 2024 | \$19,900 | 5 | \$2,800 | |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 50% | | | 2034 | * * | 10 | \$48,900 | |
| | T-8 Lamps, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Offices | | | | | | | |
| LED | 50% | | | 2034 | * * | | | |
| Egress Lighting | | | | | | | | |
| Emergency, Battery | 50% | | | 2034 | * * | 10 | \$12,900 | |
| Exit, Service | 50% | | | 2034 | * * | 1 | | |
| Exterior Lighting | | | | | | | | |
| LED | 100% | | | 2034 | * * | | | |

Alarm

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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 MARKET WAREHOUSE E
Asset # : 2133

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

Alarm

Security System

No Component

70%

Generic

30%

2026

\$94,700

1

\$12,000

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

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2026

\$324,400

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

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

Heating

Energy Source

Electricity

5%

2036

* *

1

HTHW/HW

15%

2036

* *

1

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

No Component

80%

Conversion Equipment

HTHW/HW Exchanger

15%

Now

\$4,200

2041

* *

2

\$800

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

Radiant Heater

5%

2021

\$22,900

2

\$2,500

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

No Component

80%

Distribution

Hot Wtr Piping/Pump

15%

Now

\$1,600

2034

* *

4

\$800

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

No Component

85%

Terminal Devices

Fan Coil Unit/Heat

15%

2026

\$46,800

1

\$5,200

No Component

85%

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT CO-OP MARKET WAREHOUSE 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 |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| District C.W. | 95% | | | 2036 | * * | 1 | | |
| <i>Other Observation, Extent : Light, Area Affected : 95%</i> | | | | | | | | |
| <i>Location : 1st Fl. Storage</i> | | | | | | | | |
| <i>Explanation : District Refrigerant From Utility Building, Used For Refrigeration Only, Not Air Conditioning.</i> | | | | | | | | |
| Electricity | 5% | | | 2034 | * * | 1 | | |
| Conversion Equipment | | | | | | | | |
| Centrifugal, Elec Chiller | 95% | | | 2029 | * * | 1 | \$109,600 | |
| <i>Other Observation, Extent : Light, Area Affected : 95%</i> | | | | | | | | |
| <i>Location : Utility Building</i> | | | | | | | | |
| <i>Explanation : 6 Chillers Provide Chilled Water - Refrigerant Is Ammonia</i> | | | | | | | | |
| Ext Pkg Unit - Cooling | 5% | | | 2026 | \$24,000 | 2 | \$300 | |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : 2 Units, Roof (For Office)</i> | | | | | | | | |
| Distribution | | | | | | | | |
| Chilled Wtr Pipe/Pump | 95% | Now | \$96,700 | 2036 | * * | 4 | \$5,000 | |
| <i>Corroded, Extent : Moderate, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : Basement, Glycol Concentrator, Glycol Concentrating Tank & Condensate Reservoir In Mech Room</i> | | | | | | | | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Mechanical Room</i> | | | | | | | | |
| <i>Explanation : Westside E Wing Uses Glycol Spray System (No Frost) To Prevent Icing</i> | | | | | | | | |
| No Component | 5% | | | | | | | |
| Terminal Devices | | | | | | | | |
| Fan Coil - Cooling | 85% | | | 2026 | \$681,500 | 1 | \$29,300 | |
| Fan Coil - Cool/Heat | 15% | | | 2026 | \$295,700 | 1 | \$5,200 | |
| Heat Rejection | | | | | | | | |
| Water Cool Tower | 100% | | | 2024 | \$298,900 | 2 | \$107,300 | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Utility Building</i> | | | | | | | | |
| <i>Explanation : 3 Cooling Towers</i> | | | | | | | | |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | * * | 2-5 | \$94,100 | |
| Exhaust Fans | | | | | | | | |
| Roof | 100% | | | 2026 | \$82,800 | 2 | \$3,300 | |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 100% | Now | \$15,500 | 2036 | * * | 1 | | |
| <i>Corroded, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Mechanical Room</i> | | | | | | | | |
| Water Heater | | | | | | | | |
| Electric | 100% | | | 2021 | \$16,100 | 4 | \$900 | |
| 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
HUNTS POINT CO-OP MARKET WAREHOUSE 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% | | | 2036 | * * | 1-2 | \$29,900 | |

*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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : HUNTS POINT CO-OP MARKET WAREHOUSE F
Address : FOOD CENTER DRIVE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DBS0022.050 / 2134 **Yr Built/Renovated** : 1973 / 2014
Area Sq Ft : 32,919 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 27-Apr-2015 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2781 **Lot** : 500 **BIN** : 2109486

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$48,700 | |
| Interior Architecture | \$89,100 | \$86,000 |
| Electrical | | \$220,900 |
| Mechanical | \$74,000 | \$95,800 |
| Total | \$211,800 | \$402,700 |
| Importance Code A | \$48,700 | \$46,700 |
| Importance Code B | \$163,100 | \$356,000 |
| Total | \$211,800 | \$402,700 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-----------------------|-----------------|----------------|-----------------|----------------|
| Exterior Architecture | \$50,100 | \$200 | | |
| Interior Architecture | \$17,500 | | \$6,200 | \$2,500 |
| Electrical | \$1,400 | \$1,400 | \$2,000 | \$1,700 |
| Mechanical | \$21,400 | \$1,600 | \$4,500 | \$1,700 |
| Total | \$90,400 | \$3,200 | \$12,700 | \$5,800 |
| Importance Code A | \$50,300 | \$200 | \$200 | |
| Importance Code B | \$33,100 | \$3,000 | \$12,500 | \$5,800 |
| Importance Code C | \$7,100 | | | |
| Total | \$90,400 | \$3,200 | \$12,700 | \$5,800 |



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT CO-OP MARKET WAREHOUSE 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% | 0-2 | \$2,200 | LIFE | * * | 5 | \$4,000 | |
| Cracking/Crumbling, Extent : Light, Area Affected : 10% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Concrete Masonry Unit | 75% | Now | \$48,700 | LIFE | * * | 5 | \$7,600 | |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 15% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Expansion Jnt Failure, Extent : Moderate, Area Affected : 10% | | | | | | | | |
| Location : West And East Facades | | | | | | | | |
| Spalling, Extent : Moderate, Area Affected : 15% | | | | | | | | |
| Location : West And South Facades | | | | | | | | |
| Metal Panel | 5% | | | 2046 | * * | 5-10 | \$5,600 | |
| Metal Coiling Doors | 10% | Now | \$8,900 | 2031 | * * | 5 | \$2,500 | |
| Broken/Missing Elements, Extent : Light, Area Affected : 20% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Weathering Steel | 5% | 4+ | \$2,600 | LIFE | * * | 1 | | |
| Broken/Missing Elements, Extent : Light, Area Affected : 10% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Windows | | | | | | | | |
| Aluminum | 90% | Now | \$13,200 | 2034 | * * | 5 | \$1,600 | |
| Broken/Missing Elements, Extent : Light, Area Affected : 10% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Caulking Deteriorated, Extent : Moderate, Area Affected : 25% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Aluminum | 10% | | | 2048 | * * | 5 | \$400 | |
| Parapets | | | | | | | | |
| Concrete Masonry Unit | 100% | | | LIFE | * * | 5-10 | \$19,500 | |
| Recent Repair Evident, Extent : Light, Area Affected : 100% | | | | | | | | |
| Location : All Facades | | | | | | | | |
| Roof | | | | | | | | |
| Spray-on Foam | 100% | Now | \$7,500 | 2034 | * * | 5 | \$28,200 | |
| Debris Present, Extent : Moderate, Area Affected : 20% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 15% | | | | | | | | |
| Location : South And East Facades | | | | | | | | |
| Recent Replace Evident, Extent : Light, Area Affected : 100% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 10% | | | 2022 | \$61,300 | 3 | \$9,800 | |
| Cast in Place Concrete | 80% | 0-2 | \$8,000 | LIFE | * * | 5 | \$86,000 | |
| Cracking/Crumbling, Extent : Light, Area Affected : 10% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Quarry Tile | 10% | | | 2039 | * * | 5 | \$7,400 | |

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT CO-OP MARKET WAREHOUSE 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 |
| Interior | | | | | | | | |
| Interior Walls | | | | | | | | |
| Concrete Masonry Unit | 75% | 0-2 | \$6,500 | LIFE | ** | 5 | \$2,400 | |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Stairwells</i> | | | | | | | | |
| Fiberglass Panel | 15% | | | LIFE | ** | 10 | \$300 | |
| Gypsum Board | 10% | 0-2 | \$300 | LIFE | ** | 5 | \$500 | |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Ceilings | | | | | | | | |
| AcousTileSusp.Lay-In | 10% | | | 2039 | ** | 5 | \$5,000 | |
| Exposed Struc: Steel | 90% | | | LIFE | ** | 10 | \$89,100 | |

| 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 |
| Over 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Fused Disc Sw | 100% | | | 2026 | \$46,700 | 3 | \$100 | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : 600 Amperes, 4.8 Kv</i> | | | | | | | | |
| Transformers | | | | | | | | |
| Dry Type | 100% | | | 2024 | \$134,200 | 3 | \$200 | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : 1000kva, 4160- 480/277 Volts</i> | | | | | | | | |
| Feeders | | | | | | | | |
| Cable | 100% | | | 2025 | \$15,100 | 1 | | |
| Raceway | | | | | | | | |
| Conduit | 100% | | | 2026 | \$40,000 | 1 | | |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Air Circuit Breaker | 100% | | | 2026 | \$1,400 | 5 | \$200 | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : Main Service Switch Rated @ 1600 Amperes.</i> | | | | | | | | |
| Transformers | | | | | | | | |
| Dry Type | 100% | | | 2024 | \$15,400 | 5 | \$100 | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : 1-225kva, 1-15kva, 480-208/120 Volts</i> | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Fused Disc Sw | 100% | | | 2026 | \$23,900 | 5 | \$100 | |
| Raceway | | | | | | | | |
| Conduit | 100% | | | 2026 | \$3,700 | 1 | | |

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT CO-OP MARKET WAREHOUSE 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 | | | | | | | | | |
| Panelboards | | | | | | | | | |
| | Fused Disc Sw | 20% | | | 2025 | \$2,900 | 5 | \$200 | |
| | Molded Case Bkrs | 40% | | | 2025 | \$5,800 | 5 | \$300 | |
| | Molded Case Bkrs | 40% | | | 2034 | * * | 5 | \$300 | |
| Wiring | | | | | | | | | |
| | Thermoplastic | 100% | | | 2026 | \$8,000 | 1 | | |
| Motor Controllers | | | | | | | | | |
| | Locally Mounted | 20% | | | 2024 | \$5,600 | 5 | | |
| | Motor Control Center | 80% | | | 2024 | \$5,200 | 5 | \$700 | |
| Stand-by Power | | | | | | | | | |
| Transfer Switches | | | | | | | | | |
| | Automatic | 100% | | | 2043 | * * | 1 | \$10,100 | |
| Lighting | | | | | | | | | |
| Interior Lighting | | | | | | | | | |
| | Fluorescent | 50% | | | 2034 | * * | 10 | \$15,100 | |
| | T-8 Lamps, Extent : Moderate, Area Affected : 100% | | | | | | | | |
| | Location : Offices | | | | | | | | |
| | Fluorescent | 50% | | | 2034 | * * | 10 | \$15,100 | |
| | T-5 Lamps, Extent : Moderate, Area Affected : 100% | | | | | | | | |
| | Location : Warehouse | | | | | | | | |
| Egress Lighting | | | | | | | | | |
| | Emergency, Battery | 60% | | | 2034 | * * | 10 | \$4,800 | |
| | Exit, Battery | 40% | | | 2034 | * * | 10 | \$900 | |
| Exterior Lighting | | | | | | | | | |
| | LED | 100% | | | 2034 | * * | | | |
| Alarm | | | | | | | | | |
| Security System | | | | | | | | | |
| | No Component | 70% | | | | | | | |
| | Generic | 30% | | | 2026 | \$29,200 | 1 | \$3,700 | |
| | Other Observation, Extent : Moderate, 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 | | | | | | | | |
| | Electricity | 10% | | | 2036 | * * | 1 | | |
| | No Component | 90% | | | | | | | |
| | | | | | | | | | |
| | Conversion Equipment | | | | | | | | |
| | Heat Pump | 10% | | | 2027 | * * | 2 | \$1,000 | |
| | | Other Observation, Extent : Light, Area Affected : 10% | | | | | | | |
| | | Location : Roof | | | | | | | |
| | | Explanation : 6 Roof Top Package Units | | | | | | | |
| | 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
HUNTS POINT CO-OP MARKET WAREHOUSE F
Asset # : 2134

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | | |
|----------------------|--------------------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Air Conditioning | | | | | | | | | |
| | Energy Source | | | | | | | | |
| | District C.W. | 85% | | | 2036 | * * | 1 | | |
| | | Other Observation, Extent : Light, Area Affected : 85% | | | | | | | |
| | | Location : 1st Fl. Storage | | | | | | | |
| | | Explanation : Refrigerant From Utility Building For Refrigeration Only | | | | | | | |
| | Electricity | 15% | | | 2034 | * * | 1 | | |
| Conversion Equipment | | | | | | | | | |
| | Reciprocating Compr/Chiller | 5% | | | 2031 | * * | 1 | \$800 | |
| | | Other Observation, Extent : Light, Area Affected : 5% | | | | | | | |
| | | Location : Side Yard Of The Building | | | | | | | |
| | | Explanation : 1 Unit, R-410a | | | | | | | |
| | Ext Pkg Unit - Heating/Cooling | 5% | | | 2026 | \$10,600 | 2 | \$100 | |
| | | R-22 Refrigerant, Extent : Light, Area Affected : 5% | | | | | | | |
| | | Location : 3 Units, Roof | | | | | | | |
| | Ext Pkg Unit - Heating/Cooling | 5% | | | 2034 | * * | 2 | \$100 | |
| | | Other Observation, Extent : Light, Area Affected : 5% | | | | | | | |
| | | Location : Roof | | | | | | | |
| | | Explanation : 3 Units, R-410a | | | | | | | |
| | No Component | 85% | | | | | | | |
| Terminal Devices | | | | | | | | | |
| | Fan Coil - Cool/Heat | 5% | | | 2031 | * * | 1 | \$500 | |
| | No Component | 95% | | | | | | | |
| Heat Rejection | | | | | | | | | |
| | Air Condenser Unit | 5% | | | 2031 | * * | 2 | \$1,100 | |
| | No Component | 95% | | | | | | | |
| Ventilation | | | | | | | | | |
| | Distribution | | | | | | | | |
| | Ductwork/Diffusers | 100% | | | LIFE | * * | 2-5 | \$29,000 | |
| | Exhaust Fans | | | | | | | | |
| | Roof | 100% | | | 2026 | \$25,500 | 2 | \$1,000 | |
| Plumbing | | | | | | | | | |
| | H/C Water Piping | | | | | | | | |
| | Brass/Copper | 100% | Now | \$9,600 | 2026 | \$95,800 | 1 | | |
| | | Corroded, Extent : Moderate, Area Affected : 20% | | | | | | | |
| | | Location : Basement | | | | | | | |
| | Water Heater | | | | | | | | |
| | Electric | 100% | | | 2024 | \$5,000 | 4 | \$200 | |
| | HW Heat Exchanger | | | | | | | | |
| | HTHW/HW | 100% | Now | \$74,000 | 2056 | * * | | | |
| | | Other Observation, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : Basement | | | | | | | |
| | | Explanation : 2 Obsolete 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
HUNTS POINT CO-OP MARKET WAREHOUSE 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 |
| Plumbing | | | | | | | | | |
| | Storm Drain Piping | | | | | | | | |
| | Cast Iron | 100% | | | LIFE | * * | 1 | | |
| | Sump Pump(s) | | | | | | | | |
| | Rigid Piping | 100% | | | 2031 | * * | 4 | \$1,600 | |
| | Fixtures | | | | | | | | |
| | Generic | 100% | | | | | | | |
| Fire Suppression | | | | | | | | | |
| | Sprinkler | | | | | | | | |
| | Generic | 100% | | | 2046 | * * | 1-2 | \$9,200 | |

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

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

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

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$327,300 | \$1,531,700 |
| Interior Architecture | \$651,600 | \$640,000 |
| Electrical | | \$113,000 |
| Mechanical | \$38,200 | \$157,700 |
| Total | \$1,017,100 | \$2,442,400 |
| Importance Code A | \$327,300 | \$1,531,700 |
| Importance Code B | \$689,800 | \$910,800 |
| Total | \$1,017,100 | \$2,442,400 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$57,000 | | | |
| Interior Architecture | \$14,300 | | | \$3,500 |
| Electrical | \$19,400 | \$16,500 | \$16,500 | \$16,500 |
| Mechanical | \$36,700 | \$48,100 | \$36,700 | \$48,100 |
| Total | \$127,400 | \$64,600 | \$53,200 | \$68,000 |
| Importance Code A | \$64,600 | \$7,600 | \$7,600 | \$7,600 |
| Importance Code B | \$48,400 | \$57,000 | \$45,600 | \$60,400 |
| Importance Code C | \$14,300 | | | |
| Total | \$127,400 | \$64,600 | \$53,200 | \$68,000 |



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

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

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

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

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 | \$56,800 | |
| | | Recent Repair Evident, Extent : Light, Area Affected : 50% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | Concrete Masonry Unit | 25% | Now | \$28,600 | LIFE | * * | 5 | \$8,900 | |
| | | Recent Repair Evident, Extent : Light, Area Affected : 100% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | Fiberglass Panel | 45% | | | 2041 | * * | 5 | \$95,900 | |
| | | Recent Replace Evident, Extent : Light, Area Affected : 100% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | Metal Coiling Doors | 20% | | | 2046 | * * | 5 | \$35,500 | |
| | | Recent Replace Evident, Extent : Light, Area Affected : 100% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| Parapets | | | | | | | | | |
| | Metal Rail | 100% | | | 2039 | * * | 5-10 | \$451,700 | |
| | | Recent Repair Evident, Extent : Light, Area Affected : 100% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| Roof | | | | | | | | | |
| | Spray-on Foam | 100% | Now | \$53,000 | 2026 | \$1,059,900 | 5 | \$198,400 | |
| | | Adhesion Failure, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | | 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 | | | | | | | |
| Interior | | | | | | | | | |
| Floors | | | | | | | | | |
| | Cast in Place Concrete | 97% | | | LIFE | * * | 5 | \$978,300 | |
| | | Recent Repair Evident, Extent : Light, Area Affected : 100% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | Ceramic Tile | 3% | | | 2035 | * * | 5 | \$6,900 | |
| Interior Walls | | | | | | | | | |
| | Fiberglass Panel | 65% | | | LIFE | * * | 10 | \$6,100 | |
| | Gypsum Board | 10% | | | LIFE | * * | 5-10 | \$6,300 | |
| | Metal Panel | 25% | | | LIFE | * * | 10 | \$4,200 | |
| | | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | |
| | | Location : Perimeter Walls | | | | | | | |
| | | Explanation : Insulated Wall Panels | | | | | | | |

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

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

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 |

Interior

Ceilings

| | | | | | | |
|----------------------|-----|--|------|-----|---|-----------|
| AcousTileSusp.Lay-In | 5% | | 2046 | * * | 5 | \$11,600 |
| AcousTileSusp.Lay-In | 60% | | 2046 | * * | 5 | \$139,300 |

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

Location : Throughout

Explanation : Fiberglass Insulated Panels

| | | | | | | |
|----------------------|-----|--|------|-----|----|-----------|
| Exposed Struc: Steel | 35% | | LIFE | * * | 10 | \$162,500 |
|----------------------|-----|--|------|-----|----|-----------|

Recent Repair Evident, Extent : Light, 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

Transformers

| | | | | | | |
|----------|------|--|------|-----|---|-------|
| Dry Type | 100% | | 2046 | * * | 5 | \$600 |
|----------|------|--|------|-----|---|-------|

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

Location : Office

Explanation : Newly Installed, 15kva

Raceway

| | | | | | | |
|---------|------|--|------|-----|---|--|
| Conduit | 100% | | 2056 | * * | 1 | |
|---------|------|--|------|-----|---|--|

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

Location : Throughout

Panelboards

| | | | | | | |
|---------------|----|--|------|-----|---|-------|
| Fused Disc Sw | 5% | | 2051 | * * | 5 | \$200 |
|---------------|----|--|------|-----|---|-------|

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

Location : Roof

| | | | | | | |
|------------------|-----|--|------|-----|---|---------|
| Molded Case Bkrs | 95% | | 2051 | * * | 5 | \$3,900 |
|------------------|-----|--|------|-----|---|---------|

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

Location : Throughout

Wiring

| | | | | | | |
|---------------|------|--|------|-----|---|--|
| Thermoplastic | 100% | | 2056 | * * | 1 | |
|---------------|------|--|------|-----|---|--|

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

Location : Throughout The Building

Motor Controllers

| | | | | | | |
|-----------------|------|--|------|-----|---|---------|
| Locally Mounted | 100% | | 2046 | * * | 5 | \$1,000 |
|-----------------|------|--|------|-----|---|---------|

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

Location : Roof

Stand-by Power

Transfer Switches

| | | | | | | |
|-----------|------|--|------|-----|---|----------|
| Automatic | 100% | | 2046 | * * | 1 | \$47,500 |
|-----------|------|--|------|-----|---|----------|

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

Location : Roof

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

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

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

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 | | | | | | | | |
| Generators | | | | | | | | |
| Diesel | 100% | | | 2041 | * * | 1 | \$59,800 | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Outside | | | | | | | |
| | Explanation : Recently Installed. Emergency Generator Rated @ 1500kw | | | | | | | |
| Batteries | | | | | | | | |
| Lead/Acid | 100% | | | 2021 | \$1,500 | 5 | \$5,700 | |
| | Recent Installation, Extent : Light, Area Affected : 100% | | | | | | | |
| | Location : Generator Room | | | | | | | |
| Fuel Storage | | | | | | | | |
| Main Tank | 100% | | | 2066 | * * | 5 | \$4,500 | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Outside | | | | | | | |
| | Explanation : Recently Installed; 3000 Gallons Rated Capacity | | | | | | | |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 80% | | | 2036 | * * | 10 | \$113,000 | |
| | T-5 Lamps, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Throughout The Building | | | | | | | |
| LED | 20% | | | 2036 | * * | | | |
| | Recent Installation, Extent : Light, Area Affected : 100% | | | | | | | |
| | Location : Warehouse | | | | | | | |
| Egress Lighting | | | | | | | | |
| Emergency, Service | 50% | | | 2036 | * * | 1 | | |
| | Recent Installation, Extent : Light, Area Affected : 100% | | | | | | | |
| | Location : Throughout The Building | | | | | | | |
| Exit, Service | 50% | | | 2036 | * * | 1 | | |
| | Recent Installation, Extent : Light, Area Affected : 100% | | | | | | | |
| | Location : Throughout The Building | | | | | | | |
| Exterior Lighting | | | | | | | | |
| HID | 100% | | | 2036 | * * | 10 | \$500 | |
| | Recent Installation, Extent : Light, Area Affected : 100% | | | | | | | |
| | Location : Outside | | | | | | | |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| Generic | 100% | | | 2036 | * * | 1 | \$57,700 | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Throughout The Building | | | | | | | |
| | Explanation : Cctv Surveillance Cameras | | | | | | | |
| Fire/Smoke Detection | | | | | | | | |
| Generic, Digital | 100% | | | 2036 | * * | | | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Throughout The Building | | | | | | | |
| | Explanation : Recently Installed; Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns And Alam Bells | | | | | | | |

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

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

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% | | | 2052 | * * | 1 | | |
| | Conversion Equipment | | | | | | | | |
| | Furnace | 100% | | | 2036 | * * | 1 | \$76,100 | |
| | | 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% | | | 2048 | * * | 1 | | |
| | Conversion Equipment | | | | | | | | |
| | Reciprocating | 90% | | | 2036 | * * | 1 | \$64,300 | |
| | Compr/Chiller | | | | | | | | |
| | | Other Observation, Extent : Light, Area Affected : 90% | | | | | | | |
| | | Location : Roof | | | | | | | |
| | | Explanation : 30 Units, R-404a | | | | | | | |
| | Ext Pkg Unit - | 10% | | | 2036 | * * | 2 | \$900 | |
| | Heating/Cooling | | | | | | | | |
| | | Other Observation, Extent : Light, Area Affected : 10% | | | | | | | |
| | | Location : Roof | | | | | | | |
| | | Explanation : 2 Package Units, R-410a | | | | | | | |
| | Terminal Devices | | | | | | | | |
| | Fan Coil - Cooling | 90% | | | 2036 | * * | 1 | \$44,800 | |
| | Fan Coil - Cool/Heat | 10% | | | 2036 | * * | 1 | \$5,000 | |
| | Heat Rejection | | | | | | | | |
| | Air Condenser Unit | 90% | | | 2036 | * * | 2 | \$96,500 | |
| | No Component | 10% | | | | | | | |
| | Dehumidifier | | | | | | | | |
| | No Component | 90% | | | | | | | |
| | Generic | 10% | | | 2031 | * * | | | |
| | | Other Observation, Extent : Light, Area Affected : 10% | | | | | | | |
| | | Location : Roof | | | | | | | |
| | | Explanation : 2 Package Units | | | | | | | |
| Ventilation | | | | | | | | | |
| | Distribution | | | | | | | | |
| | Ductwork/Diffusers | 100% | | | LIFE | * * | 2-5 | \$136,000 | |
| | Exhaust Fans | | | | | | | | |
| | Roof | 100% | | | 2026 | \$119,600 | 2 | \$4,700 | |
| Plumbing | | | | | | | | | |
| | H/C Water Piping | | | | | | | | |
| | Brass/Copper | 100% | | | 2036 | * * | 1 | | |
| | Sanitary Piping | | | | | | | | |
| | Cast Iron | 100% | | | LIFE | * * | 1 | | |
| | Storm Drain Piping | | | | | | | | |
| | Cast Iron | 100% | | | LIFE | * * | 1 | | |
| | 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.*

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

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

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

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

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

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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

CAPITAL**Total**

Importance Code

Total**EXPENSE****Total**

Importance Code

Total

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

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

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

Under Construction

100%

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

Location :

Explanation : New Construction Atop Existing Structural Piles

Windows

Under Construction

100%

Parapets

Under Construction

100%

Roof

Under Construction

100%

Interior

Floors

Under Construction

100%

Interior Walls

Under Construction

100%

Ceilings

Under Construction

100%

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| 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%

Raceway

Under Construction

100%

Panelboards

Under Construction

100%

Wiring

Under Construction

100%

Motor Controllers

Under Construction

100%

Ground

Grounding Devices

Under Construction

100%

Lighting

Interior Lighting

Under Construction

100%

Egress Lighting

Under Construction

100%

Exterior Lighting

Under Construction

100%

Alarm

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

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

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

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

Asset # : 2144

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

Alarm

Security System

Under Construction

100%

Fire/Smoke Detection

Under Construction

100%

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

Heating

Energy Source

Under Construction

100%

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

Location :

Explanation : This Facility Is Still Under Construction

Conversion Equipment

Under Construction

100%

Distribution

Under Construction

100%

Terminal Devices

Under Construction

100%

Air Conditioning

Energy Source

Under Construction

100%

Conversion Equipment

Under Construction

100%

Distribution

Under Construction

100%

Terminal Devices

Under Construction

100%

Heat Rejection

Under Construction

100%

Dehumidifier

Under Construction

100%

Ventilation

Distribution

Under Construction

100%

Exhaust Fans

Under Construction

100%

Plumbing

H/C Water Piping

Under Construction

100%

Water Heater

Under Construction

100%

HW Heat Exchanger

Under Construction

100%

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

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

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

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

Asset # : 2144

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

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

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

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

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-----------------------|-----------------|------------------|
| Exterior Architecture | \$36,600 | \$170,900 |
| Electrical | | \$130,800 |
| Mechanical | | \$189,000 |
| Total | \$36,600 | \$490,600 |
| Importance Code A | \$36,600 | \$170,900 |
| Importance Code B | | \$319,800 |
| Total | \$36,600 | \$490,600 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-----------------------|-----------------|----------------|----------------|----------------|
| Exterior Architecture | \$42,600 | | | |
| Interior Architecture | | | \$400 | |
| Electrical | \$34,800 | \$700 | \$700 | \$800 |
| Mechanical | \$4,300 | \$1,900 | \$1,700 | \$2,600 |
| Total | \$81,700 | \$2,600 | \$2,800 | \$3,300 |
| Importance Code A | \$42,800 | \$800 | \$300 | \$800 |
| Importance Code B | \$38,800 | \$1,900 | \$2,600 | \$2,600 |
| Total | \$81,700 | \$2,600 | \$2,800 | \$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
HUNTS POINT MARKET FRUIT AUCTION BLDGS**

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 | 100% | Now | \$36,600 | LIFE | * * | 5 | \$20,000 | |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : South And West Facades</i> | | | | | | | | |
| <i>Vertical Cracks, Extent : Severe, Area Affected : 2%</i> | | | | | | | | |
| <i>Location : North Facade Above Entry Door</i> | | | | | | | | |

Windows

| | | | | | | | | |
|--|------|-----|----------|------|-----|---|-------|--|
| Aluminum | 100% | Now | \$15,200 | 2034 | * * | 5 | \$900 | |
| <i>Air Infiltration, Extent : Severe, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : West Facing Windows</i> | | | | | | | | |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 35%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |

Parapets

| | | | | | | | | |
|---|------|-----|----------|------|-----|---|---------|--|
| Masonry: Brick Cavity | 100% | Now | \$18,900 | LIFE | * * | 5 | \$8,400 | |
| <i>Miss/Damaged Copings, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Corner Joints Opened And Misaligned</i> | | | | | | | | |

Roof

| | | | | | | | | |
|---|------|-----|---------|------|-----------|---|----------|--|
| Spray-on Foam | 100% | Now | \$8,500 | 2026 | \$170,900 | 5 | \$32,000 | |
| <i>Blisters, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout - Bird Damage</i> | | | | | | | | |

Interior

Floors

| | | | | | | | | |
|--------------------|-----|--|--|------|-----|---|-------|--|
| Ceramic Tile | 5% | | | 2029 | * * | 5 | \$800 | |
| Under Construction | 95% | | | | | | | |

Interior Walls

| | | | | | | | | |
|--------------------|------|--|--|--|--|--|--|--|
| Under Construction | 100% | | | | | | | |
|--------------------|------|--|--|--|--|--|--|--|

Ceilings

| | | | | | | | | |
|--------------------|------|--|--|--|--|--|--|--|
| Under Construction | 100% | | | | | | | |
|--------------------|------|--|--|--|--|--|--|--|

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

Under 600 Volts

Service Equipment

| | | | | | | | | |
|---|------|--|--|------|-----|---|-------|--|
| Air Circuit Breaker | 100% | | | 2056 | * * | 5 | \$100 | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Roof</i> | | | | | | | | |
| <i>Explanation : Newly Installed. Low Voltage Power Circuit Breaker Rated @ 4000 Amperes.</i> | | | | | | | | |

Switchgear / Switchboard

| | | | | | | | | |
|---|------|--|--|------|-----|---|-------|--|
| Molded Case Bkrs | 100% | | | 2056 | * * | 5 | \$300 | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Roof</i> | | | | | | | | |
| <i>Explanation : Newly Installed</i> | | | | | | | | |

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

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

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

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

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 | | | | | | | | |
| Raceway | | | | | | | | |
| Conduit | 30% | | | 2056 | ** | 1 | | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Roof | | | | | | | |
| | Explanation : Newly Installed | | | | | | | |
| Conduit | 70% | | | 2026 | \$19,000 | 1 | | |
| Panelboards | | | | | | | | |
| Molded Case Bkrs | 50% | | | 2051 | ** | 5 | \$200 | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Explanation : Newly Installed | | | | | | | |
| Molded Case Bkrs | 50% | | | 2025 | \$14,600 | 5 | \$200 | |
| Wiring | | | | | | | | |
| Braided Cloth | 70% | 2-4 | \$32,000 | 2051 | ** | 1 | | |
| | Insulation Aged, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Throughout The Building | | | | | | | |
| Thermoplastic | 30% | | | 2056 | ** | 1 | | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Roof | | | | | | | |
| | Explanation : Newly Installed | | | | | | | |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 100% | | | 2024 | \$28,800 | 5 | \$100 | |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | | | LIFE | ** | 5 | \$300 | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Water Main | | | | | | | |
| | Explanation : Main Water Pipe | | | | | | | |
| Stand-by Power | | | | | | | | |
| Transfer Switches | | | | | | | | |
| Automatic | 100% | | | 2046 | ** | 1 | \$3,600 | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Roof | | | | | | | |
| | Explanation : Newly Installed | | | | | | | |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 80% | | | 2026 | \$104,600 | 10 | \$7,800 | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Throughout The Building | | | | | | | |
| | Explanation : Compact Fluorecent | | | | | | | |
| Fluorescent | 20% | | | 2021 | \$26,200 | 10 | \$1,900 | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Hallway, Office And Storage Room | | | | | | | |
| | Explanation : T-12 Lambs | | | | | | | |
| Egress Lighting | | | | | | | | |
| Emergency, Battery | 50% | | | 2026 | \$7,000 | 10 | \$1,300 | |
| Exit, Service | 50% | | | 2026 | \$1,700 | 1 | | |

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

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

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

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

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

Exterior Lighting

HID

100%

2036

* *

10

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

Location : Outside

Explanation : Newly Installed

Alarm

Security System

No Component

20%

Generic

80%

2036

* *

1

\$3,500

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

Location : Inside And Outside

Explanation : Cctv Surveillance Cameras

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

Heating

Energy Source

Natural Gas

100%

2036

* *

1

Conversion Equipment

Furnace

50%

2026

\$6,300

1

\$2,600

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

Location : Roof

Explanation : 7 Roof Top Package Units

Radiant Heater

50%

2036

* *

2

\$2,500

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

Location : 1st Fl. Office

Explanation : 6 Gas Fired Radiants

Air Conditioning

Energy Source

Electricity

100%

2048

* *

1

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

100%

2026

\$68,200

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

\$9,300

Exhaust Fans

Roof

100%

2026

\$8,200

2

\$300

Plumbing

H/C Water Piping

Brass/Copper

100%

2036

* *

1

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

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

Asset # : 2797

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | | |
|------------------|--------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Plumbing | | | | | | | | | |
| | Water Heater | | | | | | | | |
| | Gas Fired | 100% | | | 2021 | \$2,400 | 2 | \$200 | |
| | Sanitary Piping | | | | | | | | |
| | Cast Iron | 100% | | | LIFE | * * | 1 | | |
| | Storm Drain Piping | | | | | | | | |
| | Cast Iron | 100% | | | LIFE | * * | 1 | | |
| | Sewage Ejector(s) | | | | | | | | |
| | Electric | 100% | | | 2036 | * * | 4 | \$1,600 | |
| | Fixtures | | | | | | | | |
| | Generic | 100% | | | | | | | |
| Fire Suppression | | | | | | | | | |
| | Standpipe | | | | | | | | |
| | Generic | 100% | | | 2036 | * * | 1-5 | \$5,300 | |
| | Sprinkler | | | | | | | | |
| | Generic | 100% | | | 2026 | \$120,800 | 1-2 | \$3,000 | |
| | Fire Pump | | | | | | | | |
| | Generic | 100% | | | 2029 | * * | 1 | \$2,000 | |

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

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

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

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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

| CAPITAL | | FY 2017 - 2020 | FY 2021 - 2026 |
|-----------------------|--|--------------------|------------------|
| Exterior Architecture | | \$1,344,000 | \$274,800 |
| Interior Architecture | | \$82,300 | \$125,900 |
| Electrical | | | \$93,400 |
| Mechanical | | | \$81,000 |
| Total | | \$1,426,300 | \$575,100 |
| Importance Code A | | \$1,344,000 | \$274,800 |
| Importance Code B | | | \$300,300 |
| Importance Code C | | \$82,300 | |
| Total | | \$1,426,300 | \$575,100 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$85,200 | | \$5,900 | |
| Interior Architecture | \$144,000 | | \$10,300 | \$1,700 |
| Electrical | \$2,100 | \$400 | \$700 | \$400 |
| Mechanical | \$25,500 | \$12,300 | \$14,100 | \$13,800 |
| Elevators/Escalators | \$4,900 | \$4,900 | \$4,900 | \$4,900 |
| Total | \$261,700 | \$17,700 | \$35,900 | \$20,900 |
| Importance Code A | \$91,200 | \$6,100 | \$11,900 | \$6,100 |
| Importance Code B | \$139,700 | \$11,600 | \$24,000 | \$13,100 |
| Importance Code C | \$30,700 | | | \$1,700 |
| Total | \$261,700 | \$17,700 | \$35,900 | \$20,900 |



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
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 | \$124,900 | |
| Masonry: Brick | 15% | | | LIFE | ** | 5 | \$34,300 | |
| Masonry: Brick | 65% | Now | \$718,200 | LIFE | ** | 5 | \$74,200 | |
| Diagonal Cracks, Extent : Moderate, Area Affected : 15% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Efflorescence, Extent : Moderate, Area Affected : 15% | | | | | | | | |
| Location : All Facades | | | | | | | | |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% | | | | | | | | |
| Location : At Window Openings And Corner Details | | | | | | | | |
| Loose Units, Extent : Severe, Area Affected : 5% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Masonry: Limestone | 10% | Now | \$296,100 | LIFE | ** | 5 | \$8,600 | |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 10% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 15% | | | | | | | | |
| Location : All Facades | | | | | | | | |
| Caulking Deteriorated, Extent : Severe, Area Affected : 15% | | | | | | | | |
| Location : Above Main Entrance, Details Throughout | | | | | | | | |
| Staining/Discoloring, Extent : Moderate, Area Affected : 30% | | | | | | | | |
| Location : All Facades - 1st Floor Level | | | | | | | | |
| Window Wall | 3% | Now | \$8,800 | 2046 | ** | 5 | \$6,400 | |
| Water Penetration, Extent : Severe, Area Affected : 5% | | | | | | | | |
| Location : Base Frame Of Side Light Flanking Rear Entry Doors | | | | | | | | |
| Windows | | | | | | | | |
| Aluminum | 25% | | | 2042 | ** | 5 | \$8,100 | |
| Other Observation, Extent : Moderate, Area Affected : 40% | | | | | | | | |
| Location : First Floor | | | | | | | | |
| Explanation : Windows Were Installed In The Interior. | | | | | | | | |
| Wood | 30% | 2-4 | \$77,800 | 2034 | ** | 5 | \$48,400 | 2 |
| 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 Fl Windows | | | | | | | | |
| Explanation : Custom Curve | | | | | | | | |
| Wood | 45% | Now | \$87,100 | 2034 | ** | 5 | \$72,600 | 1 |
| Dry Rot/Decay, Extent : Severe, Area Affected : 50% | | | | | | | | |
| Location : Exterior Casing 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
JULIA DEBURGOS LATINO CULTURAL CENTER
Asset # : 4338

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior | | | | | | | | |
| Parapets | | | | | | | | |
| Masonry: Brick | 25% | 0-2 | \$6,400 | LIFE | ** | 5 | \$2,100 | |
| | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Metal Cornice | 70% | Now | \$18,400 | 2041 | ** | | | |
| | Broken/Missing Elements, Extent : Severe, Area Affected : 5% | | | | | | | |
| | Location : South East Corner, 5th Fl Roof | | | | | | | |
| | Corrosion/Rusting, Extent : Severe, Area Affected : 5% | | | | | | | |
| | Location : South East Corner, 5th Fl Roof | | | | | | | |
| | Deformed/Dented, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | Location : Various Locations | | | | | | | |
| Slate | 5% | Now | \$50,400 | LIFE | ** | 5 | \$400 | |
| | Cracking/Crumbling, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | Location : Coping | | | | | | | |
| | Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50% | | | | | | | |
| | Location : Coping | | | | | | | |
| | Misaligned/Bulging, Extent : Severe, Area Affected : 25% | | | | | | | |
| | Location : Coping | | | | | | | |
| Roof | | | | | | | | |
| Metal Panel | 10% | | | 2039 | ** | 10 | \$5,900 | |
| Modified Bitumen | 87% | Now | \$52,000 | 2031 | ** | | | |
| | 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, 4th Fl Roof South Side, At Roof Penetrations | | | | | | | |
| Skylight, Metal/Glass | 3% | Now | \$30,300 | 2036 | ** | | | |
| | Corrosion/Rusting, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | Location : Over Fifth Floor | | | | | | | |
| | Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | Location : Over Fifth Floor | | | | | | | |

Interior

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

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

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

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

Asset # : 4338

| Architecture | | Current Repair | | | Future Replacement | | Maintenance | | |
|----------------|---|----------------|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System | Component | % of | Fail Date | Estimated Cost | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
| | Type | Total | (Years) | | FY | | (Yrs) | | |
| Interior | | | | | | | | | |
| Floors | | | | | | | | | |
| | Cast in Place Concrete | 10% | | | LIFE | ** | 5 | \$40,200 | |
| | Ceramic Tile | 5% | | | 2029 | ** | 5 | \$4,600 | |
| | Mosaic Tile | 2% | 4+ | \$2,400 | 2031 | ** | 5 | \$2,300 | |
| | Broken/Missing Elements, Extent : Light, Area Affected : 5% | | | | | | | | |
| | Location : Entry Foyer | | | | | | | | |
| | Quarry Tile | 5% | | | 2039 | ** | 5 | \$6,900 | |
| | Sheet Vinyl/Rubber | 5% | | | 2031 | ** | 5 | \$6,900 | |
| | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | | |
| | Location : Main Stair | | | | | | | | |
| | Explanation : Stair Treads And Platforms | | | | | | | | |
| | Wood | 73% | | | 2041 | ** | 5 | \$125,900 | |
| Interior Walls | | | | | | | | | |
| | Ceramic Tile | 5% | 4+ | \$3,400 | 2029 | ** | 5 | \$2,900 | |
| | Broken/Missing Elements, Extent : Moderate, Area Affected : 15% | | | | | | | | |
| | Location : Base Tiles, Main Stair | | | | | | | | |
| | Ceramic Tile | 3% | | | 2035 | ** | 5 | \$3,400 | |
| | Concrete Masonry Unit | 2% | | | LIFE | ** | 5 | \$1,800 | |
| | Glass Block | 2% | | | LIFE | ** | 10 | \$900 | |
| | Gypsum Board | 35% | | | LIFE | ** | 5-10 | \$68,100 | |
| | Masonry: Brick | 10% | | | LIFE | ** | 10 | \$3,400 | |
| | Masonry: Brick | 8% | 4+ | \$38,200 | LIFE | ** | | | |
| | Paint Peeling, Extent : Moderate, Area Affected : 20% | | | | | | | | |
| | Location : Stairwells And Basement | | | | | | | | |
| | Spalling, Extent : Moderate, Area Affected : 15% | | | | | | | | |
| | Location : Various Locations, Basement Walls | | | | | | | | |
| | Plaster | 35% | | | LIFE | ** | 5-10 | \$34,100 | |
| Ceilings | | | | | | | | | |
| | AcousTileSusp.Lay-In | 10% | | | 2039 | ** | 5 | \$9,200 | |
| | Embossed Metal | 70% | | | LIFE | ** | 5 | \$57,900 | |
| | Exposed Concrete | 5% | Now | \$31,600 | LIFE | ** | 5 | \$700 | |
| | 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 | ** | 5-10 | \$47,400 | |

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority | |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|--|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | | |
| Under 600 Volts | | | | | | | | | |
| Service Equipment | | | | | | | | | |
| Fused Disc Sw | 100% | | | 2046 | * * | 5 | \$300 | | |
| Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | | |
| Location : Electrical Room | | | | | | | | | |
| Explanation : One 800 Amps And One 400 Amps Main Disconnect Switch | | | | | | | | | |

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

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

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

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

Asset # : 4338

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Fused Disc Sw | 100% | | | 2046 | * * | 5 | \$300 | |
| Raceway | | | | | | | | |
| Conduit | 100% | | | 2046 | * * | 1 | | |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 10% | | | 2042 | * * | 5 | \$100 | |
| Molded Case Bkrs | 90% | | | 2042 | * * | 5 | \$1,400 | |
| Wiring | | | | | | | | |
| Thermoplastic | 100% | | | 2046 | * * | 1 | | |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 100% | | | 2039 | * * | 5 | \$400 | |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | | | LIFE | * * | 5 | \$1,800 | |
| Other Observation, Extent : Light, Area Affected : 100% | | | | | | | | |
| Location : Basement | | | | | | | | |
| Explanation : Water Main | | | | | | | | |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 95% | | | 2031 | * * | 10 | \$53,500 | |
| Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | |
| Location : Throughout The Building | | | | | | | | |
| Explanation : T-8 & T-5 Lamps | | | | | | | | |
| Incandescent | 5% | | | 2021 | \$39,800 | 2 | \$100 | |
| Egress Lighting | | | | | | | | |
| Emergency, Battery | 50% | | | 2031 | * * | 10 | \$7,400 | |
| Exit, Service | 50% | | | 2031 | * * | 1 | | |
| Exterior Lighting | | | | | | | | |
| HID | 100% | | | 2031 | * * | 10 | \$200 | |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| No Component | 80% | | | | | | | |
| Generic | 20% | | | 2031 | * * | 1 | \$4,500 | |
| Fire/Smoke Detection | | | | | | | | |
| No Component | 80% | | | | | | | |
| Generic, Digital | 20% | | | 2034 | * * | | | |

| 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% | | | 2036 | * * | 5 | \$19,000 | |

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
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% | | | 2039 | * * | 1 | \$60,900 | |
| | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | |
| | Location : Basement | | | | | | | |
| | Explanation : 1 Unit | | | | | | | |
| Distribution Steam Piping/Pump | 100% | | | 2052 | * * | 4 | \$3,000 | |
| | Recent Replace Evident, Extent : Light, Area Affected : 100% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Terminal Devices Convactor/Radiator | 100% | | | 2043 | * * | 1 | \$19,900 | |
| | Recent Replace Evident, Extent : Light, Area Affected : 100% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Air Conditioning | | | | | | | | |
| Energy Source Electricity | 100% | | | 2034 | * * | 1 | | |
| Conversion Equipment Reciprocating Compr/Chiller | 10% | | | 2026 | \$22,300 | 1 | \$2,900 | |
| | R-22 Refrigerant, Extent : Light, Area Affected : 10% | | | | | | | |
| | Location : Outside | | | | | | | |
| Window/Wall Unit No Component | 60% 30% | | | 2024 | \$81,000 | 1 | | |
| Terminal Devices No Component Not Accessible | 90% 10% | | | | | | | |
| Heat Rejection Air Condenser Unit No Component | 10% 90% | | | 2026 | \$9,200 | 2 | \$4,300 | |
| Ventilation | | | | | | | | |
| Distribution Ductwork/Diffusers No Component | 30% 70% | | | LIFE | * * | 2-5 | \$16,300 | |
| Exhaust Fans Roof No Component | 30% 70% | | | 2031 | * * | 2 | \$600 | |
| Plumbing | | | | | | | | |
| H/C Water Piping Brass/Copper | 100% | | | 2036 | * * | 1 | | |
| Water Heater Gas Fired Gas Fired | 70% 30% | | | 2025 2021 | \$10,700 \$4,600 | 2 2 | \$600 \$300 | |
| Sanitary Piping Cast Iron | 100% | | | LIFE | * * | 1 | | |
| Sump Pump(s) Submersible | 100% | | | 2017 | \$7,200 | 4 | \$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
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 | | | | | | | | | |
| | Backflow Preventer | | | | | | | | |
| | Generic | 100% | | | 2031 | * * | 1 | \$3,700 | |
| | Fixtures | | | | | | | | |
| | Generic | 100% | | | | | | | |
| Vertical Transport | | | | | | | | | |
| | Elevators | | | | | | | | |
| | Hydraulic | 100% | | | LIFE | * * | | | |
| | | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | |
| | | Location : C-4 | | | | | | | |
| | | Explanation : 1 Unit | | | | | | | |
| Fire Suppression | | | | | | | | | |
| | Standpipe | | | | | | | | |
| | Generic | 100% | | | 2046 | * * | 1-5 | \$31,000 | |
| | Sprinkler | | | | | | | | |
| | No Component | 80% | | | | | | | |
| | Generic | 20% | | | 2036 | * * | 1-2 | \$3,500 | |
| | Fire Pump | | | | | | | | |
| | Generic | 100% | | | 2029 | * * | 1 | \$11,500 | |

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

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

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

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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

| CAPITAL | | FY 2017 - 2020 | FY 2021 - 2026 |
|-----------------------|--|---------------------|--------------------|
| Exterior Architecture | | \$5,170,400 | \$2,084,800 |
| Interior Architecture | | \$16,722,600 | \$1,672,100 |
| Electrical | | \$5,195,300 | \$200,000 |
| Mechanical | | \$13,557,100 | \$712,300 |
| Total | | \$40,645,400 | \$4,669,200 |
| Importance Code A | | \$6,531,100 | \$2,205,100 |
| Importance Code B | | \$32,642,100 | \$2,464,100 |
| Importance Code C | | \$1,472,100 | |
| Total | | \$40,645,400 | \$4,669,200 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$7,500 | | | |
| Interior Architecture | \$13,100 | | \$8,400 | \$13,600 |
| Electrical | \$73,000 | \$38,600 | \$39,700 | \$40,800 |
| Mechanical | \$15,500 | \$73,400 | \$92,700 | \$73,400 |
| Total | \$109,100 | \$112,000 | \$140,800 | \$127,800 |
| Importance Code A | \$10,100 | \$52,700 | \$55,300 | \$52,700 |
| Importance Code B | \$85,800 | \$59,300 | \$85,500 | \$75,100 |
| Importance Code C | \$13,100 | | | |
| Total | \$109,100 | \$112,000 | \$140,800 | \$127,800 |



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
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% | | | LIFE | ** | 5 | \$698,600 | |
| Copper/Terne | 5% | | | 2046 | ** | 10 | \$104,800 | |
| Fiberglass Panel | 7% | 0-2 | \$447,200 | 2041 | ** | 5 | \$117,400 | |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 25% | | | | | | | | |
| Location : North Facade, South Façade | | | | | | | | |
| Staining/Discoloring, Extent : Moderate, Area Affected : 50% | | | | | | | | |
| Location : North Facade, South Façade | | | | | | | | |
| Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | |
| Location : North Facade, South Façade | | | | | | | | |
| Explanation : Corrugated Panels | | | | | | | | |
| Masonry: Brick | 80% | 0-2 | \$2,107,900 | LIFE | ** | 5 | \$715,300 | |
| 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% | | | 2031 | ** | 5 | \$83,800 | |
| Windows | | | | | | | | |
| Aluminum | 25% | | | 2042 | ** | 5 | \$15,100 | |
| Wood | 75% | 2-4 | \$1,238,200 | 2051 | ** | 5 | \$225,800 | |
| 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 | | | | | | | | |
| Parapets | | | | | | | | |
| Cast Stone/Terra Cotta | 5% | | | LIFE | ** | 5-10 | \$328,200 | |
| Masonry: Brick | 95% | 4+ | \$247,700 | LIFE | ** | 5 | \$219,600 | |
| Efflorescence, Extent : Moderate, Area Affected : 25% | | | | | | | | |
| 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
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% | | | 2066 | * * | 10 | \$179,200 | |
| | Recent Replace Evident, Extent : Light, Area Affected : 100% | | | | | | | |
| | Location : Turrets And Bands At Barrel Roof | | | | | | | |
| Modified Bitumen | 10% | 0-2 | \$58,200 | 2031 | * * | | | |
| | Blisters, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | Location : Various Lcations 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 | | | | | | | |
| Modified Bitumen | 83% | 0-2 | \$483,400 | 2031 | * * | | | |
| | Ridging, Extent : Moderate, Area Affected : 35% | | | | | | | |
| | Location : Base Of Barrel Vault Roof | | | | | | | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Cast in Place Concrete | 75% | Now | \$3,830,300 | LIFE | * * | 5 | \$1,374,900 | |
| | Loose/Delam Surface, Extent : Severe, Area Affected : 20% | | | | | | | |
| | Location : Basement & 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, Sub-Basement | | | | | | | |
| | Other Observation, Extent : Severe, Area Affected : 15% | | | | | | | |
| | Location : Sub-Basement | | | | | | | |
| | Explanation : Constant Running Water And Flooding | | | | | | | |
| Ceramic Tile | 2% | | | 2029 | * * | 5 | \$16,800 | |
| Steel Plate | 5% | Now | \$3,734,000 | LIFE | * * | 1 | | |
| | Corrosion/Rusting, Extent : Moderate, Area Affected : 50% | | | | | | | |
| | Location : Stairs Throughout | | | | | | | |
| Vinyl Tile | 13% | Now | \$904,600 | 2036 | * * | 3 | \$40,900 | |
| | Broken/Missing Elements, Extent : Severe, Area Affected : 75% | | | | | | | |
| | Location : Second Floor Offices And Throughout 2nd Floor In General | | | | | | | |
| | Other Observation, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : Throughout 2nd Floor | | | | | | | |
| | Explanation : 9"x9" Tiles. | | | | | | | |
| Wood | 5% | Now | \$1,349,700 | 2066 | * * | 5 | \$39,300 | |
| | Broken/Missing Elements, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : Basketball Court, Bowling Alley | | | | | | | |

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

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

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

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

| Architecture | | Current Repair | | | Future Replacement | | Maintenance | | |
|----------------|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior | | | | | | | | | |
| Interior Walls | | | | | | | | | |
| | Concrete Masonry Unit | 5% | | | LIFE | ** | 5 | \$26,200 | |
| | Gypsum Board | 5% | | | LIFE | ** | 5-10 | \$55,700 | |
| | Masonry: Brick | 65% | | | LIFE | ** | 10 | \$127,700 | |
| | Cracking/Crumbling, Extent : Moderate, Area Affected : 25% | | | | | | | | |
| | Location : Throughout | | | | | | | | |
| | Masonry: Brick | 5% | Now | \$748,300 | LIFE | ** | | | |
| | Cracking/Crumbling, Extent : Moderate, Area Affected : 5% | | | | | | | | |
| | Location : Basketball Court | | | | | | | | |
| | Diagonal Cracks, Extent : Severe, Area Affected : 5% | | | | | | | | |
| | Location : Basketball Court | | | | | | | | |
| | Plaster | 17% | Now | \$523,500 | LIFE | ** | 5 | \$33,400 | |
| | Broken/Missing Elements, Extent : Severe, Area Affected : 75% | | | | | | | | |
| | Location : All Areas. | | | | | | | | |
| | Loose/Delam Surface, Extent : Severe, Area Affected : 75% | | | | | | | | |
| | Location : All Areas. | | | | | | | | |
| | Water Penetration, Extent : Severe, Area Affected : 25% | | | | | | | | |
| | Location : Second Floor And Basement. | | | | | | | | |
| | Steel Plate | 3% | Now | \$36,600 | LIFE | ** | 5 | \$11,800 | |
| | Corrosion/Rusting, Extent : Severe, Area Affected : 20% | | | | | | | | |
| | Location : Columns At Loading Dock. | | | | | | | | |
| Ceilings | | | | | | | | | |
| | AcousTileSusp.Lay-In | 10% | Now | \$397,200 | 2031 | ** | 5 | \$41,900 | |
| | Broken/Missing Elements, Extent : Severe, Area Affected : 70% | | | | | | | | |
| | Location : All. | | | | | | | | |
| | Worn/Eroded, Extent : Severe, Area Affected : 30% | | | | | | | | |
| | Location : All. | | | | | | | | |
| | Exposed Concrete | 65% | Now | \$3,423,400 | LIFE | ** | 5 | \$85,100 | |
| | 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 | \$1,611,300 | LIFE | ** | 5 | \$130,900 | |
| | Broken/Missing Elements, Extent : Severe, Area Affected : 75% | | | | | | | | |
| | Location : All Areas. | | | | | | | | |
| | Loose/Delam Surface, Extent : Severe, Area Affected : 75% | | | | | | | | |
| | Location : All 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 | |

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

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

| 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 | \$41,000 | 2056 | * * | 5 | \$1,200 | |
| | | On Extended Life, Extent : Moderate, 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 | \$15,400 | 2046 | * * | 5 | \$1,000 | |
| | | Not in Service, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : First Floor | | | | | | | |
| | | | | | | | | | |
| | Switchgear / Switchboard | | | | | | | | |
| | Molded Case Bkrs | 20% | | | 2026 | \$57,300 | 5 | \$2,900 | |
| | Molded Case Bkrs | 80% | Now | \$229,100 | 2056 | * * | 5 | \$5,800 | |
| | | On Extended Life, Extent : Severe, Area Affected : 80% | | | | | | | |
| | | Location : First Floor | | | | | | | |
| | | | | | | | | | |
| | Raceway | | | | | | | | |
| | Conduit | 20% | | | 2026 | \$13,200 | 1 | | |
| | Conduit | 80% | 0-2 | \$52,700 | 2056 | * * | 1 | | |
| | | Corroded, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | | Location : Basement | | | | | | | |
| | | | | | | | | | |
| | Panelboards | | | | | | | | |
| | Molded Case Bkrs | 10% | | | 2034 | * * | 5 | \$1,500 | |
| | Molded Case Bkrs | 20% | | | 2025 | \$35,000 | 5 | \$2,900 | |
| | Molded Case Bkrs | 10% | | | 2025 | \$17,500 | 5 | \$1,500 | |
| | Molded Case Bkrs | 60% | Now | \$105,100 | 2051 | * * | 5 | \$4,400 | |
| | | On Extended Life, Extent : Severe, Area Affected : 60% | | | | | | | |
| | | Location : First Floor And Throughout | | | | | | | |
| | | Aged Component, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : Basement | | | | | | | |
| | | | | | | | | | |
| | Wiring | | | | | | | | |
| | Braided Cloth | 80% | Now | \$115,100 | 2051 | * * | 1 | | |
| | | Insulation Aged, Extent : Severe, Area Affected : 80% | | | | | | | |
| | | Location : Basement | | | | | | | |
| | | | | | | | | | |
| | Thermoplastic | 20% | | | 2026 | \$28,800 | 1 | | |
| | | | | | | | | | |
| | Motor Controllers | | | | | | | | |
| | Locally Mounted | 20% | | | 2024 | \$4,500 | 5 | \$700 | |
| | Locally Mounted | 80% | Now | \$18,200 | 2046 | * * | 5 | \$1,500 | |
| | | Not Functioning, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | | Location : Basement | | | | | | | |
| | | On Extended Life, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | | Location : | | | | | | | |
| | | | | | | | | | |
| Ground | | | | | | | | | |

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
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 |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | 0-2 | \$9,300 | LIFE | * * | 5 | \$8,200 | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Basement | | | | | | | |
| | Explanation : Corroded | | | | | | | |
| Stand-by Power | | | | | | | | |
| Transfer Switches | | | | | | | | |
| Automatic | 100% | Now | \$8,700 | 2046 | * * | 1 | \$153,800 | |
| | On Extended Life, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : First Floor Electrical Room | | | | | | | |
| Generators | | | | | | | | |
| Diesel | 100% | Now | \$71,500 | 2041 | * * | 1 | \$193,600 | |
| | Engine Inoperable, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : First Floor | | | | | | | |
| Batteries | | | | | | | | |
| Lead/Acid | 100% | Now | \$1,500 | 2021 | \$1,500 | 5 | \$10,300 | |
| | On Extended Life, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : Generator Room | | | | | | | |
| Fuel Storage | | | | | | | | |
| Main Tank | 100% | Now | \$66,200 | 2066 | * * | 5 | \$8,200 | |
| | Other Observation, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : Corroded | | | | | | | |
| | Explanation : 200 Gallons | | | | | | | |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 15% | | | 2036 | * * | 10 | \$77,000 | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Explanation : T-8 Lamps | | | | | | | |
| Fluorescent | 85% | Now | \$2,426,400 | 2036 | * * | | | |
| | Damaged Fixtures, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Egress Lighting | | | | | | | | |
| Emergency, Battery | 50% | Now | \$19,900 | 2036 | * * | | | |
| | Not Functioning, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : 1st Floor | | | | | | | |
| Exit, Battery | 50% | Now | \$39,700 | 2036 | * * | | | |
| | Not Functioning, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : 1st Floor | | | | | | | |
| Exterior Lighting | | | | | | | | |
| HID | 100% | Now | \$2,048,500 | 2036 | * * | | | |
| | Damaged Fixtures, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : Outside Perimeter | | | | | | | |

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

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

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

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

| Mechanical | | Current Repair | | | Future Replacement | | Maintenance | | |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|----------|--|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | |
| Heating | | | | | | | | | |
| Energy Source | | | | | | | | | |
| Electricity | 5% | | | 2036 | * * | 1 | | | |
| Natural Gas | 95% | | | 2026 | \$423,100 | 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% | | | 2021 | \$120,400 | 2 | \$13,000 | | |
| Steam Boiler | 95% | Now | \$1,319,700 | 2046 | * * | 1 | \$474,100 | | |
| 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 | \$1,682,400 | 2056 | * * | 4 | \$26,200 | | |
| Abandoned in Place, Extent : Severe, Area Affected : 95% | | | | | | | | | |
| Location : Throughout | | | | | | | | | |
| Other Observation, Extent : Severe, Area Affected : 95% | | | | | | | | | |
| Location : Throughout | | | | | | | | | |
| Explanation : Piping Cut Loose From Radiation And Broken Or Missing Throughout | | | | | | | | | |
| No Component | 5% | | | | | | | | |
| Terminal Devices | | | | | | | | | |
| Air Handler | 15% | Now | \$442,200 | 2036 | * * | 1 | \$46,700 | | |
| 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 | | | | | | | | | |
| Convactor/Radiator | 80% | Now | \$5,896,500 | 2046 | * * | 1 | \$130,200 | | |
| 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 | \$629,900 | LIFE | * * | 2-5 | \$93,700 | | |
| Abandoned in Place, Extent : Severe, Area Affected : 30% | | | | | | | | | |
| Location : Various | | | | | | | | | |
| 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
KINGSBRIDGE ARMORY
Asset # : 4446

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | | |
|--------------------|------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Ventilation | | | | | | | | | |
| | Exhaust Fans | | | | | | | | |
| | Interior | 30% | Now | \$6,400 | 2036 | * * | 2 | \$4,100 | |
| | | Abandoned in Place, Extent : Severe, Area Affected : 30% | | | | | | | |
| | | Location : Basement | | | | | | | |
| | No Component | 70% | | | | | | | |
| Plumbing | | | | | | | | | |
| | H/C Water Piping | | | | | | | | |
| | Galv Iron/Steel | 100% | Now | \$1,633,000 | 2046 | * * | 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 | \$127,200 | 2026 | \$127,200 | 2 | \$6,500 | |
| | | 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. | | | | | | | |
| Sanitary Piping | | | | | | | | | |
| | Cast Iron | 100% | Now | \$1,187,700 | LIFE | * * | 1 | | |
| | | Broken, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : Connections At Fixtures | | | | | | | |
| | | Damaged, Extent : Severe, Area Affected : 80% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | | Other Observation, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | | Explanation : Piping In Poor Condition / Most 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 | \$6,500 | 2021 | \$6,500 | 4 | \$1,600 | |
| | | 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. | | | | | | | |

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

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

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

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

| Mechanical | | Current Repair | | | Future Replacement | | Maintenance | | |
|------------------|----------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Plumbing | Fixtures | | | | | | | | |
| | Generic | 100% | | | | | | | |
| | | Obsolete Fixtures, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : Throughout. | | | | | | | |
| | | Other Observation, Extent : Severe, Area Affected : 80% | | | | | | | |
| | | Location : Throughout. | | | | | | | |
| | | Explanation : Broken/ Missing Fixtures. | | | | | | | |
| Fire Suppression | Sprinkler | | | | | | | | |
| | No Component | 90% | | | | | | | |
| | Generic | 10% | Now | \$638,400 | 2056 | * * | 1-2 | \$13,600 | |
| | | Corroded, Extent : Severe, Area Affected : 10% | | | | | | | |
| | | Location : Loading Dock / Basement Storage | | | | | | | |
| | | Other Observation, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : Loading Dock / 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2780 **Lot** : 73 **BIN** : 2831981

| CAPITAL | | FY 2017 - 2020 | FY 2021 - 2026 |
|-----------------------|--|--------------------|--------------------|
| Exterior Architecture | | \$1,545,800 | \$1,802,800 |
| Interior Architecture | | \$267,600 | \$1,415,300 |
| Electrical | | \$207,800 | \$721,800 |
| Mechanical | | \$55,700 | \$244,900 |
| Total | | \$2,076,900 | \$4,184,800 |
| Importance Code A | | \$1,545,800 | \$1,857,800 |
| Importance Code B | | \$531,100 | \$2,064,300 |
| Importance Code C | | | \$262,700 |
| Total | | \$2,076,900 | \$4,184,800 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-----------------------|-----------------|------------------|------------------|------------------|
| Exterior Architecture | | | | \$20,700 |
| Interior Architecture | | | \$20,200 | \$17,600 |
| Electrical | \$21,500 | \$26,000 | \$32,600 | \$21,500 |
| Mechanical | \$54,500 | \$84,500 | \$75,600 | \$84,500 |
| Elevators/Escalators | \$7,900 | \$7,900 | \$7,900 | \$7,900 |
| Total | \$83,900 | \$118,400 | \$136,400 | \$152,100 |
| Importance Code A | \$9,600 | \$9,300 | \$9,600 | \$29,100 |
| Importance Code B | \$74,300 | \$109,000 | \$126,800 | \$123,000 |
| Importance Code C | | | | |
| Total | \$83,900 | \$118,400 | \$136,400 | \$152,100 |



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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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 | 95% | | | 2049 | ** | 5-10 | \$1,730,000 | |
| Metal Coiling Doors | 5% | | | 2040 | ** | 5 | \$41,400 | |

Windows

| | | | | | | | | |
|----------|------|--|--|------|----|---|--|--|
| Aluminum | 100% | | | 2045 | ** | 5 | | |
|----------|------|--|--|------|----|---|--|--|

Roof

| | | | | | | | | |
|---------------|-----|-----|-----------|------|----|----|-------------|--|
| Metal Panel | 70% | | | 2036 | ** | 10 | \$1,151,600 | |
| Spray-on Foam | 30% | Now | \$287,600 | 2028 | ** | 5 | \$179,500 | |

*Blisters, Extent : Moderate, Area Affected : 30%**Location : Throughout**Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%**Location : Throughout**Water Penetration, Extent : Moderate, Area Affected : 10%**Location : At Expansion Joints**Other Observation, Extent : Moderate, Area Affected : 25%**Location : Throughout**Explanation : Expansion Joint Failure***Interior**

Floors

| | | | | | | | | |
|------------------------|-----|-----|-----------|------|----|---|-------------|--|
| Cast in Place Concrete | 75% | Now | \$267,600 | LIFE | ** | 5 | \$1,152,600 | |
|------------------------|-----|-----|-----------|------|----|---|-------------|--|

*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% | | | 2036 | ** | 5 | \$14,100 | |
|--------------|----|--|--|------|----|---|----------|--|

| | | | | | | | | |
|------------|-----|--|--|------|----|---|----------|--|
| Vinyl Tile | 23% | | | 2031 | ** | 3 | \$60,600 | |
|------------|-----|--|--|------|----|---|----------|--|

Interior Walls

| | | | | | | | | |
|--------------|----|--|--|------|----|---|----------|--|
| Ceramic Tile | 2% | | | 2036 | ** | 5 | \$11,600 | |
|--------------|----|--|--|------|----|---|----------|--|

| | | | | | | | | |
|-----------------------|-----|--|--|------|----|---|-----------|--|
| Concrete Masonry Unit | 68% | | | LIFE | ** | 5 | \$158,100 | |
|-----------------------|-----|--|--|------|----|---|-----------|--|

*Water Penetration, Extent : Moderate, Area Affected : 5%**Location : Stair S104*

| | | | | | | | | |
|--------------|-----|--|--|------|----|---|-----------|--|
| Gypsum Board | 30% | | | LIFE | ** | 5 | \$104,600 | |
|--------------|-----|--|--|------|----|---|-----------|--|

Ceilings

| | | | | | | | | |
|----------------------|----|--|--|------|----|---|----------|--|
| AcousTileSusp.Lay-In | 5% | | | 2040 | ** | 5 | \$35,100 | |
|----------------------|----|--|--|------|----|---|----------|--|

| | | | | | | | | |
|------------------|-----|--|--|------|----|---|----------|--|
| Exposed Concrete | 10% | | | LIFE | ** | 5 | \$11,000 | |
|------------------|-----|--|--|------|----|---|----------|--|

| | | | | | | | | |
|----------------------|-----|--|--|------|----|--|--|--|
| Exposed Struc: Steel | 85% | | | 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 |

Under 600 Volts

Service Equipment

| | | | | | | | | |
|---------------|------|--|--|------|----|---|---------|--|
| Fused Disc Sw | 100% | | | 2043 | ** | 5 | \$1,800 | |
|---------------|------|--|--|------|----|---|---------|--|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 4 Main Disconnect Switches Rated At 3000 Amps Each**Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**** Replacement cost estimated to be beyond ten years is not included in this report.*

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

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | |
|--------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| 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% | | | 2036 | * * | 5 | \$1,600 | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Throughout The Building | | | | | | | |
| | Explanation : Approx 50 Transformers With Capacities Ranging From 30 Kva To 75 Kva | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Fused Disc Sw | 100% | | | 2043 | * * | 5 | \$1,800 | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Various Locations | | | | | | | |
| | Explanation : 4 Different Switchgear Rooms | | | | | | | |
| Raceway | | | | | | | | |
| Conduit | 100% | | | 2043 | * * | 1 | | |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 5% | | | 2039 | * * | 5 | \$500 | |
| Molded Case Bkrs | 95% | | | 2039 | * * | 5 | \$10,700 | |
| Wiring | | | | | | | | |
| Thermoplastic | 100% | | | 2043 | * * | 1 | | |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 100% | | | 2036 | * * | 5 | \$2,900 | |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 40% | | | 2028 | * * | 10 | \$156,300 | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Offices | | | | | | | |
| | Explanation : T-8 Lamps | | | | | | | |
| Fluorescent | 40% | | | 2031 | * * | 10 | \$156,300 | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Interior Open Space | | | | | | | |
| | Explanation : T-5 Lamps | | | | | | | |
| Fluorescent | 10% | | | 2023 | \$526,400 | 10 | \$39,100 | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Entrances | | | | | | | |
| | Explanation : T-12 Lamps | | | | | | | |
| HID | 10% | | | 2028 | * * | 10 | \$1,400 | |
| Egress Lighting | | | | | | | | |
| Emergency, Battery | 50% | | | 2028 | * * | 10 | \$51,400 | |
| Exit, Service | 50% | | | 2028 | * * | 1 | | |
| Exterior Lighting | | | | | | | | |
| HID | 100% | | | 2028 | * * | 10 | \$1,300 | |

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 FULTON FISH MARKET
Asset # : 13881

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

Alarm

Security System

No Component

70%

Generic

30%

2028

* *

1

\$47,800

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Public Spaces**Explanation : C C T V Surveillance Cameras*

Fire/Smoke Detection

No Component

30%

Generic

70%

2028

* *

1-3

\$183,800

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Open Space Market And Hallways**Explanation : Strobe Lights, Horns, Manual Pull Stations*

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

Heating

Energy Source

Electricity

3%

2043

* *

1

Natural Gas

97%

2043

* *

1

Conversion Equipment

Furnace

40%

2028

* *

1

\$84,300

*Other Observation, Extent : Light, Area Affected : 40%**Location : Throughout**Explanation : 35 Units*

Radiant Heater

3%

2023

\$55,000

2

\$5,900

*Other Observation, Extent : Light, Area Affected : 3%**Location : Rest Rooms And Stairwell**Explanation : 10 Units*

No Component

57%

Air Conditioning

Energy Source

Electricity

100%

2039

* *

1

Conversion Equipment

Reciprocating

60%

2028

* *

1

\$118,600

Compr/Chiller

*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 -

40%

2028

* *

2

\$10,400

Heating/Cooling

*Other Observation, Extent : Light, Area Affected : 40%**Location : Roof**Explanation : 35 Units*

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

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

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

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

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | | |
|--------------------|---|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Air Conditioning | | | | | | | | | |
| | Terminal Devices | | | | | | | | |
| | Direct Expansion | 60% | | | 2028 | * * | 1 | | |
| | No Component | 40% | | | | | | | |
| | Heat Rejection | | | | | | | | |
| | Remote Air Cond | 60% | | | 2028 | * * | 2 | \$178,100 | |
| | No Component | 40% | | | | | | | |
| Ventilation | | | | | | | | | |
| | Distribution | | | | | | | | |
| | Ductwork/Diffusers | 40% | | | LIFE | * * | 2-5 | \$95,100 | |
| | No Component | 60% | | | | | | | |
| | Exhaust Fans | | | | | | | | |
| | Interior | 40% | | | 2028 | * * | 2 | \$5,200 | |
| | Roof | 60% | | | 2028 | * * | 2 | \$7,800 | |
| Plumbing | | | | | | | | | |
| | H/C Water Piping | | | | | | | | |
| | Brass/Copper | 100% | | | 2043 | * * | 1 | | |
| | Water Heater | | | | | | | | |
| | Electric | 5% | | | 2021 | \$3,200 | 4 | \$200 | |
| | Gas Fired | 95% | | | 2021 | \$92,000 | 2 | \$5,900 | |
| | Sanitary Piping | | | | | | | | |
| | Cast Iron | 100% | | | LIFE | * * | 1 | | |
| | Fixtures | | | | | | | | |
| | Generic | 100% | | | | | | | |
| Vertical Transport | | | | | | | | | |
| | Elevators | | | | | | | | |
| | Hydraulic | 100% | | | LIFE | * * | | | |
| | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | | |
| | Location : I- M | | | | | | | | |
| | Explanation : 2 Units | | | | | | | | |
| Fire Suppression | | | | | | | | | |
| | Standpipe | | | | | | | | |
| | Generic | 100% | | | 2049 | * * | 1-5 | \$214,900 | |
| | Sprinkler | | | | | | | | |
| | Generic | 100% | | | 2049 | * * | 1-2 | \$119,400 | |
| | Fire Pump | | | | | | | | |
| | Generic | 100% | | | 2036 | * * | 1 | \$79,600 | |

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

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

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

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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

| CAPITAL | | FY 2017 - 2020 | FY 2021 - 2026 |
|-----------------------|--|--------------------|--------------------|
| Exterior Architecture | | \$1,468,500 | \$345,900 |
| Interior Architecture | | \$892,200 | \$1,455,300 |
| Electrical | | \$1,778,700 | \$4,448,100 |
| Mechanical | | \$129,400 | \$20,800 |
| Total | | \$4,268,900 | \$6,270,000 |
| Importance Code A | | \$1,566,800 | \$551,000 |
| Importance Code B | | \$2,399,300 | \$5,674,400 |
| Importance Code C | | \$302,700 | \$44,600 |
| Total | | \$4,268,900 | \$6,270,000 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-----------------------|------------------|----------------|----------------|------------------|
| Exterior Architecture | | | | |
| Interior Architecture | \$167,700 | | | \$31,200 |
| Electrical | \$900 | \$2,000 | \$3,500 | \$65,200 |
| Mechanical | \$1,400 | \$3,700 | \$3,200 | \$39,900 |
| Total | \$169,900 | \$5,800 | \$6,700 | \$136,200 |
| Importance Code A | \$1,100 | \$3,300 | \$1,100 | \$33,500 |
| Importance Code B | \$134,300 | \$2,500 | \$5,600 | \$102,600 |
| Importance Code C | \$34,500 | | | |
| Total | \$169,900 | \$5,800 | \$6,700 | \$136,200 |



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 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 | \$121,500 | LIFE | * * | 5 | \$55,100 | |
| | Cracking/Crumbling, Extent : Moderate, Area Affected : 30% | | | | | | | |
| | Location : Loading Dock | | | | | | | |
| Concrete Masonry Unit | 25% | Now | \$443,600 | LIFE | * * | 5 | \$34,500 | |
| | Diagonal Cracks, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | Location : East Facade, West Facade | | | | | | | |
| | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | Location : East Facade, West Facade | | | | | | | |
| Metal Panel | 35% | Now | \$54,200 | 2045 | * * | 5 | \$144,800 | |
| | Broken/Missing Elements, Extent : Light, Area Affected : 10% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Metal Coiling Doors | 30% | | | 2030 | * * | 5 | \$206,800 | |
| Weathering Steel | 5% | | | LIFE | * * | 1 | | |
| Windows | | | | | | | | |
| Aluminum | 100% | Now | \$174,200 | 2033 | * * | 5 | \$42,600 | |
| | Broken/Missing Elements, Extent : Light, Area Affected : 10% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Roof | | | | | | | | |
| Modified Bitumen | 100% | Now | \$571,700 | 2030 | * * | | | |
| | Broken/Missing Elements, Extent : Moderate, Area Affected : 20% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Water Penetration, Extent : Moderate, Area Affected : 20% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 10% | Now | \$133,200 | 2024 | \$443,900 | 3 | \$53,400 | |
| | Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 20% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Cast in Place Concrete | 55% | 0-2 | \$99,500 | LIFE | * * | 5 | \$428,400 | |
| | Cracking/Crumbling, Extent : Light, Area Affected : 10% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Ceramic Tile | 5% | Now | \$67,400 | 2034 | * * | 5 | \$8,900 | |
| | Broken/Missing Elements, Extent : Moderate, Area Affected : 20% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Vinyl Tile | 30% | Now | \$266,100 | 2025 | \$887,000 | 3 | \$40,100 | |
| | Cracking/Crumbling, Extent : Moderate, 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.

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 | \$30,000 | 2028 | * * | 5 | \$5,600 | |
| | | Cracking/Crumbling, Extent : Light, Area Affected : 20% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | Concrete Masonry Unit | 50% | Now | \$241,600 | LIFE | * * | 5 | \$44,600 | |
| | | Cracking/Crumbling, Extent : Moderate, Area Affected : 30% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | Gypsum Board | 10% | 0-2 | \$4,500 | LIFE | * * | 5 | \$13,400 | |
| | | Cracking/Crumbling, Extent : Light, Area Affected : 10% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | Plaster | 35% | Now | \$61,100 | LIFE | * * | 5 | \$23,400 | |
| | | Cracking/Crumbling, Extent : Moderate, Area Affected : 20% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| Ceilings | | | | | | | | | |
| | AcousTileSusp.Lay-In | 20% | | | 2038 | * * | 5 | \$74,500 | |
| | Exposed Concrete | 10% | | | LIFE | * * | 5 | \$5,800 | |
| | Exposed Struc: Steel | 45% | | | LIFE | * * | | | |
| | Plaster | 25% | 0-2 | \$119,300 | LIFE | * * | 5 | \$58,200 | |
| | | Cracking/Crumbling, Extent : Light, 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 | | | | | | | | | |
| | Molded Case Bkrs | 100% | | | 2025 | \$205,200 | 5 | \$6,000 | |
| Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | | |
| Location : Electrical Closet | | | | | | | | | |
| Explanation : 3- 1600 Amps Main Disconnect Switch For Sections A1, A2 & A3 | | | | | | | | | |
| Transformers | | | | | | | | | |
| | Dry Type | 100% | | | 2023 | \$15,400 | 5 | \$800 | |
| Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | | |
| Location : Electrical Closet | | | | | | | | | |
| Explanation : 3- 75 Kva - One For Each Section A1, A2 & A3 | | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | | |
| | Fused Disc Sw | 100% | | | 2025 | \$525,000 | 5 | \$1,000 | |
| Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | | |
| Location : Electrical Closet | | | | | | | | | |
| Explanation : All Switchgear Belongs To Tenant | | | | | | | | | |
| Raceway | | | | | | | | | |
| | Conduit | 95% | | | 2025 | \$584,900 | 1 | | |
| | Under Construction | 5% | | | | | | | |

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
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 | | | | | | | | |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 10% | | | 2024 | \$46,700 | 5 | \$500 | |
| Molded Case Bkrs | 80% | | | 2024 | \$373,700 | 5 | \$4,800 | |
| Under Construction | 10% | | | | | | | |
| Wiring | | | | | | | | |
| Braided Cloth | 60% | 2-4 | \$570,900 | 2050 | * * | 1 | | |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| Thermoplastic | 35% | | | 2025 | \$333,000 | 1 | | |
| Under Construction | 5% | | | | | | | |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 100% | | | 2023 | \$28,800 | 5 | \$1,500 | |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 80% | | | 2030 | * * | 10 | \$167,700 | |
| <i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| <i>Explanation : 70% Of Interior Lighting Belongs To Tenant</i> | | | | | | | | |
| Fluorescent | 15% | | | 2030 | * * | 10 | \$31,400 | |
| <i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| <i>Explanation : 70% Of Interior Lighting Belongs To Tenant</i> | | | | | | | | |
| Under Construction | 5% | | | | | | | |
| Egress Lighting | | | | | | | | |
| Emergency, Battery | 55% | | | 2020 | \$165,600 | 10 | \$30,300 | |
| Exit, Service | 40% | | | 2020 | \$29,800 | 1 | | |
| Under Construction | 5% | | | | | | | |
| Exterior Lighting | | | | | | | | |
| HID | 100% | | | 2020 | \$843,000 | 10 | \$700 | |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| No Component | 90% | | | | | | | |
| Generic | 10% | | | 2025 | \$67,500 | 1 | \$8,500 | |
| Fire/Smoke Detection | | | | | | | | |
| Generic, Digital | 100% | | | 2025 | \$2,312,000 | | | |

| 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 |

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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 |
| Heating | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 10% | | | 2035 | * * | 1 | | |
| Natural Gas | 10% | | | 2035 | * * | 1 | | |
| No Component | 80% | | | | | | | |
| Conversion Equipment | | | | | | | | |
| Furnace | 10% | | | 2020 | \$27,300 | 1 | \$11,300 | |
| Other Observation, Extent : Light, Area Affected : 10% | | | | | | | | |
| Location : 7 Utility Rooms, And 8 Stairways | | | | | | | | |
| Explanation : 7 Gas Fired Furnaces, 8 Modine Heaters | | | | | | | | |
| Radiant Heater | 10% | | | 2020 | \$98,300 | 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 A C Equipment | | | | | | | | |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 10% | | | LIFE | * * | 2-5 | \$12,700 | |
| No Component | 90% | | | | | | | |
| Exhaust Fans | | | | | | | | |
| Roof | 5% | | | 2020 | \$8,900 | 2 | \$400 | |
| No Component | 95% | | | | | | | |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 100% | | | 2035 | * * | 1 | | |
| Water Heater | | | | | | | | |
| Gas Fired | 40% | | | 2023 | \$20,800 | 2 | \$1,300 | |
| Other Observation, Extent : Light, Area Affected : 40% | | | | | | | | |
| Location : 3 Utility Rooms | | | | | | | | |
| Explanation : 3 Units | | | | | | | | |
| Gas Fired | 60% | | | 2018 | \$31,200 | 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% | | | | | | | |

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

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

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

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,192,500 | \$345,900 |
| Interior Architecture | \$647,200 | \$1,410,900 |
| Electrical | \$1,564,400 | \$7,151,000 |
| Mechanical | \$129,400 | \$20,800 |
| Total | \$3,533,600 | \$8,928,500 |
| Importance Code A | \$1,290,800 | \$551,000 |
| Importance Code B | \$1,886,900 | \$8,328,500 |
| Importance Code C | \$355,900 | \$49,000 |
| Total | \$3,533,600 | \$8,928,500 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-----------------------|------------------|----------------|----------------|------------------|
| Exterior Architecture | \$27,100 | | | |
| Interior Architecture | \$230,000 | | | \$31,200 |
| Electrical | \$900 | \$2,000 | \$3,800 | \$99,400 |
| Mechanical | \$1,400 | \$3,700 | \$3,200 | \$12,600 |
| Total | \$259,400 | \$5,800 | \$7,000 | \$143,100 |
| Importance Code A | \$28,200 | \$3,300 | \$1,100 | \$6,300 |
| Importance Code B | \$202,500 | \$2,500 | \$5,900 | \$136,800 |
| Importance Code C | \$28,600 | | | |
| Total | \$259,400 | \$5,800 | \$7,000 | \$143,100 |



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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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 | \$121,500 | LIFE | * * | 5 | \$55,100 | |
| | Cracking/Crumbling, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | Location : Loading Dock | | | | | | | |
| Concrete Masonry Unit | 25% | Now | \$221,800 | LIFE | * * | 5 | \$34,500 | |
| | Diagonal Cracks, Extent : Moderate, Area Affected : 5% | | | | | | | |
| | Location : East Facade, West Facade | | | | | | | |
| | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | Location : West Facade, East Facade | | | | | | | |
| Metal Panel | 35% | Now | \$27,100 | 2045 | * * | 5 | \$144,800 | |
| | Broken/Missing Elements, Extent : Light, Area Affected : 10% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Metal Coiling Doors | 30% | | | 2030 | * * | 5 | \$206,800 | |
| Weathering Steel | 5% | | | LIFE | * * | 1 | | |
| Windows | | | | | | | | |
| Aluminum | 100% | Now | \$174,200 | 2033 | * * | 5 | \$42,600 | |
| | Broken/Missing Elements, Extent : Light, Area Affected : 10% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Roof | | | | | | | | |
| Modified Bitumen | 100% | Now | \$571,700 | 2030 | * * | | | |
| | Broken/Missing Elements, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 10% | Now | \$177,500 | 2024 | \$443,900 | 3 | \$53,400 | |
| | Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 30% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Cast in Place Concrete | 55% | | | LIFE | * * | 5 | \$428,400 | |
| Ceramic Tile | 5% | 0-2 | \$67,400 | 2034 | * * | 5 | \$8,900 | |
| | Broken/Missing Elements, Extent : Light, Area Affected : 30% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Vinyl Tile | 30% | Now | \$177,400 | 2025 | \$887,000 | 3 | \$40,100 | |
| | Cracking/Crumbling, Extent : Moderate, 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.

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 | \$90,100 | 2028 | * * | 5 | \$5,600 | |
| | | Cracking/Crumbling, Extent : Moderate, Area Affected : 20% Location : Throughout | | | | | | | |
| | Concrete Masonry Unit | 55% | 0-2 | \$265,800 | LIFE | * * | 5 | \$49,000 | |
| | | Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout | | | | | | | |
| | Gypsum Board | 15% | 0-2 | \$6,800 | LIFE | * * | 5 | \$20,100 | |
| | | Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout | | | | | | | |
| | Plaster | 25% | 0-2 | \$21,800 | LIFE | * * | 5 | \$16,700 | |
| | | Cracking/Crumbling, Extent : Light, Area Affected : 20% Location : Throughout | | | | | | | |
| Ceilings | | | | | | | | | |
| | AcousTileSusp.Lay-In | 25% | | | 2030 | * * | 5 | \$93,100 | |
| | Exposed Concrete | 10% | | | LIFE | * * | 5 | \$5,800 | |
| | Exposed Struc: Steel | 55% | | | LIFE | * * | | | |
| | Plaster | 10% | Now | \$23,900 | LIFE | * * | 5 | \$23,300 | |
| | | 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 | | | | | | | | |
| Molded Case Bkrs | 100% | | | 2025 | \$205,200 | 5 | \$6,000 | |
| Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | |
| Location : Electrical Room | | | | | | | | |
| Explanation : 3- 1600 Amps Main Disconnect Switch For Sections B1, B2 & B3 | | | | | | | | |
| Transformers | | | | | | | | |
| Dry Type | 100% | | | 2023 | \$15,400 | 5 | \$800 | |
| Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | |
| Location : Electrical Closet | | | | | | | | |
| Explanation : 3- 75 Kva 480hv-208y/120lv - One For Each Section | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Fused Disc Sw | 100% | | | 2025 | \$525,000 | 5 | \$1,000 | |
| Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | |
| Location : Electrical Closet | | | | | | | | |
| Explanation : All Switch Gear Belongs To Tenant | | | | | | | | |
| Raceway | | | | | | | | |
| Conduit | 100% | | | 2025 | \$615,700 | 1 | | |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 10% | | | 2024 | \$46,700 | 5 | \$500 | |
| Molded Case Bkrs | 90% | | | 2024 | \$420,400 | 5 | \$5,400 | |

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801
NEW YORK CITY TERMINAL MARKET BUILDING 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 | | | | | | | | |
| Wiring | | | | | | | | |
| Braided Cloth | 60% | 2-4 | \$570,900 | 2050 | * * | 1 | | |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| Thermoplastic | 40% | | | 2025 | \$380,600 | 1 | | |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 100% | | | 2023 | \$28,800 | 5 | \$1,500 | |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 85% | | | 2025 | \$2,399,700 | 10 | \$178,200 | |
| <i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| <i>Explanation : 70% Of Interior Lighting Belongs To Tenant</i> | | | | | | | | |
| Fluorescent | 15% | | | 2030 | * * | 10 | \$31,400 | |
| <i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| <i>Explanation : 70% Of Interior Lighting Belongs To Tenant</i> | | | | | | | | |
| Egress Lighting | | | | | | | | |
| Emergency, Battery | 50% | | | 2020 | \$150,500 | 10 | \$27,600 | |
| Emergency, Battery | 10% | | | 2030 | * * | 10 | \$5,500 | |
| Exit, Service | 40% | | | 2020 | \$29,800 | 1 | | |
| Exterior Lighting | | | | | | | | |
| HID | 100% | | | 2020 | \$843,000 | 10 | \$700 | |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| No Component | 90% | | | | | | | |
| Generic | 10% | | | 2025 | \$67,500 | 1 | \$8,500 | |
| Fire/Smoke Detection | | | | | | | | |
| Generic, Digital | 100% | | | 2025 | \$2,312,000 | | | |

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

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

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

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

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

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | | |
|-------------|----------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating | | | | | | | | | |
| | Conversion Equipment | | | | | | | | |
| | Furnace | 10% | | | 2025 | \$27,300 | 1 | \$11,300 | |
| | | Other Observation, Extent : Light, Area Affected : 10% | | | | | | | |
| | | Location : 7 Utility Rooms, And 8 Stairways | | | | | | | |
| | | Explanation : 7 Gas Fired Furnaces, 8 Modine Heaters | | | | | | | |
| | Radiant Heater | 10% | | | 2020 | \$98,300 | 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 A C Equipment | | | | | | | |
| Ventilation | | | | | | | | | |
| | Distribution | | | | | | | | |
| | Ductwork/Diffusers | 10% | | | LIFE | * * | 2-5 | \$12,700 | |
| | No Component | 90% | | | | | | | |
| | Exhaust Fans | | | | | | | | |
| | Roof | 5% | | | 2020 | \$8,900 | 2 | \$400 | |
| | No Component | 95% | | | | | | | |
| Plumbing | | | | | | | | | |
| | H/C Water Piping | | | | | | | | |
| | Brass/Copper | 100% | | | 2035 | * * | 1 | | |
| | Water Heater | | | | | | | | |
| | Gas Fired | 40% | | | 2023 | \$20,800 | 2 | \$1,300 | |
| | | Other Observation, Extent : Light, Area Affected : 40% | | | | | | | |
| | | Location : 3 Utility Rooms | | | | | | | |
| | | Explanation : 3 Units | | | | | | | |
| | Gas Fired | 60% | | | 2018 | \$31,200 | 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% | | | | | | | |

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

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

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

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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

| CAPITAL | | FY 2017 - 2020 | FY 2021 - 2026 |
|-----------------------|--|------------------|------------------|
| Exterior Architecture | | \$304,800 | |
| Interior Architecture | | \$35,900 | \$47,300 |
| Electrical | | \$149,400 | \$285,000 |
| Total | | \$490,100 | \$332,400 |
| Importance Code A | | \$304,800 | |
| Importance Code B | | \$149,400 | \$332,400 |
| Importance Code C | | \$35,900 | |
| Total | | \$490,100 | \$332,400 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-----------------------|-----------------|--------------|--------------|-----------------|
| Exterior Architecture | \$10,600 | | | \$9,000 |
| Interior Architecture | | | | |
| Electrical | \$100 | \$100 | \$200 | \$11,300 |
| Mechanical | \$100 | \$100 | \$300 | \$2,300 |
| Total | \$10,700 | \$200 | \$500 | \$22,600 |
| Importance Code A | \$10,600 | \$100 | | \$9,100 |
| Importance Code B | \$100 | \$100 | \$500 | \$13,400 |
| Importance Code C | | | | |
| Total | \$10,700 | \$200 | \$500 | \$22,600 |



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

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

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

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

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

Exterior

Exterior Walls

| | | | | | | | |
|------------------------|-----|-----|----------|------|----|---|---------|
| Cast in Place Concrete | 10% | Now | \$10,600 | LIFE | ** | 5 | \$9,600 |
|------------------------|-----|-----|----------|------|----|---|---------|

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

| | | | | | | | |
|-----------------------|-----|-----|----------|------|----|---|---------|
| Concrete Masonry Unit | 60% | Now | \$46,300 | LIFE | ** | 5 | \$7,200 |
|-----------------------|-----|-----|----------|------|----|---|---------|

Diagonal Cracks, Extent : Moderate, Area Affected : 10%
Location : South Facade
Vertical Cracks, Extent : Moderate, Area Affected : 5%
Location : South Facade

| | | | | | | | |
|---------------------|-----|--|--|------|----|---|----------|
| Metal Coiling Doors | 30% | | | 2030 | ** | 5 | \$18,000 |
|---------------------|-----|--|--|------|----|---|----------|

Windows

| | | | | | | | |
|---------------|-----|--|--|------|----|----|-----------|
| Metal Louvers | 75% | | | 2028 | ** | 10 | \$104,300 |
|---------------|-----|--|--|------|----|----|-----------|

| | | | | | | | |
|-------|-----|-----|-----------|------|----|---|----------|
| Steel | 25% | Now | \$113,600 | 2033 | ** | 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% | | | 2030 | ** | 10 | \$40,600 |
|------------------|------|--|--|------|----|----|----------|

Interior

Floors

| | | | | | | | |
|------------------------|------|--|--|------|----|---|----------|
| Cast in Place Concrete | 100% | | | LIFE | ** | 5 | \$47,300 |
|------------------------|------|--|--|------|----|---|----------|

Interior Walls

| | | | | | | | |
|-----------------------|-----|-----|----------|------|----|---|---------|
| Concrete Masonry Unit | 85% | Now | \$35,900 | LIFE | ** | 5 | \$6,600 |
|-----------------------|-----|-----|----------|------|----|---|---------|

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

| | | | | | | | |
|-------------|-----|--|--|------|----|--|--|
| Metal Panel | 15% | | | LIFE | ** | | |
|-------------|-----|--|--|------|----|--|--|

Ceilings

| | | | | | | | |
|----------------------|-----|--|--|------|----|--|--|
| Exposed Struc: Steel | 10% | | | LIFE | ** | | |
|----------------------|-----|--|--|------|----|--|--|

| | | | | | | | |
|-------------|-----|--|--|------|----|---|----------|
| Metal Panel | 90% | | | LIFE | ** | 5 | \$24,300 |
|-------------|-----|--|--|------|----|---|----------|

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

Under 600 Volts

Service Equipment

| | | | | | | | |
|---------------|------|--|--|------|---------|---|-------|
| Fused Disc Sw | 100% | | | 2025 | \$4,700 | 5 | \$100 |
|---------------|------|--|--|------|---------|---|-------|

Other Observation, Extent : Moderate, Area Affected : 100%
Location : Electrical Room
Explanation : 1- 600 Amps Main Disconnect Switch

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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 | | | | | | | | | |
| Transformers | | | | | | | | | |
| | Dry Type | 100% | | | 2023 | \$15,400 | 5 | \$100 | |
| Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | | |
| Location : Electrical Room | | | | | | | | | |
| Explanation : 1- 25 Kva 480hv-208y/120lv | | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | | |
| | Fused Disc Sw | 100% | | | 2025 | \$95,500 | 5 | \$100 | |
| Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | | |
| Location : Electrical Closet | | | | | | | | | |
| Explanation : All Switchgear Belongs To Tenant | | | | | | | | | |
| Raceway | | | | | | | | | |
| | Conduit | 100% | | | 2025 | \$27,100 | 1 | | |
| Panelboards | | | | | | | | | |
| | Fused Disc Sw | 10% | | | 2024 | \$2,900 | 5 | | |
| | Molded Case Bkrs | 90% | | | 2024 | \$26,300 | 5 | \$300 | |
| Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | | |
| Location : Throughout The Building | | | | | | | | | |
| Explanation : 70% Belongs To The Tenant | | | | | | | | | |
| Wiring | | | | | | | | | |
| | Thermoplastic | 100% | | | 2025 | \$45,600 | 1 | | |
| Motor Controllers | | | | | | | | | |
| | Locally Mounted | 100% | | | 2023 | \$28,800 | 5 | \$100 | |
| Ground | | | | | | | | | |
| Grounding Devices | | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| Lighting | | | | | | | | | |
| Interior Lighting | | | | | | | | | |
| | Fluorescent | 85% | | | 2020 | \$149,400 | 10 | \$11,100 | |
| T-12 Lamps, Extent : Moderate, Area Affected : 100% | | | | | | | | | |
| Location : Throughout The Building | | | | | | | | | |
| Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | | |
| Location : Throughout The Building | | | | | | | | | |
| Explanation : 70% Belongs To The Tenant | | | | | | | | | |
| | HID | 15% | | | 2020 | | 10 | \$100 | |
| Egress Lighting | | | | | | | | | |
| | Emergency, Battery | 60% | | | 2025 | \$11,200 | 10 | \$2,100 | |
| | Exit, Service | 40% | | | 2025 | \$1,900 | 1 | | |
| Exterior Lighting | | | | | | | | | |
| | HID | 100% | | | 2035 | * * | 10 | | |
| Alarm | | | | | | | | | |
| Security System | | | | | | | | | |
| | No Component | 90% | | | | | | | |
| | Generic | 10% | | | 2025 | \$4,200 | 1 | \$500 | |
| Fire/Smoke Detection | | | | | | | | | |
| | Generic, Digital | 100% | | | 2025 | \$143,900 | | | |

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

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

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

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

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 5% | | | 2035 | * * | 1 | | |
| Natural Gas | 5% | | | 2035 | * * | 1 | | |
| No Component | 90% | | | | | | | |
| Conversion Equipment | | | | | | | | |
| Furnace | 5% | | | 2025 | \$800 | 1 | \$400 | |
| | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | |
| | Location : Utility Room | | | | | | | |
| | Explanation : One Unit, Gas Fired | | | | | | | |
| Radiant Heater | 5% | | | 2030 | * * | 2 | \$300 | |
| | Other Observation, Extent : Light, Area Affected : 5% | | | | | | | |
| | Location : Rest Room | | | | | | | |
| | Explanation : 1 Electrical Unit | | | | | | | |
| No Component | 90% | | | | | | | |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 20% | | | LIFE | * * | 2-5 | \$1,600 | |
| No Component | 80% | | | | | | | |
| Exhaust Fans | | | | | | | | |
| Interior | 20% | | | 2025 | \$3,100 | 2 | \$100 | |
| Roof | 5% | | | 2025 | \$600 | 2 | | |
| No Component | 75% | | | | | | | |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 100% | | | 2035 | * * | 1 | | |
| Water Heater | | | | | | | | |
| Electric | 100% | | | 2020 | \$2,200 | 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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

| CAPITAL | | FY 2017 - 2020 | FY 2021 - 2026 |
|-----------------------|--|--------------------|--------------------|
| Exterior Architecture | | \$1,522,800 | \$345,900 |
| Interior Architecture | | \$695,400 | \$1,455,300 |
| Electrical | | \$2,307,300 | \$4,573,100 |
| Mechanical | | \$150,200 | |
| Total | | \$4,675,600 | \$6,374,300 |
| Importance Code A | | \$1,621,100 | \$551,000 |
| Importance Code B | | \$2,760,600 | \$5,778,700 |
| Importance Code C | | \$294,000 | \$44,600 |
| Total | | \$4,675,600 | \$6,374,300 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-----------------------|------------------|----------------|----------------|------------------|
| Exterior Architecture | | | | |
| Interior Architecture | \$142,200 | | | \$31,200 |
| Electrical | \$900 | \$2,000 | \$3,800 | \$66,500 |
| Mechanical | \$1,100 | \$4,000 | \$2,900 | \$40,100 |
| Total | \$144,200 | \$6,000 | \$6,700 | \$137,800 |
| Importance Code A | \$1,100 | \$3,300 | \$1,100 | \$31,000 |
| Importance Code B | \$134,000 | \$2,800 | \$5,600 | \$106,800 |
| Importance Code C | \$9,000 | | | |
| Total | \$144,200 | \$6,000 | \$6,700 | \$137,800 |



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 | \$121,500 | LIFE | * * | 5 | \$55,100 | |
| | Cracking/Crumbling, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | Location : Loading Dock | | | | | | | |
| Concrete Masonry Unit | 25% | Now | \$443,600 | LIFE | * * | 5 | \$34,500 | |
| | Diagonal Cracks, Extent : Moderate, Area Affected : 15% | | | | | | | |
| | Location : East Facade, West Facade | | | | | | | |
| | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | Location : East Facade, West Facade | | | | | | | |
| Metal Panel | 35% | Now | \$108,500 | 2045 | * * | 5 | \$144,800 | |
| | Broken/Missing Elements, Extent : Light, Area Affected : 10% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Metal Coiling Doors | 30% | | | 2030 | * * | 5 | \$206,800 | |
| Weathering Steel | 5% | | | LIFE | * * | 1 | | |
| Windows | | | | | | | | |
| Aluminum | 100% | Now | \$174,200 | 2033 | * * | 5 | \$42,600 | |
| | Broken/Missing Elements, Extent : Light, Area Affected : 10% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Roof | | | | | | | | |
| Modified Bitumen | 100% | Now | \$571,700 | 2030 | * * | | | 1 |
| | Broken/Missing Elements, Extent : Severe, Area Affected : 30% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 10% | Now | \$133,200 | 2024 | \$443,900 | 3 | \$53,400 | |
| | Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Cast in Place Concrete | 55% | | | LIFE | * * | 5 | \$428,400 | |
| Ceramic Tile | 5% | 0-2 | \$67,400 | 2034 | * * | 5 | \$8,900 | |
| | Cracking/Crumbling, Extent : Light, Area Affected : 20% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Vinyl Tile | 30% | Now | \$177,400 | 2025 | \$887,000 | 3 | \$40,100 | |
| | Broken/Missing Elements, Extent : Moderate, Area Affected : 20% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Interior Walls | | | | | | | | |
| Concrete Masonry Unit | 50% | 0-2 | \$241,600 | LIFE | * * | 5 | \$44,600 | |
| | Cracking/Crumbling, Extent : Light, Area Affected : 20% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Gypsum Board | 20% | 0-2 | \$9,000 | LIFE | * * | 5 | \$26,700 | |
| | Cracking/Crumbling, Extent : Light, Area Affected : 10% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Plaster | 30% | 0-2 | \$52,400 | 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 | % of | Fail Date | Estimated Cost | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
| | Type | Total | (Years) | | FY | | (Yrs) | | |

Interior

Ceilings

| | | | | | | | | | |
|----------------------|-----|-----|--|-----------|------|-----|---|----------|--|
| AcousTileSusp.Lay-In | 20% | | | | 2030 | * * | 5 | \$74,500 | |
| Exposed Concrete | 10% | | | | LIFE | * * | 5 | \$5,800 | |
| Exposed Struc: Steel | 45% | | | | LIFE | * * | | | |
| Plaster | 25% | 0-2 | | \$119,300 | LIFE | * * | 5 | \$58,200 | |

Cracking/Crumbling, Extent : Light, 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 |

Under 600 Volts

Service Equipment

| | | | | | | | | | |
|---------------|------|--|--|--|------|-----------|---|---------|--|
| Fused Disc Sw | 100% | | | | 2025 | \$205,200 | 5 | \$1,000 | |
|---------------|------|--|--|--|------|-----------|---|---------|--|

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

Location : Electrical Closet

Explanation : 3- 600 Amps Main Disconnect Switch For Sections C1, C2 & C3

Transformers

| | | | | | | | | | |
|----------|------|--|--|--|------|----------|---|-------|--|
| Dry Type | 100% | | | | 2023 | \$15,400 | 5 | \$800 | |
|----------|------|--|--|--|------|----------|---|-------|--|

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

Location : Electrical Room

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

Switchgear / Switchboard

| | | | | | | | | | |
|---------------|------|--|--|--|------|-----------|---|---------|--|
| Fused Disc Sw | 100% | | | | 2025 | \$525,000 | 5 | \$1,000 | |
|---------------|------|--|--|--|------|-----------|---|---------|--|

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

Location : Electrical Closet

Explanation : All Switchgear Belongs To Tenant

Raceway

| | | | | | | | | | |
|---------|------|--|--|--|------|-----------|---|--|--|
| Conduit | 100% | | | | 2025 | \$615,700 | 1 | | |
|---------|------|--|--|--|------|-----------|---|--|--|

Panelboards

| | | | | | | | | | |
|------------------|-----|--|--|--|------|-----------|---|---------|--|
| Fused Disc Sw | 10% | | | | 2024 | \$46,700 | 5 | \$500 | |
| Molded Case Bkrs | 90% | | | | 2024 | \$420,400 | 5 | \$5,400 | |

Wiring

| | | | | | | | | | |
|---------------|-----|-----|--|-----------|------|-----|---|--|--|
| Braided Cloth | 60% | 2-4 | | \$570,900 | 2050 | * * | 1 | | |
|---------------|-----|-----|--|-----------|------|-----|---|--|--|

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

Location : Throughout The Building

| | | | | | | | | | |
|---------------|-----|--|--|--|------|-----------|---|--|--|
| Thermoplastic | 40% | | | | 2025 | \$380,600 | 1 | | |
|---------------|-----|--|--|--|------|-----------|---|--|--|

Motor Controllers

| | | | | | | | | | |
|-----------------|------|--|--|--|------|----------|---|---------|--|
| Locally Mounted | 100% | | | | 2023 | \$28,800 | 5 | \$1,500 | |
|-----------------|------|--|--|--|------|----------|---|---------|--|

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
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 |
| Lighting | | | | | | | | | |
| | Interior Lighting | | | | | | | | |
| | Fluorescent | 20% | | | 2020 | \$564,600 | 10 | \$41,900 | |
| | | T-12 Lamps, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | | Location : Throughout The Building | | | | | | | |
| | | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | | Location : Throughout The Building | | | | | | | |
| | | Explanation : 70% Of Interior Lighting Belongs To Tenant | | | | | | | |
| | Fluorescent | 65% | | | 2030 | * * | 10 | \$136,300 | |
| | | T-8 Lamps, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | | Location : Throughout The Building | | | | | | | |
| | | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | | Location : Throughout The Building | | | | | | | |
| | | Explanation : 70% Of Interior Lighting Belongs To Tenant | | | | | | | |
| | HID | 15% | | | 2020 | | 10 | \$1,100 | |
| | | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | | Location : Throughout The Building | | | | | | | |
| | | Explanation : 70% Of Interior Lighting Belongs To Tenant | | | | | | | |
| Egress Lighting | | | | | | | | | |
| | Emergency, Battery | 50% | | | 2020 | \$150,500 | 10 | \$27,600 | |
| | Emergency, Battery | 10% | | | 2030 | * * | 10 | \$5,500 | |
| | Exit, Service | 40% | | | 2020 | \$29,800 | 1 | | |
| Exterior Lighting | | | | | | | | | |
| | HID | 100% | | | 2020 | \$843,000 | 10 | \$700 | |
| Alarm | | | | | | | | | |
| | Security System | | | | | | | | |
| | No Component | 90% | | | | | | | |
| | Generic | 10% | | | 2025 | \$67,500 | 1 | \$8,500 | |
| Fire/Smoke Detection | | | | | | | | | |
| | Generic, Digital | 100% | | | 2025 | \$2,312,000 | | | |

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

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

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

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

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

Asset # : 2148

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating | | | | | | | | |
| Conversion Equipment | | | | | | | | |
| Furnace | 10% | | | 2020 | \$27,300 | 1 | \$11,300 | |
| | Other Observation, Extent : Light, Area Affected : 10% | | | | | | | |
| | Location : 7 Utility Rooms, And 8 Stairways | | | | | | | |
| | Explanation : 7 Gas Fired Furnaces, 8 Modine Heaters | | | | | | | |
| Radiant Heater | 10% | | | 2020 | \$98,300 | 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 A C Equipment | | | | | | | |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 10% | | | LIFE | * * | 2-5 | \$12,700 | |
| No Component | 90% | | | | | | | |
| Exhaust Fans | | | | | | | | |
| Roof | 5% | | | 2020 | \$8,900 | 2 | \$400 | |
| No Component | 95% | | | | | | | |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 100% | | | 2035 | * * | 1 | | |
| Water Heater | | | | | | | | |
| Gas Fired | 100% | | | 2020 | \$51,900 | 2 | \$3,300 | |
| | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | |
| | Location : 7 Utility Rooms | | | | | | | |
| | Explanation : 7 Units | | | | | | | |
| 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$333,600 | |
| Interior Architecture | | \$47,300 |
| Electrical | \$184,300 | \$285,000 |
| Total | \$517,900 | \$332,400 |
| Importance Code A | \$333,600 | |
| Importance Code B | \$184,300 | \$332,400 |
| Total | \$517,900 | \$332,400 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-----------------------|-----------------|----------------|----------------|-----------------|
| Exterior Architecture | \$10,600 | | | \$7,500 |
| Interior Architecture | | | | |
| Electrical | \$9,400 | \$100 | \$200 | \$15,900 |
| Mechanical | | \$100 | \$100 | \$700 |
| Total | \$20,000 | \$200 | \$300 | \$24,000 |
| Importance Code A | \$10,600 | \$100 | | \$7,600 |
| Importance Code B | \$9,400 | \$100 | \$300 | \$16,400 |
| Importance Code C | | | | |
| Total | \$20,000 | \$200 | \$300 | \$24,000 |



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 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 | \$10,600 | LIFE | * * | 5 | \$4,800 | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Loading Dock</i> | | | | | | | | |
| <i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Loading Dock</i> | | | | | | | | |
| Concrete Masonry Unit | 70% | Now | \$108,000 | LIFE | * * | 5 | \$8,400 | |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Southeast Corner</i> | | | | | | | | |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Corners</i> | | | | | | | | |
| Metal Coiling Doors | 25% | | | 2030 | * * | 5 | \$15,000 | |
| <i>Bent/Warped Elements, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : West Facade</i> | | | | | | | | |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : East Facade</i> | | | | | | | | |
| Windows | | | | | | | | |
| Metal Louvers | 80% | | | 2028 | * * | 10 | \$111,300 | |
| Steel | 20% | Now | \$68,100 | 2033 | * * | 5 | \$27,800 | |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Thermally Inefficient, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Roof | | | | | | | | |
| Modified Bitumen | 100% | Now | \$46,200 | 2030 | * * | | | |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Cast in Place Concrete | 100% | | | LIFE | * * | 5 | \$47,300 | |
| Interior Walls | | | | | | | | |
| Concrete Masonry Unit | 100% | | | LIFE | * * | 5 | \$7,800 | |
| Ceilings | | | | | | | | |
| Exposed Concrete | 20% | | | LIFE | * * | 5 | \$700 | |
| Exposed Struc: Steel | 80% | | | LIFE | * * | | | |

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| 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% | | | 2025 | \$4,700 | 5 | \$100 | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Electrical Room | | | | | | | |
| | Explanation : 1- 600 Amps Main Disconnect Switch | | | | | | | |
| Transformers | | | | | | | | |
| Dry Type | 100% | | | 2023 | \$15,400 | 5 | \$100 | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Electrical Room | | | | | | | |
| | Explanation : 1- 25 Kva 480hv-208y/120lv | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Fused Disc Sw | 100% | | | 2025 | \$95,500 | 5 | \$100 | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Electrical Closet | | | | | | | |
| | Explanation : All Switchgear Belongs To Tenant | | | | | | | |
| Raceway | | | | | | | | |
| Conduit | 100% | | | 2025 | \$27,100 | 1 | | |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 10% | | | 2024 | \$2,900 | 5 | | |
| Molded Case Bkrs | 90% | | | 2024 | \$26,300 | 5 | \$300 | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Throughout The Building | | | | | | | |
| | Explanation : 70% Belongs To Tenant | | | | | | | |
| Wiring | | | | | | | | |
| Thermoplastic | 100% | | | 2025 | \$45,600 | 1 | | |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 100% | | | 2023 | \$28,800 | 5 | \$100 | |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | 0-2 | \$9,300 | LIFE | * * | 5 | \$200 | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : 1st Floor | | | | | | | |
| | Explanation : Corroded | | | | | | | |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 75% | | | 2020 | \$131,800 | 10 | \$9,800 | |
| | T-12 Lamps, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Throughout The Building | | | | | | | |
| Fluorescent | 10% | | | 2030 | * * | 10 | \$1,300 | |
| | T-8 Lamps, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Throughout The Building | | | | | | | |
| HID | 15% | | | 2020 | | 10 | \$100 | |
| Egress Lighting | | | | | | | | |
| Emergency, Battery | 10% | | | 2030 | * * | 10 | \$300 | |
| Exit, Service | 50% | | | 2025 | \$2,300 | 1 | | |
| Exit, Service | 40% | | | 2025 | \$1,900 | 1 | | |

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

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

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

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

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Lighting | | | | | | | | |
| Exterior Lighting | | | | | | | | |
| HID | 100% | | | 2020 | \$52,500 | 10 | | |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| No Component | 90% | | | | | | | |
| Generic | 10% | | | 2020 | \$4,200 | 1 | \$500 | |
| Fire/Smoke Detection | | | | | | | | |
| Generic, Digital | 100% | | | 2025 | \$143,900 | | | |
| | | | | | | | | |
| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | |
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 5% | | | 2035 | * * | 1 | | |
| Natural Gas | 5% | | | 2035 | * * | 1 | | |
| No Component | 90% | | | | | | | |
| Conversion Equipment | | | | | | | | |
| Furnace | 5% | | | 2025 | \$800 | 1 | \$400 | |
| | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | |
| | Location : Utility Room | | | | | | | |
| | Explanation : One Unit, Gas Fired | | | | | | | |
| Radiant Heater | 5% | | | 2030 | * * | 2 | \$300 | |
| | Other Observation, Extent : Light, Area Affected : 5% | | | | | | | |
| | Location : Rest Room | | | | | | | |
| | Explanation : 1 Electrical Unit | | | | | | | |
| No Component | 90% | | | | | | | |
| Ventilation | | | | | | | | |
| Exhaust Fans | | | | | | | | |
| Roof | 5% | | | 2020 | \$600 | 2 | | |
| No Component | 95% | | | | | | | |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 100% | | | 2035 | * * | 1 | | |
| Water Heater | | | | | | | | |
| Electric | 100% | | | 2023 | \$2,200 | 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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

| CAPITAL | | FY 2017 - 2020 | FY 2021 - 2026 |
|-----------------------|--|--------------------|--------------------|
| Exterior Architecture | | \$1,823,400 | \$345,900 |
| Interior Architecture | | \$602,700 | \$1,514,500 |
| Electrical | | \$2,040,700 | \$4,598,900 |
| Mechanical | | \$99,300 | \$52,500 |
| Total | | \$4,566,200 | \$6,511,700 |
| Importance Code A | | \$1,922,800 | \$551,000 |
| Importance Code B | | \$2,553,400 | \$5,916,200 |
| Importance Code C | | \$90,100 | \$44,600 |
| Total | | \$4,566,200 | \$6,511,700 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-----------------------|------------------|----------------|----------------|------------------|
| Exterior Architecture | | | | |
| Interior Architecture | \$106,500 | | | \$28,500 |
| Electrical | \$10,200 | \$2,100 | \$3,900 | \$69,800 |
| Mechanical | \$1,800 | \$3,400 | \$3,600 | \$39,900 |
| Total | \$118,500 | \$5,400 | \$7,500 | \$138,100 |
| Importance Code A | \$1,100 | \$3,300 | \$1,100 | \$33,900 |
| Importance Code B | \$117,400 | \$2,100 | \$6,300 | \$104,300 |
| Importance Code C | | | | |
| Total | \$118,500 | \$5,400 | \$7,500 | \$138,100 |



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

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

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

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

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Cast in Place Concrete | 5% | Now | \$121,500 | LIFE | * * | 5 | \$55,100 | |
| | Cracking/Crumbling, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | Location : Loading Dock | | | | | | | |
| Concrete Masonry Unit | 25% | Now | \$221,800 | LIFE | * * | 5 | \$34,500 | |
| | Diagonal Cracks, Extent : Moderate, Area Affected : 5% | | | | | | | |
| | Location : East Facade, West Facade | | | | | | | |
| | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | Location : East Facade, West Facade | | | | | | | |
| Metal Panel | 35% | 0-2 | \$108,500 | 2045 | * * | 5 | \$144,800 | |
| | Deformed/Dented, Extent : Light, Area Affected : 20% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Metal Coiling Doors | 30% | | | 2030 | * * | 5 | \$206,800 | |
| Weathering Steel | 5% | | | LIFE | * * | 1 | | |
| Windows | | | | | | | | |
| Aluminum | 100% | Now | \$696,600 | 2033 | * * | 5 | \$42,600 | |
| | Broken/Missing Elements, Extent : Moderate, Area Affected : 30% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Roof | | | | | | | | |
| Modified Bitumen | 100% | Now | \$571,700 | 2030 | * * | | | |
| | Broken/Missing Elements, Extent : Moderate, Area Affected : 30% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 8% | Now | \$106,500 | 2024 | \$355,100 | 3 | \$42,700 | |
| | Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Cast in Place Concrete | 55% | Now | \$99,500 | LIFE | * * | 5 | \$428,400 | |
| | Cracking/Crumbling, Extent : Light, Area Affected : 10% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Ceramic Tile | 5% | Now | \$67,400 | 2034 | * * | 5 | \$8,900 | |
| | Cracking/Crumbling, Extent : Moderate, Area Affected : 30% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Vinyl Tile | 32% | 0-2 | \$189,200 | 2025 | \$946,100 | 3 | \$42,700 | |
| | Broken/Missing Elements, Extent : Light, Area Affected : 20% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Interior Walls | | | | | | | | |
| Ceramic Tile | 5% | Now | \$90,100 | 2028 | * * | 5 | \$5,600 | |
| | Cracking/Crumbling, Extent : Severe, Area Affected : 30% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Concrete Masonry Unit | 50% | | | LIFE | * * | 5 | \$44,600 | |
| Gypsum Board | 20% | | | LIFE | * * | 5 | \$26,700 | |
| Plaster | 25% | | | LIFE | * * | 5 | \$16,700 | |

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

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

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

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

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

Interior

Ceilings

| | | | | | | | | |
|----------------------|-----|-----|-----------|------|-----|---|----------|--|
| AcousTileSusp.Lay-In | 20% | | | 2030 | * * | 5 | \$74,500 | |
| Exposed Concrete | 10% | | | LIFE | * * | 5 | \$5,800 | |
| Exposed Struc: Steel | 45% | | | LIFE | * * | | | |
| Plaster | 25% | Now | \$119,300 | LIFE | * * | 5 | \$58,200 | |

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

Location : Throughout

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

Under 600 Volts

Service Equipment

| | | | | | | | | |
|------------------|------|--|--|------|-----------|---|---------|--|
| Molded Case Bkrs | 100% | | | 2025 | \$205,200 | 5 | \$6,100 | |
|------------------|------|--|--|------|-----------|---|---------|--|

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

Location : Electrical Room

Explanation : 4- 600 Amps Main Disconnect Switch

Transformers

| | | | | | | | | |
|----------|------|--|--|------|----------|---|-------|--|
| Dry Type | 100% | | | 2023 | \$15,400 | 5 | \$800 | |
|----------|------|--|--|------|----------|---|-------|--|

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

Location : Electrical Room

Explanation : 1- 112.5 Kva & 3- 75 Kva

Switchgear / Switchboard

| | | | | | | | | |
|---------------|------|--|--|------|-----------|---|---------|--|
| Fused Disc Sw | 100% | | | 2025 | \$525,000 | 5 | \$1,000 | |
|---------------|------|--|--|------|-----------|---|---------|--|

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

Location : Electrical Closet

Explanation : All Switchgear Belongs To Tenant

Raceway

| | | | | | | | | |
|---------|------|--|--|------|-----------|---|--|--|
| Conduit | 100% | | | 2025 | \$615,700 | 1 | | |
|---------|------|--|--|------|-----------|---|--|--|

Panelboards

| | | | | | | | | |
|------------------|-----|--|--|------|-----------|---|---------|--|
| Fused Disc Sw | 10% | | | 2024 | \$46,700 | 5 | \$500 | |
| Molded Case Bkrs | 90% | | | 2024 | \$420,400 | 5 | \$5,500 | |

Wiring

| | | | | | | | | |
|---------------|-----|-----|-----------|------|-----|---|--|--|
| Braided Cloth | 60% | 2-4 | \$570,900 | 2050 | * * | 1 | | |
|---------------|-----|-----|-----------|------|-----|---|--|--|

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

Location : Throughout The Building

| | | | | | | | | |
|---------------|-----|--|--|------|-----------|---|--|--|
| Thermoplastic | 40% | | | 2025 | \$380,600 | 1 | | |
|---------------|-----|--|--|------|-----------|---|--|--|

Motor Controllers

| | | | | | | | | |
|-----------------|------|--|--|------|----------|---|---------|--|
| Locally Mounted | 100% | | | 2023 | \$28,800 | 5 | \$1,600 | |
|-----------------|------|--|--|------|----------|---|---------|--|

Ground

Grounding Devices

| | | | | | | | | |
|---------|------|-----|---------|------|-----|---|---------|--|
| Generic | 100% | 2-4 | \$9,300 | LIFE | * * | 5 | \$3,400 | |
|---------|------|-----|---------|------|-----|---|---------|--|

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

Location : Water Main

Explanation : Corroded

Lighting

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

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

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

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

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | | |
|----------------------|--------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Lighting | | | | | | | | | |
| | Interior Lighting | | | | | | | | |
| | Fluorescent | 10% | | | 2020 | \$285,400 | 10 | \$21,200 | |
| | | T-12 Lamps, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | | Location : Throughout The Building | | | | | | | |
| | | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | | Location : Throughout The Building | | | | | | | |
| | | Explanation : 70% Of Interior Lighting Belongs To Tenant | | | | | | | |
| | Fluorescent | 75% | | | 2030 | * * | 10 | \$158,900 | |
| | | T-8 Lamps, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | | Location : Throughout The Building | | | | | | | |
| | | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | | Location : Throughout The Building | | | | | | | |
| | | Explanation : 70% Of Interior Lighting Belongs To Tenant | | | | | | | |
| | HID | 15% | | | 2020 | | 10 | \$1,100 | |
| | | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | | Location : Throughout The Building | | | | | | | |
| | | Explanation : 70% Of Interior Lighting Belongs To Tenant | | | | | | | |
| Egress Lighting | | | | | | | | | |
| | Emergency, Battery | 50% | | | 2020 | \$152,200 | 10 | \$27,900 | |
| | Emergency, Battery | 10% | | | 2030 | * * | 10 | \$5,600 | |
| | Exit, Service | 40% | | | 2020 | \$30,100 | 1 | | |
| Exterior Lighting | | | | | | | | | |
| | HID | 100% | | | 2020 | \$852,200 | 10 | \$700 | |
| Alarm | | | | | | | | | |
| | Security System | | | | | | | | |
| | No Component | 90% | | | | | | | |
| | Generic | 10% | | | 2025 | \$68,300 | 1 | \$8,600 | |
| Fire/Smoke Detection | | | | | | | | | |
| | Generic, Digital | 100% | | | 2025 | \$2,337,100 | | | |

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | | |
|------------|---------------|----------------|-----------|--------------------|------|----------------|-------|----------------|----------|
| System | Component | % of | Fail Date | Estimated Cost | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
| | Type | Total | (Years) | | FY | | (Yrs) | | |
| Heating | | | | | | | | | |
| | Energy Source | | | | | | | | |
| | Electricity | 10% | | | 2035 | * * | 1 | | |
| | Natural Gas | 10% | | | 2035 | * * | 1 | | |
| | No Component | 80% | | | | | | | |

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

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

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

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

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | | |
|-------------|----------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating | | | | | | | | | |
| | Conversion Equipment | | | | | | | | |
| | Furnace | 10% | | | 2020 | \$27,600 | 1 | \$11,400 | |
| | | Other Observation, Extent : Light, Area Affected : 100% Location : 7 Utility Rooms, And 8 Stairways Explanation : 7 Gas Fired Furnaces, 8 Modine Heaters | | | | | | | |
| | Radiant Heater | 10% | | | 2020 | \$99,300 | 2 | \$10,700 | |
| | | Other Observation, Extent : Light, Area Affected : 20% Location : Hallway Explanation : 50 Electric Baseboard Radiants | | | | | | | |
| | No Component | 80% | | | | | | | |
| | | Other Observation, Extent : Light, Area Affected : 0% Location : Explanation : Businesses Supply And Maintain Their Own Heating And A C Equipment | | | | | | | |
| Ventilation | | | | | | | | | |
| | Distribution | | | | | | | | |
| | Ductwork/Diffusers | 10% | | | LIFE | * * | 2-5 | \$12,900 | |
| | No Component | 90% | | | | | | | |
| | Exhaust Fans | | | | | | | | |
| | Roof | 5% | | | 2020 | \$9,000 | 2 | \$400 | |
| | No Component | 95% | | | | | | | |
| Plumbing | | | | | | | | | |
| | H/C Water Piping | | | | | | | | |
| | Brass/Copper | 100% | | | 2035 | * * | 1 | | |
| | Water Heater | | | | | | | | |
| | Gas Fired | 100% | | | 2023 | \$52,500 | 2 | \$3,400 | |
| | | Other Observation, Extent : Light, Area Affected : 100% Location : 7 Utility Rooms Explanation : 7 Units | | | | | | | |
| | 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$355,800 | \$39,500 |
| Interior Architecture | \$169,200 | \$260,400 |
| Electrical | \$638,000 | \$1,199,100 |
| Mechanical | \$153,100 | \$550,700 |
| Total | \$1,316,100 | \$2,049,800 |
| Importance Code A | \$355,800 | \$233,400 |
| Importance Code B | \$960,300 | \$1,816,300 |
| Total | \$1,316,100 | \$2,049,800 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-----------------------|------------------|----------------|----------------|------------------|
| Exterior Architecture | \$54,000 | | | \$14,800 |
| Interior Architecture | \$61,400 | | | \$21,800 |
| Electrical | \$300 | \$600 | \$1,200 | \$20,300 |
| Mechanical | \$54,700 | \$5,600 | \$7,700 | \$57,600 |
| Total | \$170,400 | \$6,200 | \$8,800 | \$114,500 |
| Importance Code A | \$61,800 | \$3,500 | \$3,500 | \$18,500 |
| Importance Code B | \$74,700 | \$2,700 | \$5,300 | \$96,000 |
| Importance Code C | \$34,000 | | | |
| Total | \$170,400 | \$6,200 | \$8,800 | \$114,500 |



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 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% | Now | \$14,500 | LIFE | * * | 5 | \$6,600 | |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 15% | | | | | | | | |
| Location : Loading Dock | | | | | | | | |
| Exposed Reinforcement, Extent : Moderate, Area Affected : 15% | | | | | | | | |
| Location : Loading Dock | | | | | | | | |
| Concrete Masonry Unit | 25% | Now | \$26,500 | LIFE | * * | 5 | \$4,100 | |
| Diagonal Cracks, Extent : Moderate, Area Affected : 5% | | | | | | | | |
| Location : North Facade, South Facade | | | | | | | | |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15% | | | | | | | | |
| Location : North Facade, South Facade | | | | | | | | |
| Metal Panel | 35% | Now | \$13,000 | 2045 | * * | 5 | \$17,300 | |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 30% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Metal Panel | 30% | | | 2045 | * * | 5-10 | \$54,400 | |
| Weathering Steel | 5% | | | LIFE | * * | 1 | | |
| Windows | | | | | | | | |
| Aluminum | 100% | Now | \$264,600 | 2033 | * * | 5 | \$16,200 | |
| Broken/Missing Elements, Extent : Light, Area Affected : 20% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Roof | | | | | | | | |
| Modified Bitumen | 100% | | | 2030 | * * | 10 | \$91,200 | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 10% | 0-2 | \$6,600 | 2024 | \$66,400 | 3 | \$8,000 | |
| Broken/Missing Elements, Extent : Light, Area Affected : 20% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Cast in Place Concrete | 25% | | | LIFE | * * | 5 | \$29,100 | |
| Ceramic Tile | 5% | Now | \$20,200 | 2034 | * * | 5 | \$1,300 | |
| Cracking/Crumbling, Extent : Severe, Area Affected : 40% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Vinyl Tile | 50% | Now | \$88,400 | 2025 | \$221,100 | 3 | \$10,000 | |
| Cracking/Crumbling, Extent : Severe, Area Affected : 40% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Vinyl Tile | 10% | | | 2035 | * * | 3 | \$2,700 | |
| Recent Replace Evident, Extent : Light, Area Affected : 100% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Interior Walls | | | | | | | | |
| Concrete Masonry Unit | 20% | Now | \$22,700 | LIFE | * * | 5 | \$2,100 | |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Gypsum Board | 25% | | | LIFE | * * | 5 | \$3,900 | |
| Plaster | 55% | Now | \$11,300 | LIFE | * * | 5 | \$4,300 | |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20% | | | | | | | | |
| Location : Throughout | | | | | | | | |

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

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

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

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

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

Interior

Ceilings

| | | | | | | | | |
|----------------------|-----|-----|----------|------|-----|---|----------|--|
| AcousTileConcealSpLn | 25% | | | 2030 | * * | 5 | \$30,300 | |
| Exposed Concrete | 10% | | | LIFE | * * | 5 | \$1,500 | |
| Plaster | 65% | Now | \$80,800 | LIFE | * * | 5 | \$39,400 | |

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

Location : Throughout

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

Under 600 Volts

Service Equipment

| | | | | | | | | |
|---------------|------|--|--|------|----------|---|-------|--|
| Fused Disc Sw | 100% | | | 2025 | \$38,400 | 5 | \$300 | |
|---------------|------|--|--|------|----------|---|-------|--|

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

Location : Electrical Room

Explanation : 3- 600 Amps Main Disconnect Switch

Transformers

| | | | | | | | | |
|----------|------|--|--|------|----------|---|-------|--|
| Dry Type | 100% | | | 2023 | \$15,400 | 5 | \$300 | |
|----------|------|--|--|------|----------|---|-------|--|

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

Location : Basement And Second Floor Electrical Closet

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

Switchgear / Switchboard

| | | | | | | | | |
|---------------|------|--|--|------|-----------|---|-------|--|
| Fused Disc Sw | 100% | | | 2025 | \$167,000 | 5 | \$300 | |
|---------------|------|--|--|------|-----------|---|-------|--|

Raceway

| | | | | | | | | |
|---------|------|--|--|------|-----------|---|--|--|
| Conduit | 100% | | | 2025 | \$112,200 | 1 | | |
|---------|------|--|--|------|-----------|---|--|--|

Panelboards

| | | | | | | | | |
|------------------|-----|--|--|------|-----------|---|---------|--|
| Fused Disc Sw | 10% | | | 2024 | \$11,700 | 5 | \$200 | |
| Molded Case Bkrs | 90% | | | 2024 | \$105,100 | 5 | \$1,700 | |

Wiring

| | | | | | | | | |
|---------------|-----|-----|----------|------|-----|---|--|--|
| Braided Cloth | 60% | 2-4 | \$90,400 | 2050 | * * | 1 | | |
|---------------|-----|-----|----------|------|-----|---|--|--|

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

Location : Throughout The Building

| | | | | | | | | |
|---------------|-----|--|--|------|----------|---|--|--|
| Thermoplastic | 40% | | | 2025 | \$60,300 | 1 | | |
|---------------|-----|--|--|------|----------|---|--|--|

Motor Controllers

| | | | | | | | | |
|-----------------|------|--|--|------|----------|---|-------|--|
| Locally Mounted | 100% | | | 2023 | \$28,800 | 5 | \$500 | |
|-----------------|------|--|--|------|----------|---|-------|--|

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
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 |
| Lighting | | | | | | | | | |
| | Interior Lighting | | | | | | | | |
| | Fluorescent | 80% | | | 2030 | * * | 10 | \$51,900 | |
| | | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | | Location : Throughout The Building | | | | | | | |
| | | Explanation : T-8 Lamps | | | | | | | |
| | Fluorescent | 20% | | | 2020 | \$174,900 | 10 | \$13,000 | |
| | | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | | Location : Throughout The Building | | | | | | | |
| | | Explanation : T-12 Lamps | | | | | | | |
| Egress Lighting | | | | | | | | | |
| | Emergency, Battery | 50% | | | 2020 | \$46,600 | 10 | \$8,500 | |
| | Emergency, Battery | 10% | | | 2030 | * * | 10 | \$1,700 | |
| | Exit, Service | 40% | | | 2020 | \$9,200 | 1 | | |
| Exterior Lighting | | | | | | | | | |
| | HID | 100% | | | 2020 | \$261,100 | 10 | \$200 | |
| Alarm | | | | | | | | | |
| | Security System | | | | | | | | |
| | No Component | 90% | | | | | | | |
| | Generic | 10% | | | 2025 | \$20,900 | 1 | \$2,600 | |
| Fire/Smoke Detection | | | | | | | | | |
| | Generic, Digital | 100% | | | 2025 | \$716,100 | | | |
| 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 | \$2,800 | 2035 | * * | 1 | | |
| | | Unit Inoperable, Extent : Severe, Area Affected : 10% | | | | | | | |
| | | Location : Gas Booster Pump, Basement Boiler Room | | | | | | | |
| Conversion Equipment | | | | | | | | | |
| | Hot Water Boiler | 100% | Now | \$7,800 | 2023 | \$155,500 | 1 | \$31,500 | |
| | | Corroded, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | | Location : Boiler | | | | | | | |
| | | Malfunctioning, Extent : Severe, Area Affected : 2% | | | | | | | |
| | | Location : Controler Needs To Be Replaced | | | | | | | |
| | | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | |
| | | Location : Basement | | | | | | | |
| | | Explanation : 2 Units | | | | | | | |
| Distribution | | | | | | | | | |
| | Hot Wtr Piping/Pump | 100% | Now | \$34,700 | 2024 | \$347,300 | 4 | \$3,500 | |
| | | Corroded, Extent : Moderate, Area Affected : 20% | | | | | | | |
| | | Location : Throughout Boiler Room | | | | | | | |
| Terminal Devices | | | | | | | | | |
| | Convector/Radiator | 80% | | | 2030 | * * | 1 | \$18,300 | |
| | Unit Heater-Stm/HW | 20% | | | 2020 | \$89,300 | 4 | \$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
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 |
| Air Conditioning | | | | | | | | | |
| | Energy Source | | | | | | | | |
| | Electricity | 100% | | | 2033 | * * | 1 | | |
| Conversion Equipment | | | | | | | | | |
| | Ext Pkg Unit - Cooling | 15% | | | 2025 | \$47,900 | 2 | \$700 | |
| | | R-22 Refrigerant, Extent : Light, Area Affected : 15% | | | | | | | |
| | | Location : Roof | | | | | | | |
| | Ext Pkg Unit - Cooling | 20% | Now | \$63,800 | 2035 | * * | 2 | \$700 | |
| | | R-22 Refrigerant, Extent : Light, Area Affected : 20% | | | | | | | |
| | | Location : 3 Obsolete Units, Roof | | | | | | | |
| | Window/Wall Unit | 15% | | | 2020 | \$21,300 | 1 | | |
| | No Component | 50% | | | | | | | |
| Ventilation | | | | | | | | | |
| | Distribution | | | | | | | | |
| | Ductwork/Diffusers | 35% | | | LIFE | * * | 2-5 | \$13,800 | |
| | No Component | 65% | | | | | | | |
| Exhaust Fans | | | | | | | | | |
| | Roof | 40% | | | 2020 | \$22,000 | 2 | \$900 | |
| | No Component | 60% | | | | | | | |
| Plumbing | | | | | | | | | |
| | H/C Water Piping | | | | | | | | |
| | Brass/Copper | 100% | | | 2035 | * * | 1 | | |
| Water Heater | | | | | | | | | |
| | Gas Fired | 50% | | | 2020 | \$8,000 | 2 | \$500 | |
| | Gas Fired | 50% | | | 2023 | \$8,000 | 2 | \$500 | |
| Sanitary Piping | | | | | | | | | |
| | Cast Iron | 100% | | | LIFE | * * | 1 | | |
| Storm Drain Piping | | | | | | | | | |
| | Cast Iron | 100% | | | LIFE | * * | 1 | | |
| Sump Pump(s) | | | | | | | | | |
| | Submersible | 100% | | | 2017 | \$6,500 | 4 | \$2,500 | |
| Fixtures | | | | | | | | | |
| | Generic | 100% | | | | | | | |

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

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

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

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-----------------------|-----------------|----------------|
| Exterior Architecture | \$51,200 | |
| Total | \$51,200 | |
| Importance Code A | \$51,200 | |
| Total | \$51,200 | |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-----------------------|---------|---------|---------|-----------------|
| Exterior Architecture | | | | |
| Interior Architecture | | | | |
| Electrical | | | | \$24,800 |
| Mechanical | | | | |
| Total | | | | \$24,800 |
| Importance Code A | | | | |
| Importance Code B | | | | \$24,800 |
| Total | | | | \$24,800 |



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
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 100% Now \$51,200 LIFE * * 5 \$4,000

Diagonal Cracks, Extent : Moderate, Area Affected : 10%

Location : Corners

Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%

Location : Throughout

Windows

Metal Louvers 100% 2028 * * 10

Roof

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

Interior

Floors

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

Interior Walls

Concrete Masonry Unit 100% LIFE * * 5

Ceilings

Exposed Concrete 100% LIFE * * 5 \$300

| Electrical | | 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% 2025 \$4,700 5

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

Location : Electrical Room

Explanation : One 3000 Amps Main Disconnect Switch Fed To Buildings A & B

Switchgear / Switchboard

Air Circuit Breaker 65% 2025 \$31,000 5

Molded Case Bkrs 35% 2025 \$16,700 5

Raceway

Busway 50% 2023 \$2,600 1

Conduit 50% 2025 \$2,600 1

Panelboards

Molded Case Bkrs 100% 2024 \$7,300 5

Wiring

Thermoplastic 100% 2025 \$6,500 1

Lighting

Interior Lighting

Fluorescent 100% 2020 \$18,100 10 \$1,300

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

Location : Throughout The Building

Explanation : T-12 Lamps

Exterior Lighting

HID 100% 2020 \$5,300 10

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

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

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

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

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | | |
|-------------|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Ventilation | | | | | | | | | |
| | Exhaust Fans | | | | | | | | |
| | Roof | 50% | | | 2030 | * * | 2 | | |
| | Wall Unit | 50% | | | 2025 | \$1,100 | 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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

CAPITAL**Total**

Importance Code

Total

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-----------------------|-----------------|---------|---------|-----------------|
| Exterior Architecture | \$25,600 | | | |
| Interior Architecture | | | | |
| Electrical | | | | \$24,800 |
| Mechanical | | | | \$1,100 |
| Total | \$25,600 | | | \$25,800 |
| Importance Code A | \$25,600 | | | |
| Importance Code B | | | | \$25,800 |
| Total | \$25,600 | | | \$25,800 |



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
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 | 100% | Now | \$25,600 | LIFE | * * | 5 | \$4,000 | |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Corners</i> | | | | | | | | |

Windows

| | | | | | | | | |
|---------------|------|--|--|------|-----|----|--|--|
| Metal Louvers | 100% | | | 2028 | * * | 10 | | |
|---------------|------|--|--|------|-----|----|--|--|

Roof

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

Interior

Floors

| | | | | | | | | |
|------------------------|------|--|--|------|-----|---|---------|--|
| Cast in Place Concrete | 100% | | | LIFE | * * | 5 | \$4,700 | |
|------------------------|------|--|--|------|-----|---|---------|--|

Interior Walls

| | | | | | | | | |
|-----------------------|------|--|--|------|-----|---|--|--|
| Concrete Masonry Unit | 100% | | | LIFE | * * | 5 | | |
|-----------------------|------|--|--|------|-----|---|--|--|

Ceilings

| | | | | | | | | |
|--|------|--|--|------|-----|---|-------|--|
| Exposed Concrete | 100% | | | LIFE | * * | 5 | \$300 | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Vault Area</i> | | | | | | | | |

| Electrical | | 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% | | | 2025 | \$4,700 | 5 | | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : One 5000 Amps Main Disconnect Switch Fed To Buildings C And D</i> | | | | | | | | |

Switchgear / Switchboard

| | | | | | | | | |
|---------------------|-----|--|--|------|----------|---|--|--|
| Air Circuit Breaker | 65% | | | 2025 | \$31,000 | 5 | | |
| Molded Case Bkrs | 35% | | | 2025 | \$16,700 | 5 | | |

Raceway

| | | | | | | | | |
|---------|-----|--|--|------|---------|---|--|--|
| Busway | 50% | | | 2023 | \$2,600 | 1 | | |
| Conduit | 50% | | | 2025 | \$2,600 | 1 | | |

Panelboards

| | | | | | | | | |
|------------------|------|--|--|------|---------|---|--|--|
| Molded Case Bkrs | 100% | | | 2024 | \$7,300 | 5 | | |
|------------------|------|--|--|------|---------|---|--|--|

Wiring

| | | | | | | | | |
|---------------|------|--|--|------|---------|---|--|--|
| Thermoplastic | 100% | | | 2025 | \$6,500 | 1 | | |
|---------------|------|--|--|------|---------|---|--|--|

Lighting

Interior Lighting

| | | | | | | | | |
|---|------|--|--|------|----------|----|---------|--|
| Fluorescent | 100% | | | 2020 | \$18,100 | 10 | \$1,300 | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| <i>Explanation : T-12 Lamps</i> | | | | | | | | |

Exterior Lighting

| | | | | | | | | |
|-----|------|--|--|------|---------|----|--|--|
| HID | 100% | | | 2020 | \$5,300 | 10 | | |
|-----|------|--|--|------|---------|----|--|--|

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

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

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

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

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

Ventilation

Exhaust Fans

| | | | | | |
|-----------|-----|--|------|---------|---|
| Roof | 50% | | 2030 | * * | 2 |
| Wall Unit | 50% | | 2020 | \$1,100 | 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|----------------|-----------------|
| Electrical | | \$38,200 |
| Total | | \$38,200 |
| Importance Code B | | \$38,200 |
| Total | | \$38,200 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-----------------------|-----------------|---------|---------|-----------------|
| Exterior Architecture | \$25,600 | | | |
| Interior Architecture | | | | |
| Electrical | | | | \$24,800 |
| Mechanical | | | | \$1,100 |
| Total | \$25,600 | | | \$25,800 |
| Importance Code A | \$25,600 | | | |
| Importance Code B | | | | \$25,800 |
| Total | \$25,600 | | | \$25,800 |



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

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

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

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

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

Exterior

Exterior Walls

| | | | | | | | |
|-----------------------|------|-----|----------|------|-----|---|---------|
| Concrete Masonry Unit | 100% | Now | \$25,600 | LIFE | * * | 5 | \$4,000 |
|-----------------------|------|-----|----------|------|-----|---|---------|

*Diagonal Cracks, Extent : Moderate, Area Affected : 15%**Location : Corners**Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%**Location : Throughout*

Windows

| | | | | | | | |
|---------------|------|--|--|------|-----|----|--|
| Metal Louvers | 100% | | | 2028 | * * | 10 | |
|---------------|------|--|--|------|-----|----|--|

Roof

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

Interior

Floors

| | | | | | | | |
|------------------------|------|--|--|------|-----|---|---------|
| Cast in Place Concrete | 100% | | | LIFE | * * | 5 | \$4,700 |
|------------------------|------|--|--|------|-----|---|---------|

Interior Walls

| | | | | | | | |
|-----------------------|------|--|--|------|-----|---|--|
| Concrete Masonry Unit | 100% | | | LIFE | * * | 5 | |
|-----------------------|------|--|--|------|-----|---|--|

Ceilings

| | | | | | | | |
|------------------|------|--|--|------|-----|---|-------|
| Exposed Concrete | 100% | | | LIFE | * * | 5 | \$300 |
|------------------|------|--|--|------|-----|---|-------|

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

Under 600 Volts

Service Equipment

| | | | | | | | |
|---------------------|------|--|--|------|---------|---|--|
| Air Circuit Breaker | 100% | | | 2025 | \$4,700 | 5 | |
|---------------------|------|--|--|------|---------|---|--|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 5000 Amps Main Disconnect Switch Fed To Buildings A, B & Cafeteria*

Switchgear / Switchboard

| | | | | | | | |
|---------------------|-----|--|--|------|----------|---|--|
| Air Circuit Breaker | 80% | | | 2025 | \$38,200 | 5 | |
|---------------------|-----|--|--|------|----------|---|--|

| | | | | | | | |
|------------------|-----|--|--|------|---------|---|--|
| Molded Case Bkrs | 20% | | | 2025 | \$9,500 | 5 | |
|------------------|-----|--|--|------|---------|---|--|

Raceway

| | | | | | | | |
|--------|-----|--|--|------|---------|---|--|
| Busway | 50% | | | 2023 | \$2,600 | 1 | |
|--------|-----|--|--|------|---------|---|--|

| | | | | | | | |
|---------|-----|--|--|------|---------|---|--|
| Conduit | 50% | | | 2025 | \$2,600 | 1 | |
|---------|-----|--|--|------|---------|---|--|

Panelboards

| | | | | | | | |
|------------------|------|--|--|------|---------|---|--|
| Molded Case Bkrs | 100% | | | 2024 | \$7,300 | 5 | |
|------------------|------|--|--|------|---------|---|--|

Wiring

| | | | | | | | |
|---------------|------|--|--|------|---------|---|--|
| Thermoplastic | 100% | | | 2025 | \$6,500 | 1 | |
|---------------|------|--|--|------|---------|---|--|

Lighting

Interior Lighting

| | | | | | | | |
|-------------|------|--|--|------|----------|----|---------|
| Fluorescent | 100% | | | 2020 | \$18,100 | 10 | \$1,300 |
|-------------|------|--|--|------|----------|----|---------|

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

Exterior Lighting

| | | | | | | | |
|-----|------|--|--|------|---------|----|--|
| HID | 100% | | | 2020 | \$5,300 | 10 | |
|-----|------|--|--|------|---------|----|--|

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

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

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

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

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

Ventilation

Exhaust Fans

| | | | | | |
|-----------|-----|--|------|---------|---|
| Roof | 50% | | 2030 | * * | 2 |
| Wall Unit | 50% | | 2020 | \$1,100 | 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|----------------|-----------------|
| Electrical | | \$47,700 |
| Total | | \$47,700 |
| Importance Code B | | \$47,700 |
| Total | | \$47,700 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-----------------------|-----------------|---------|---------|-----------------|
| Exterior Architecture | \$25,600 | | | |
| Interior Architecture | | | | |
| Electrical | | | | \$24,800 |
| Mechanical | | | | |
| Total | \$25,600 | | | \$24,800 |
| Importance Code A | \$25,600 | | | |
| Importance Code B | | | | \$24,800 |
| Total | \$25,600 | | | \$24,800 |



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
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 100% Now \$25,600 LIFE * * 5 \$4,000

Diagonal Cracks, Extent : Moderate, Area Affected : 15%

Location : Corners

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

Location : Throughout

Windows

Metal Louvers 100% 2028 * * 10

Roof

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

Interior

Floors

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

Interior Walls

Concrete Masonry Unit 100% LIFE * * 5

Ceilings

Exposed Concrete 100% LIFE * * 5 \$300

| Electrical | | 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% 2025 \$4,700 5

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

Location : Electrical Room

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

Switchgear / Switchboard

Air Circuit Breaker 100% 2025 \$47,700 5

Raceway

Busway 50% 2023 \$2,600 1

Conduit 50% 2025 \$2,600 1

Panelboards

Molded Case Bkrs 100% 2024 \$7,300 5

Wiring

Thermoplastic 100% 2025 \$6,500 1

Lighting

Interior Lighting

Fluorescent 100% 2020 \$18,100 10 \$1,300

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

Location : Throughout

Explanation : T-12 Lamps

Exterior Lighting

HID 100% 2020 \$5,300 10

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

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

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

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

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

Ventilation

Exhaust Fans

Roof

50%

2030

* *

2

Wall Unit

50%

2025

\$1,100

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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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 : 100,480 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 25-Jun-2013 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 241 **Lot** : 13 **BIN** : 1003138

| CAPITAL | | FY 2017 - 2020 | FY 2021 - 2026 |
|-----------------------|--|--------------------|--------------------|
| Exterior Architecture | | \$2,835,300 | \$1,919,700 |
| Interior Architecture | | \$1,295,600 | \$285,500 |
| Electrical | | \$1,858,600 | \$644,700 |
| Mechanical | | | \$267,700 |
| Total | | \$5,989,600 | \$3,117,600 |
| Importance Code A | | \$2,835,300 | \$1,996,400 |
| Importance Code B | | \$2,991,100 | \$1,121,200 |
| Importance Code C | | \$163,100 | |
| Total | | \$5,989,600 | \$3,117,600 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-----------------------|-----------------|----------------|-----------------|----------------|
| Exterior Architecture | \$46,700 | | | |
| Interior Architecture | \$3,400 | | | \$900 |
| Electrical | \$24,800 | \$1,300 | \$14,100 | |
| Mechanical | \$2,300 | \$900 | \$9,800 | \$900 |
| Total | \$77,100 | \$2,200 | \$23,900 | \$1,800 |
| Importance Code A | \$48,900 | \$900 | \$2,200 | \$900 |
| Importance Code B | \$24,800 | \$1,300 | \$21,600 | \$900 |
| Importance Code C | \$3,400 | | | |
| Total | \$77,100 | \$2,200 | \$23,900 | \$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
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 | 10% | Now | \$74,100 | LIFE | * * | 5 | \$5,800 | |
| | Cracking/Crumbling, Extent : Moderate, Area Affected : 20% | | | | | | | |
| | Location : South Facade | | | | | | | |
| | Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20% | | | | | | | |
| | Location : South Facade | | | | | | | |
| Fiberglass Panel | 10% | 2-4 | \$13,200 | 2027 | * * | 5 | \$17,300 | |
| | Cracking/Crumbling, Extent : Moderate, Area Affected : 20% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Metal Panel | 53% | Now | \$102,900 | 2034 | * * | 5 | \$91,500 | |
| | Broken/Missing Elements, Extent : Moderate, Area Affected : 30% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Corrosion/Rusting, Extent : Moderate, Area Affected : 20% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Metal Coiling Doors | 25% | Now | \$382,700 | 2029 | * * | 5 | \$36,000 | |
| | Broken/Missing Elements, Extent : Moderate, Area Affected : 20% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Window Wall | 2% | Now | \$26,000 | 2034 | * * | 5 | \$3,500 | |
| | Broken/Missing Elements, Extent : Moderate, Area Affected : 30% | | | | | | | |
| | Location : North Facade | | | | | | | |
| | Glazing Broken/Cracked, Extent : Moderate, Area Affected : 30% | | | | | | | |
| | Location : North Facade | | | | | | | |
| Windows | | | | | | | | |
| Aluminum | 100% | Now | \$537,700 | 2023 | \$1,792,200 | 5 | \$21,900 | 1 |
| | Broken/Missing Elements, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : North Facade | | | | | | | |
| Roof | | | | | | | | |
| Fiberglass Panel | 5% | 2-4 | \$7,600 | 2027 | * * | 1 | | |
| | Broken/Missing Elements, Extent : Moderate, Area Affected : 20% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Metal Panel | 95% | Now | \$1,738,000 | 2044 | * * | | | |
| | 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 | | | | | | | |

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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 |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Cast in Place Concrete | 95% | Now | \$397,600 | LIFE | * * | 5 | \$285,500 | |
| | Cracking/Crumbling, Extent : Moderate, Area Affected : 40% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Worn/Eroded, Extent : Moderate, Area Affected : 30% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Vinyl Tile | 5% | Now | \$57,000 | 2034 | * * | 3 | \$2,600 | |
| | 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 | | | | | | | | |
| Concrete Masonry Unit | 90% | 2-4 | \$163,100 | LIFE | * * | 5 | \$30,100 | |
| | Cracking/Crumbling, Extent : Light, Area Affected : 25% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Gypsum Board | 5% | 2-4 | \$3,400 | LIFE | * * | 5 | \$2,500 | |
| | Cracking/Crumbling, Extent : Moderate, Area Affected : 20% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Metal Panel | 5% | | | LIFE | * * | | | |
| Ceilings | | | | | | | | |
| AcousTileConcealSpLn | 5% | Now | \$62,200 | 2044 | * * | 5 | \$4,900 | |
| | Broken/Missing Elements, Extent : Moderate, Area Affected : 50% | | | | | | | |
| | Location : Office | | | | | | | |
| | Worn/Eroded, Extent : Moderate, Area Affected : 50% | | | | | | | |
| | Location : Office | | | | | | | |
| Exposed Struc: Steel | 95% | 2-4 | \$615,600 | LIFE | * * | | | |
| | 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 | | | | | | | | |
| | Molded Case Bkrs | 100% | | | 2024 | \$76,700 | 5 | \$2,600 | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | |
| | Location : Electrical Room | | | | | | | | |
| | Explanation : One 2000 Amps Main Disconnect Switch | | | | | | | | |
| | | | | | | | | | |
| | Transformers | | | | | | | | |
| | Dry Type | 100% | | | 2022 | \$15,400 | 5 | \$400 | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | |
| | Location : Electrical And Mechanical Room | | | | | | | | |
| | Explanation : One 300 And One 150 Kva 277/120 V | | | | | | | | |

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

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

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

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

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| 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% | | | 2024 | \$238,600 | 5 | \$2,600 | |
| Raceway | | | | | | | | |
| Conduit | 100% | | | 2024 | \$149,100 | 1 | | |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 5% | | | 2023 | \$9,500 | 5 | \$100 | |
| Molded Case Bkrs | 95% | | | 2023 | \$180,300 | 5 | \$2,500 | |
| Wiring | | | | | | | | |
| Braided Cloth | 90% | 2-4 | \$294,000 | 2049 | * * | 1 | | |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| Thermoplastic | 10% | | | 2024 | \$32,700 | 1 | | |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 100% | | | 2022 | \$28,800 | 5 | \$700 | |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | 2-4 | \$9,300 | LIFE | * * | 5 | \$1,500 | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Water Main</i> | | | | | | | | |
| <i>Explanation : Corroded</i> | | | | | | | | |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 65% | 0-2 | \$736,800 | 2034 | * * | | | |
| <i>Inadequate Ltg Level, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| Fluorescent | 30% | Now | \$340,100 | 2034 | * * | | | |
| <i>Damaged Fixtures, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Ground Floor</i> | | | | | | | | |
| Incandescent | 5% | Now | \$56,700 | 2034 | * * | 2 | \$100 | |
| <i>Damaged Fixtures, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Mechanical Room</i> | | | | | | | | |
| Egress Lighting | | | | | | | | |
| Emergency, Battery | 50% | | | 2019 | \$60,400 | 10 | \$11,100 | |
| Exit, Service | 50% | Now | \$14,900 | 2034 | * * | 1 | | |
| <i>Not Functioning, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Ground Floor</i> | | | | | | | | |
| Exterior Lighting | | | | | | | | |
| HID | 100% | | | 2019 | \$370,600 | 10 | \$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

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

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

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

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

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | | |
|----------------------|------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| 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% | | | 2024 | \$14,600 | 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 Is Obsolete | | | | | | | |
| Conversion Equipment | | | | | | | | | |
| | Furnace | 20% | 0-2 | \$2,200 | 2024 | \$21,900 | 1 | \$8,200 | |
| | | Not in Service, Extent : Moderate, Area Affected : 20% | | | | | | | |
| | | Location : 1st Floor | | | | | | | |
| | No Component | 80% | | | | | | | |
| Ventilation | | | | | | | | | |
| | Exhaust Fans | | | | | | | | |
| | Wall Unit | 5% | | | 2019 | \$6,800 | 2 | \$100 | |
| | No Component | 95% | | | | | | | |
| Plumbing | | | | | | | | | |
| | H/C Water Piping | | | | | | | | |
| | Galv Iron/Steel | 100% | | | 2022 | \$267,700 | 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 | | 2019 | \$2,100 | 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% | | | | | | | |

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

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

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

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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 : 31-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 662 **Lot** : 1 **BIN** : 3378172

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$410,600 | \$228,000 |
| Electrical | | \$361,000 |
| Total | \$410,600 | \$589,000 |
| Importance Code A | \$410,600 | \$228,000 |
| Importance Code B | | \$361,000 |
| Total | \$410,600 | \$589,000 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$28,700 | | \$200 | |
| Interior Architecture | \$14,700 | \$6,300 | \$68,000 | \$2,700 |
| Electrical | \$700 | \$24,900 | \$900 | \$700 |
| Mechanical | \$6,500 | \$16,400 | \$6,100 | \$8,700 |
| Total | \$50,600 | \$47,500 | \$75,200 | \$12,200 |
| Importance Code A | \$29,500 | \$6,200 | \$900 | \$6,000 |
| Importance Code B | \$21,100 | \$41,400 | \$74,300 | \$6,200 |
| Importance Code C | | | | |
| Total | \$50,600 | \$47,500 | \$75,200 | \$12,200 |



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
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 | | | | | | | | |
| Concrete Masonry Unit | 40% | 0-2 | \$44,100 | LIFE | * * | 5 | \$13,700 | |
| | Water Penetration, Extent : Light, Area Affected : 10% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Masonry: Brick | 10% | Now | \$16,200 | LIFE | * * | 5 | \$5,500 | |
| | Cracking/Crumbling, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | Location : East Facade | | | | | | | |
| | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | Location : East Facade | | | | | | | |
| Metal Panel | 20% | Now | \$7,700 | 2033 | * * | 5 | \$20,600 | |
| | Broken/Missing Elements, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | Location : East Facade | | | | | | | |
| | Corrosion/Rusting, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | Location : East Facade | | | | | | | |
| Metal Coiling Doors | 30% | Now | \$45,600 | 2028 | * * | 5 | \$25,700 | |
| | Corrosion/Rusting, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | Location : North Facade, South Facade | | | | | | | |
| | Deformed/Dented, Extent : Moderate, Area Affected : 15% | | | | | | | |
| | Location : North Facade, South Facade | | | | | | | |
| Windows | | | | | | | | |
| Aluminum | 10% | | | 2039 | * * | 5 | \$400 | |
| Steel | 90% | Now | \$192,400 | 2048 | * * | 5 | \$23,600 | |
| | 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 | | | | | | | |
| Parapets | | | | | | | | |
| Concrete Masonry Unit | 5% | 0-2 | \$1,500 | LIFE | * * | 5 | \$1,300 | |
| | Cracking/Crumbling, Extent : Light, Area Affected : 10% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Masonry: Brick | 5% | Now | \$3,400 | LIFE | * * | 5 | \$1,200 | |
| | Diagonal Cracks, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | Location : East Facade | | | | | | | |
| | Misaligned/Bulging, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | Location : East Facade | | | | | | | |
| No Component | 90% | | | | | | | |
| Roof | | | | | | | | |
| Fiberglass Panel | 15% | | | 2026 | \$135,800 | 1 | | |
| Metal Panel | 10% | | | 2028 | * * | 10 | \$36,300 | |
| Spray-on Foam | 70% | | | 2028 | * * | 5 | \$184,500 | |
| Not Accessible | 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
SOUTH BROOKLYN MARINE TERMINAL
Asset # : 134

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

Interior**Floors**

| | | | | | | | |
|----------------|-----|-----|---------|------|-----|---|----------|
| Asphalt Poured | 93% | 0-2 | \$6,800 | 2028 | * * | 5 | \$25,400 |
|----------------|-----|-----|---------|------|-----|---|----------|

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

| | | | | | | | |
|--------|----|-----|---------|------|----------|---|---------|
| Carpet | 5% | 0-2 | \$6,800 | 2019 | \$68,000 | 3 | \$8,200 |
|--------|----|-----|---------|------|----------|---|---------|

Staining/Discoloring, Extent : Light, Area Affected : 10%
Location : Throughout

| | | | | | | | |
|--------------|----|--|--|------|-----|---|---------|
| Ceramic Tile | 2% | | | 2032 | * * | 5 | \$2,200 |
|--------------|----|--|--|------|-----|---|---------|

Interior Walls

| | | | | | | | |
|-----------------------|-----|--|--|------|-----|---|----------|
| Concrete Masonry Unit | 90% | | | LIFE | * * | 5 | \$23,900 |
|-----------------------|-----|--|--|------|-----|---|----------|

| | | | | | | | |
|--------------|-----|--|--|------|-----|---|---------|
| Gypsum Board | 10% | | | LIFE | * * | 5 | \$4,000 |
|--------------|-----|--|--|------|-----|---|---------|

Ceilings

| | | | | | | | |
|----------------------|-----|--|--|------|-----|---|----------|
| AcousTileSusp.Lay-In | 10% | | | 2028 | * * | 5 | \$12,500 |
|----------------------|-----|--|--|------|-----|---|----------|

| | | | | | | | |
|----------------------|-----|--|--|------|-----|--|--|
| Exposed Struc: Steel | 90% | | | 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 |

Under 600 Volts**Service Equipment**

| | | | | | | | |
|---------------|------|--|--|------|-----|---|-------|
| Fused Disc Sw | 100% | | | 2033 | * * | 5 | \$300 |
|---------------|------|--|--|------|-----|---|-------|

Other Observation, Extent : Moderate, Area Affected : 100%
Location : Electrical Room
Explanation : 1200 Amps

Switchgear / Switchboard

| | | | | | | | |
|---------------|------|--|--|------|-----|---|-------|
| Fused Disc Sw | 100% | | | 2033 | * * | 5 | \$300 |
|---------------|------|--|--|------|-----|---|-------|

Raceway

| | | | | | | | |
|---------|------|--|--|------|-----|---|--|
| Conduit | 100% | | | 2033 | * * | 1 | |
|---------|------|--|--|------|-----|---|--|

Panelboards

| | | | | | | | |
|------------------|------|--|--|------|-----|---|---------|
| Molded Case Bkrs | 100% | | | 2031 | * * | 5 | \$2,100 |
|------------------|------|--|--|------|-----|---|---------|

Wiring

| | | | | | | | |
|---------------|------|--|--|------|-----|---|--|
| Thermoplastic | 100% | | | 2033 | * * | 1 | |
|---------------|------|--|--|------|-----|---|--|

Motor Controllers

| | | | | | | | |
|-----------------|------|--|--|------|-----|---|-------|
| Locally Mounted | 100% | | | 2028 | * * | 5 | \$500 |
|-----------------|------|--|--|------|-----|---|-------|

Lighting**Interior Lighting**

| | | | | | | | |
|-------------|------|--|--|------|-----|----|----------|
| Fluorescent | 100% | | | 2031 | * * | 10 | \$66,800 |
|-------------|------|--|--|------|-----|----|----------|

Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout
Explanation : Using T-8 Lamps

Egress Lighting

| | | | | | | | |
|--------------------|-----|--|--|------|----------|---|--|
| Emergency, Service | 50% | | | 2023 | \$17,500 | 1 | |
|--------------------|-----|--|--|------|----------|---|--|

| | | | | | | | |
|---------------|-----|--|--|------|----------|---|--|
| Exit, Service | 50% | | | 2023 | \$11,900 | 1 | |
|---------------|-----|--|--|------|----------|---|--|

Exterior Lighting

| | | | | | | | |
|-----|------|--|--|------|-----------|----|-------|
| HID | 100% | | | 2023 | \$294,200 | 10 | \$200 |
|-----|------|--|--|------|-----------|----|-------|

Alarm

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

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

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

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

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

Alarm

Security System

No Component

90%

Generic

10%

2018

\$23,600

1

\$3,000

Fire/Smoke Detection

No Component

90%

Generic

10%

2031

* *

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

Energy Source

Electricity

2%

2043

* *

1

Natural Gas

98%

2043

* *

1

Conversion Equipment

Furnace

20%

2028

* *

1

\$7,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 1 Gas Fired Packaged Roof Top Unit*

Radiant Heater

78%

2028

* *

2

\$26,400

*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%

2039

* *

1

Conversion Equipment

Ext Pkg Unit - Cooling

5%

2031

* *

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%

2028

* *

2

\$900

No Component

75%

Terminal Devices

Fan Coil - Cooling

5%

2031

* *

1

\$1,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Above Ceiling**Explanation : Spilt Unit, Fan Coil Section*

No Component

95%

Ventilation

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
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 |
| Ventilation | | | | | | | | | |
| | Exhaust Fans | | | | | | | | |
| | Roof | 50% | 0-2 | \$1,400 | 2023 | \$28,300 | 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% | | | 2023 | \$32,300 | 2 | \$700 | |
| | No Component | 20% | | | | | | | |
| Plumbing | | | | | | | | | |
| | H/C Water Piping | | | | | | | | |
| | Brass/Copper | 100% | | | 2043 | * * | 1 | | |
| | Water Heater | | | | | | | | |
| | Electric | 100% | | | 2021 | \$11,000 | 4 | \$600 | |
| | 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% | | | 2043 | * * | 1-5 | \$29,400 | |
| | Sprinkler | | | | | | | | |
| | Generic | 100% | | | 2043 | * * | 1-2 | \$20,400 | |

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

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

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

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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 : 31-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 662 **Lot** : 1 **BIN** :

CAPITAL**Total**

Importance Code

Total

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-----------------------|---------|--------------|---------|---------|
| Exterior Architecture | | \$400 | | |
| Interior Architecture | | | | |
| Electrical | | | | |
| Mechanical | | | | |
| Total | | \$400 | | |
| Importance Code A | | \$400 | | |
| Importance Code B | | | | |
| Importance Code C | | | | |
| Total | | \$400 | | |



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
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 | \$400 | |
| Metal Panel | 50% | | | 2053 | | * * | 5-10 | \$1,300 | |

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

Location : Throughout

Windows

| | | | | | | | | | |
|----------|------|--|--|------|--|-----|---|--|--|
| Aluminum | 100% | | | 2048 | | * * | 5 | | |
|----------|------|--|--|------|--|-----|---|--|--|

Roof

| | | | | | | | | | |
|-------------|------|--|--|------|--|-----|----|-------|--|
| Metal Panel | 100% | | | 2043 | | * * | 10 | \$500 | |
|-------------|------|--|--|------|--|-----|----|-------|--|

Interior

Floors

| | | | | | | | | | |
|-------------|------|--|--|------|--|-----|---|--|--|
| Steel Plate | 100% | | | LIFE | | * * | 1 | | |
|-------------|------|--|--|------|--|-----|---|--|--|

Interior Walls

| | | | | | | | | | |
|--------------------|-----|--|--|------|--|-----|---|-------|--|
| Glass: Single Pane | 50% | | | LIFE | | * * | 5 | \$100 | |
| Metal Panel | 50% | | | LIFE | | * * | | | |

Ceilings

| | | | | | | | | | |
|-------------|------|--|--|------|--|-----|---|-------|--|
| Metal Panel | 100% | | | LIFE | | * * | 5 | \$200 | |
|-------------|------|--|--|------|--|-----|---|-------|--|

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

Lighting

Interior Lighting

| | | | | | | | | | |
|-------------|------|--|--|------|--|-----|----|-------|--|
| Fluorescent | 100% | | | 2033 | | * * | 10 | \$100 | |
|-------------|------|--|--|------|--|-----|----|-------|--|

Other Observation, Extent : Moderate, 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% | | | 2049 | | * * | 1 | | |
|-------------|------|--|--|------|--|-----|---|--|--|

Conversion Equipment

| | | | | | | | | | |
|----------------|------|--|--|------|--|-----|---|--|--|
| Radiant Heater | 100% | | | 2031 | | * * | 2 | | |
|----------------|------|--|--|------|--|-----|---|--|--|

Air Conditioning

Energy Source

| | | | | | | | | | |
|-------------|------|--|--|------|--|-----|---|--|--|
| Electricity | 100% | | | 2045 | | * * | 1 | | |
|-------------|------|--|--|------|--|-----|---|--|--|

Conversion Equipment

| | | | | | | | | | |
|------------------|------|--|--|------|--|-------|---|--|--|
| Window/Wall Unit | 100% | | | 2022 | | \$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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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 : 31-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 662 **Lot** : 1 **BIN** : 3378175

| CAPITAL | | FY 2017 - 2020 | FY 2021 - 2026 |
|-----------------------|--|--------------------|------------------|
| Exterior Architecture | | \$1,904,600 | \$36,300 |
| Interior Architecture | | \$804,200 | |
| Electrical | | \$394,000 | |
| Mechanical | | \$139,300 | \$70,100 |
| Total | | \$3,242,000 | \$106,300 |
| Importance Code A | | \$1,904,600 | \$36,300 |
| Importance Code B | | \$1,205,400 | \$70,100 |
| Importance Code C | | \$132,000 | |
| Total | | \$3,242,000 | \$106,300 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-----------------------|------------------|-----------------|-----------------|----------------|
| Exterior Architecture | \$30,200 | | | |
| Interior Architecture | \$93,100 | | \$67,200 | \$2,700 |
| Mechanical | \$43,700 | \$20,500 | \$4,500 | \$1,900 |
| Total | \$166,900 | \$20,500 | \$71,800 | \$4,600 |
| Importance Code A | \$67,600 | \$1,000 | \$1,000 | \$1,000 |
| Importance Code B | \$60,500 | \$19,600 | \$70,800 | \$3,600 |
| Importance Code C | \$38,900 | | | |
| Total | \$166,900 | \$20,500 | \$71,800 | \$4,600 |



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
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 | \$133,100 | LIFE | * * | 5 | \$30,200 | |
| 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 | | | | | | | | |
| Concrete Masonry Unit | 10% | 0-2 | \$121,500 | LIFE | * * | 5 | \$3,800 | 1 |
| Cracking/Crumbling, Extent : Severe, Area Affected : 60% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Masonry: Brick | 60% | Now | \$534,100 | LIFE | * * | 5 | \$36,300 | 1 |
| Broken/Missing Elements, Extent : Severe, Area Affected : 30% | | | | | | | | |
| Location : West Facade | | | | | | | | |
| Jnt 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 | \$17,000 | 2033 | * * | 5 | \$11,300 | 1 |
| Broken/Missing Elements, Extent : Severe, Area Affected : 60% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Metal Coiling Doors | 10% | Now | \$167,400 | 2028 | * * | 5 | \$9,400 | |
| 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 | \$46,000 | 2048 | * * | 5 | \$600 | 1 |
| Broken/Missing Elements, Extent : Severe, Area Affected : 100% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Steel | 80% | Now | \$229,200 | 2048 | * * | 5 | \$28,100 | |
| 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 | \$78,500 | LIFE | * * | 5 | \$4,900 | 1 | |
| Cracking/Crumbling, Extent : Severe, Area Affected : 25% | | | | | | | | | |
| Location : Coping | | | | | | | | | |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50% | | | | | | | | | |
| Location : Coping | | | | | | | | | |
| Masonry: Brick | 85% | Now | \$182,000 | LIFE | * * | 5 | \$10,800 | | |
| Broken/Missing Elements, Extent : Severe, Area Affected : 10% | | | | | | | | | |
| Location : West Parapet | | | | | | | | | |
| Jnt 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 | \$13,200 | 2028 | * * | 5 | \$9,000 | | |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 40% | | | | | | | | | |
| Location : Throughout | | | | | | | | | |
| Roof | | | | | | | | | |
| Modified Bitumen | 100% | Now | \$412,800 | 2033 | * * | | | | |
| 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 | \$20,200 | 2019 | \$67,200 | 3 | \$8,100 | | |
| Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 30% | | | | | | | | | |
| Location : Throughout | | | | | | | | | |
| Cast in Place Concrete | 30% | Now | \$109,600 | LIFE | * * | 5 | \$23,600 | | |
| 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 | \$34,000 | 2038 | * * | 5 | \$900 | | |
| Cracking/Crumbling, Extent : Severe, Area Affected : 100% | | | | | | | | | |
| Location : Throughout | | | | | | | | | |
| Terrazzo | 50% | Now | \$244,900 | LIFE | * * | 5 | \$14,000 | | |
| 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 | \$16,400 | 2038 | * * | 5 | \$300 | |
| | | Cracking/Crumbling, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | Concrete Masonry Unit | 50% | 0-2 | \$132,000 | LIFE | * * | 5 | \$2,400 | |
| | | Cracking/Crumbling, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | Gypsum Board | 15% | 2-4 | \$7,400 | LIFE | * * | 5 | \$1,100 | |
| | | Cracking/Crumbling, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | Plywood/Hardboard | 30% | 0-2 | \$15,100 | LIFE | * * | | | |
| | | Broken/Missing Elements, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| Ceilings | | | | | | | | | |
| | AcousTileConcealSpLn | 20% | 2-4 | \$56,800 | 2043 | * * | 5 | \$4,500 | |
| | | Cracking/Crumbling, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | AcousTileSusp.Lay-In | 60% | Now | \$170,500 | 2043 | * * | 5 | \$10,800 | |
| | | 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 | \$90,400 | 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 |
| Over 600 Volts | | | | | | | | | |
| | Service Equipment | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| | Transformers | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| | Feeders | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| | Raceway | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| Under 600 Volts | | | | | | | | | |
| | Service Equipment | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| | Transformers | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |

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

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

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

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

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Raceway | | | | | | | | |
| 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 | 100% | Now | \$296,800 | 2033 | | * * | | |
| <i>Not in Service, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Exterior Lighting | | | | | | | | |
| HID | 100% | Now | \$97,200 | 2033 | | * * | | |
| <i>Not in Service, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 10% | | | 2049 | | * * | 1 | |
| <i>Other Observation, Extent : Moderate, Area Affected : 60%</i> | | | | | | | | |
| <i>Location : First Floor, Tower And Rear Section</i> | | | | | | | | |
| <i>Explanation : Building Is Abandoned</i> | | | | | | | | |
| Natural Gas | 90% | | | 2033 | | * * | 1 | |
| Conversion Equipment | | | | | | | | |
| Furnace | 20% | Now | \$5,700 | 2033 | | * * | 1 | \$2,100 |
| <i>Not in Service, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Roof</i> | | | | | | | | |
| Hot Water Boiler | 60% | Now | \$31,700 | 2043 | | * * | 1 | \$6,400 |
| <i>Not in Service, Extent : Severe, Area Affected : 60%</i> | | | | | | | | |
| <i>Location : Boiler Room</i> | | | | | | | | |
| No Component | 20% | | | | | | | |
| Distribution | | | | | | | | |
| Hot Wtr Piping/Pump | 100% | | | 2039 | | * * | 4 | \$1,200 |
| <i>Not in Service, Extent : Moderate, Area Affected : 40%</i> | | | | | | | | |
| <i>Location : Various Locations</i> | | | | | | | | |

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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 |
| Heating | | | | | | | | | |
| | Terminal Devices | | | | | | | | |
| | Convector/Radiator | 60% | | | 2036 | * * | 1 | \$4,700 | |
| | Fan Coil Unit/Heat | 40% | | | 2028 | * * | 1 | \$3,100 | |
| Air Conditioning | | | | | | | | | |
| | Energy Source | | | | | | | | |
| | Electricity | 100% | | | 2031 | * * | 1 | | |
| | Conversion Equipment | | | | | | | | |
| | Ext Pkg Unit - Heating/Cooling | 90% | Now | \$139,300 | 2033 | * * | 2 | \$1,100 | |
| | | Not in Service, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : Roof | | | | | | | |
| | Window/Wall Unit | 10% | | | 2021 | \$4,800 | 1 | | |
| Ventilation | | | | | | | | | |
| | Distribution | | | | | | | | |
| | Ductwork/Diffusers | 100% | | | LIFE | * * | 2-5 | \$13,400 | |
| | Exhaust Fans | | | | | | | | |
| | Roof | 100% | | | 2018 | \$18,700 | 2 | \$700 | |
| Plumbing | | | | | | | | | |
| | H/C Water Piping | | | | | | | | |
| | Galv Iron/Steel | 100% | | | 2021 | \$70,100 | 1 | | |
| | Water Heater | | | | | | | | |
| | Gas Fired | 100% | | | 2017 | \$5,500 | 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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 : 31-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 662 **Lot** : 1 **BIN** : 3378173

| CAPITAL | | FY 2017 - 2020 | FY 2021 - 2026 |
|-----------------------|---|--------------------|--------------------|
| Exterior Architecture | | \$3,476,500 | \$2,243,500 |
| Interior Architecture | | \$502,200 | \$441,200 |
| Electrical | | \$4,076,600 | \$1,467,700 |
| Mechanical | | \$166,900 | \$405,900 |
| Total | | \$8,222,200 | \$4,558,200 |
| Importance Code | A | \$3,476,500 | \$2,319,600 |
| Importance Code | B | \$4,710,700 | \$2,183,800 |
| Importance Code | C | \$35,000 | \$54,900 |
| Total | | \$8,222,200 | \$4,558,200 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$24,500 | | | |
| Interior Architecture | \$27,100 | | | |
| Electrical | \$3,200 | \$9,200 | | |
| Mechanical | \$38,400 | \$34,600 | \$44,400 | \$30,700 |
| Total | \$93,300 | \$43,800 | \$44,400 | \$30,700 |
| Importance Code | A | \$26,200 | \$5,400 | \$1,700 |
| Importance Code | B | \$67,100 | \$38,400 | \$42,700 |
| Importance Code | C | | | \$800 |
| Total | \$93,300 | \$43,800 | \$44,400 | \$30,700 |



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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801
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 | \$402,900 | LIFE | * * | 5 | \$125,200 | |
| <i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : North And South Facades</i> | | | | | | | | |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : North Facade, South Facade</i> | | | | | | | | |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : North Facade, South Facade</i> | | | | | | | | |
| Fiberglass Panel | 40% | | | 2036 | * * | 5 | \$1,202,200 | |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Metal, Corrugated | 15% | | | 2049 | * * | 1 | | |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Metal/Glass Curt Wall | 5% | Now | \$621,100 | LIFE | * * | 5 | \$75,100 | 1 |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : East Facade</i> | | | | | | | | |
| <i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : East Facade</i> | | | | | | | | |
| Metal Coiling Doors | 15% | Now | \$666,200 | 2028 | * * | 5 | \$187,800 | |
| <i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : North Facade, South Facade</i> | | | | | | | | |
| <i>Deformed/Dented, Extent : Severe, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : North Facade, South Facade</i> | | | | | | | | |
| Windows | | | | | | | | |
| Aluminum | 70% | Now | \$640,300 | 2039 | * * | 5 | \$26,100 | |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Steel | 30% | Now | \$456,100 | 2039 | * * | 5 | \$139,700 | 1 |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : North Facade</i> | | | | | | | | |
| <i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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 | \$12,800 | LIFE | * * | 5 | \$5,700 | |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Pre-Cast Concrete | 2% | Now | \$11,700 | LIFE | * * | 5 | \$21,100 | |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : East Facade</i> | | | | | | | | |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : East Facade</i> | | | | | | | | |
| No Component | 95% | | | | | | | |
| Roof | | | | | | | | |
| Fiberglass Panel | 10% | | | 2038 | * * | 1 | | |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Metal Panel | 10% | | | 2040 | * * | 10 | \$176,500 | |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Spray-on Foam | 80% | | | 2033 | * * | 5 | \$1,026,800 | |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Asphalt Poured | 85% | 0-2 | \$27,100 | 2028 | * * | 5 | \$101,400 | |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Cast in Place Concrete | 10% | | | LIFE | * * | 5 | \$104,400 | |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Ceramic Tile | 2% | Now | \$90,300 | 2026 | \$180,600 | 5 | \$4,800 | |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Terrazzo | 3% | | | LIFE | * * | 5 | \$11,200 | |
| Interior Walls | | | | | | | | |
| Concrete Masonry Unit | 80% | | | LIFE | * * | 5 | \$51,600 | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Concrete Masonry Unit | 5% | Now | \$35,000 | LIFE | * * | 5 | \$3,200 | |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : At East Entrance</i> | | | | | | | | |
| Plaster | 10% | | | LIFE | * * | 5 | \$4,800 | |
| Plywood/Hardboard | 5% | | | 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

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

Interior

Ceilings

AcousTileConcealSpLn 10% Now \$376,900 2043 * * 5 \$29,800

Broken/Missing Elements, Extent : Severe, Area Affected : 50%

Location : Office Area

Cracking/Crumbling, Extent : Severe, Area Affected : 50%

Location : Office Area

Water Penetration, Extent : Severe, Area Affected : 20%

Location : Office Area

Exposed Struc: Steel 90% LIFE * *

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

Under 600 Volts

Service Equipment

Molded Case Bkrs 100% 2053 * * 5 \$9,200

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

Location : Electrical Room

Explanation : 800 Amps

Transformers

Under Construction 100%

Switchgear / Switchboard

Molded Case Bkrs 100% 2023 \$525,000 5 \$9,200

Raceway

Conduit 100% 2023 \$615,700 1

Panelboards

Molded Case Bkrs 70% 2022 \$327,000 5 \$6,400

Molded Case Bkrs 30% 2-4 \$140,100 2048 * * 5 \$1,400

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

Location : Throughout

Lighting

Interior Lighting

Fluorescent 100% Now \$3,936,500 2033 * *

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

Location : Inside The Building

Exterior Lighting

HID 100% 2033 * * 10 \$1,100

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

Location : Throughout

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

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
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 | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 5% | | | 2043 | * * | 1 | | |
| No Component | 95% | | | | | | | |
| Conversion Equipment | | | | | | | | |
| Hot Water Boiler | 5% | | | 2021 | \$35,000 | 1 | \$7,900 | |
| | | | 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% | | | 2023 | \$41,100 | 2 | \$4,400 | |
| | | | Other Observation, Extent : Light, Area Affected : 100% | | | | | |
| | | | Location : Water Meter Rooms | | | | | |
| | | | Explanation : Electric Unit Heaters | | | | | |
| No Component | 92% | | | | | | | |
| Terminal Devices | | | | | | | | |
| Convactor/Radiator | 100% | | | 2021 | \$235,200 | 1 | \$102,900 | |
| | | | 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% | | | 2022 | \$52,900 | 1 | | |
| Conversion Equipment | | | | | | | | |
| Reciprocating Compr/Chiller | 5% | | | 2018 | \$52,800 | 1 | \$7,400 | |
| | | | 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% | | | 2023 | \$6,400 | 1 | | |
| | | | Recent Installation, Extent : Light, Area Affected : 100% | | | | | |
| | | | Location : Electrical Vault | | | | | |
| No Component | 94% | | | | | | | |
| Terminal Devices | | | | | | | | |
| Air Handler/Cool/Ht | 5% | | | 2018 | \$4,000 | 1 | \$9,900 | |
| | | | 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 | | | | | | | | |
| Galv Iron/Steel | 5% | | | 2028 | * * | 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% | | | 2017 | \$72,400 | 2 | \$4,600 | |
| 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% | | | 2043 | * * | 1-5 | \$160,700 | |
| Sprinkler | | | | | | | | |
| Generic | 100% | | | 2043 | * * | 1-2 | \$89,300 | |
| Fire Pump | | | | | | | | |
| Generic | 100% | | | 2032 | * * | 1 | \$59,500 | |
| 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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 : 31-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 662 **Lot** : 1 **BIN** : 3378174

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,984,800 | \$257,300 |
| Interior Architecture | \$563,400 | \$338,700 |
| Mechanical | | \$74,800 |
| Total | \$2,548,200 | \$670,800 |
| Importance Code A | \$1,984,800 | \$257,300 |
| Importance Code B | \$486,800 | \$413,500 |
| Importance Code C | \$76,600 | |
| Total | \$2,548,200 | \$670,800 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-----------------------|-----------------|----------------|----------------|----------------|
| Exterior Architecture | \$32,800 | | | |
| Interior Architecture | | | | |
| Electrical | | | | |
| Mechanical | \$5,600 | \$3,900 | \$6,000 | \$3,900 |
| Total | \$38,400 | \$3,900 | \$6,000 | \$3,900 |
| Importance Code A | \$33,000 | | \$200 | |
| Importance Code B | \$5,400 | \$3,900 | \$5,800 | \$3,900 |
| Importance Code C | | | | |
| Total | \$38,400 | \$3,900 | \$6,000 | \$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
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 | \$375,600 | LIFE | * * | 5 | \$19,500 | | |
| Jnt 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 | | | | | | | | | |
| Fiberglass Panel | 10% | | | 2036 | * * | 5 | \$29,200 | | |
| Recent Replace Evident, Extent : Light, Area Affected : 100% | | | | | | | | | |
| Location : Throughout | | | | | | | | | |
| Metal Panel | 20% | Now | \$32,800 | 2043 | * * | 5 | \$29,200 | 1 | |
| Corrosion/Rusting, Extent : Severe, Area Affected : 25% | | | | | | | | | |
| Location : Throughout | | | | | | | | | |
| Deformed/Dented, Extent : Severe, Area Affected : 25% | | | | | | | | | |
| Location : Throughout | | | | | | | | | |
| Metal Coiling Doors | 30% | Now | \$647,000 | 2028 | * * | 5 | \$36,500 | 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 | \$962,100 | 2048 | * * | 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% | | | 2043 | * * | 10 | \$102,900 | | |
| Not Accessible | 80% | | | | | | | | |
| Interior | | | | | | | | | |
| Floors | | | | | | | | | |
| Cast in Place Concrete | 100% | 0-2 | \$78,600 | LIFE | * * | 5 | \$338,700 | | |
| Cracking/Crumbling, Extent : Light, Area Affected : 10% | | | | | | | | | |
| Location : Throughout | | | | | | | | | |
| Interior Walls | | | | | | | | | |
| Concrete Masonry Unit | 75% | 0-2 | \$76,600 | LIFE | * * | 5 | \$28,300 | | |
| Cracking/Crumbling, Extent : Light, Area Affected : 10% | | | | | | | | | |
| Location : Throughout | | | | | | | | | |
| Masonry: Brick | 25% | | | 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 SHED - BLDG N
Asset # : 2503

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

Interior**Ceilings**

| | | | | | | |
|----------------------|-----|-----|-----------|------|--|-----|
| Exposed Struc: Steel | 25% | | | LIFE | | * * |
| Exposed Struc: Wood | 75% | 0-2 | \$408,200 | 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 | % of | Fail Date | Estimated Cost | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
| | Type | Total | (Years) | | FY | | (Yrs) | | |

Lighting**Exterior Lighting**

| | | | | | | | | | |
|-----|------|--|--|------|--|-----|----|-------|--|
| HID | 100% | | | 2033 | | * * | 10 | \$300 | |
|-----|------|--|--|------|--|-----|----|-------|--|

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

Location : Exterior

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

Heating**Energy Source**

| | | | | | | | | | |
|--------------|-----|--|--|------|--|-----|---|--|--|
| Electricity | 2% | | | 2043 | | * * | 1 | | |
| No Component | 98% | | | | | | | | |

Conversion Equipment

| | | | | | | | | | |
|----------------|-----|--|--|------|--|---------|---|---------|--|
| Radiant Heater | 2% | | | 2023 | | \$8,900 | 2 | \$1,000 | |
| No Component | 98% | | | | | | | | |

Plumbing**H/C Water Piping**

| | | | | | | | | | |
|-----------------|------|--|--|------|--|-----|---|--|--|
| Galv Iron/Steel | 100% | | | 2028 | | * * | 1 | | |
|-----------------|------|--|--|------|--|-----|---|--|--|

Storm Drain Piping

| | | | | | | | | | |
|-----------|------|--|--|------|--|-----|---|--|--|
| Cast Iron | 100% | | | LIFE | | * * | 1 | | |
|-----------|------|--|--|------|--|-----|---|--|--|

Fire Suppression**Sprinkler**

| | | | | | | | | | |
|---------|------|--|--|------|--|-----|-----|----------|--|
| Generic | 100% | | | 2033 | | * * | 1-2 | \$29,000 | |
|---------|------|--|--|------|--|-----|-----|----------|--|

Fire Pump

| | | | | | | | | | |
|---------|------|-----|---------|------|--|----------|---|----------|--|
| Generic | 100% | 0-2 | \$1,500 | 2026 | | \$74,800 | 1 | \$17,400 | |
|---------|------|-----|---------|------|--|----------|---|----------|--|

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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : SOUTH BROOKLYN MARINE TERMINAL TRANSFORMER BLDG. 'S'
Address : SECOND AVENUE & 36TH STREET
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 : 31-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 662 **Lot** : 1 **BIN** : 3345836

CAPITAL**Total**

Importance Code

Total

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-----------------------|-----------------|---------|---------|---------|
| Exterior Architecture | \$19,300 | | | |
| Interior Architecture | | | | |
| Mechanical | | | | |
| Total | \$19,300 | | | |
| Importance Code A | \$19,300 | | | |
| Importance Code B | | | | |
| Importance Code C | | | | |
| Total | \$19,300 | | | |



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
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 | \$16,800 | LIFE | * * | 5 | \$900 | 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 : Southeast Corner**Explanation : Building Scheduled To Be Demolished - East And South Walls Are Separating*

| | | | | | | | | |
|---------------------|-----|-----|---------|------|-----|---|-------|--|
| Metal Coiling Doors | 10% | Now | \$2,600 | 2036 | * * | 5 | \$200 | |
|---------------------|-----|-----|---------|------|-----|---|-------|--|

*Corrosion/Rusting, Extent : Moderate, Area Affected : 25%**Location : West Facade**Deformed/Dented, Extent : Moderate, Area Affected : 25%**Location : West Facade*

Windows

| | | | | | | | | |
|---------------|------|--|--|------|--|----|--|--|
| Metal Louvers | 100% | | | 2026 | | 10 | | |
|---------------|------|--|--|------|--|----|--|--|

Roof

| | | | | | | | | |
|----------------|------|--|--|--|--|--|--|--|
| Not Accessible | 100% | | | | | | | |
|----------------|------|--|--|--|--|--|--|--|

Interior

Floors

| | | | | | | | | |
|------------------------|------|--|--|------|-----|---|---------|--|
| Cast in Place Concrete | 100% | | | LIFE | * * | 5 | \$1,100 | |
|------------------------|------|--|--|------|-----|---|---------|--|

Interior Walls

| | | | | | | | | |
|-----------------------|------|--|--|------|-----|---|-------|--|
| Concrete Masonry Unit | 100% | | | LIFE | * * | 5 | \$100 | |
|-----------------------|------|--|--|------|-----|---|-------|--|

Ceilings

| | | | | | | | | |
|------------------|-----|--|--|------|-----|---|-------|--|
| Exposed Concrete | 65% | | | LIFE | * * | 5 | \$100 | |
|------------------|-----|--|--|------|-----|---|-------|--|

| | | | | | | | | |
|----------------------|-----|--|--|------|-----|--|--|--|
| Exposed Struc: Steel | 35% | | | LIFE | * * | | | |
|----------------------|-----|--|--|------|-----|--|--|--|

| Electrical | | 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% | | | | | | | |
|----------------|------|--|--|--|--|--|--|--|

Transformers

| | | | | | | | | |
|----------------|------|--|--|--|--|--|--|--|
| Not Accessible | 100% | | | | | | | |
|----------------|------|--|--|--|--|--|--|--|

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL TRANSFORMER BLDG. 'S'
Asset # : 2557

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | | |
|----------------------|--------------------------|----------------|-----------|--------------------|------|----------------|-------|----------------|----------|
| System | Component | % of | Fail Date | Estimated Cost | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
| | Type | Total | (Years) | | FY | | (Yrs) | | |
| Under 600 Volts | | | | | | | | | |
| | Switchgear / Switchboard | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| | Raceway | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| | Panelboards | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| | Wiring | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| | Motor Controllers | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| Ground | | | | | | | | | |
| | Grounding Devices | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| Lighting | | | | | | | | | |
| | Interior Lighting | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| | Egress Lighting | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| 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% | | | 2023 | \$500 | 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : 23RD ST. MARINA PKG. GARAGE BUILDING FOUNDATION
Address : 23RD ST. MARINA
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGSPR30.001 / 2666 **Yr Built/Renovated** : 1960 /
Area Sq Ft : 42,000 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 08-Mar-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 991 **Lot** : 50 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------|------------------|
| Piers | \$43,100 | \$115,600 |
| Total | \$43,100 | \$115,600 |
| Importance Code A | \$43,100 | \$115,600 |
| Total | \$43,100 | \$115,600 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|---------|----------------|---------|
| Piers | \$13,600 | | \$8,600 | |
| Total | \$13,600 | | \$8,600 | |
| Importance Code A | \$13,600 | | \$8,600 | |
| Total | \$13,600 | | \$8,600 | |



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
23RD ST. MARINA PKG. GARAGE BUILDING FOUNDATION
Asset # : 2666

| Piers | | Current Repair | | | Future Replacement | | Maintenance | | | |
|-------------------|----------------|---|--|----------------|--------------------|----------------|-------------|----------------|----------|--|
| 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 | \$39,100 | | |
| | | Cracking, Extent : Light, Area Affected : 2% | | | | | | | | |
| | | Location : Offshore End | | | | | | | | |
| | Not Accessible | 50% | | | | | | | | |
| | Pile Caps | Concrete | 93% | | | LIFE | * * | 5 | \$2,600 | |
| | | | Spalling, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | | | Location : On Cluster Caps Throughout | | | | | | | |
| | | Concrete | 2% | 4+ | \$13,600 | LIFE | * * | 5 | \$100 | |
| | | | Cracking, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | | | Location : Throughout | | | | | | | |
| | | Discolor & Bleeding, Extent : Moderate, Area Affected : 10% | | | | | | | | |
| | | Location : Throughout | | | | | | | | |
| | | Spalling, Extent : Moderate, Area Affected : 10% | | | | | | | | |
| | | Location : Throughout | | | | | | | | |
| Piles and Bracing | Steel | 5% | | | 2024 | \$36,600 | 5 | \$17,300 | | |
| | | Corrosion, Extent : Light, Area Affected : 100% | | | | | | | | |
| | | Location : Throughout | | | | | | | | |
| | Concrete | 28% | | | LIFE | * * | 5 | \$37,200 | | |
| | Concrete | 2% | 4+ | \$43,100 | LIFE | * * | 5 | \$2,700 | | |
| | | Cracking, Extent : Light, Area Affected : 5% | | | | | | | | |
| | | Location : North Side Of Pier | | | | | | | | |
| | | Spalling, Extent : Moderate, Area Affected : 5% | | | | | | | | |
| | | Location : North Side Of Pier | | | | | | | | |
| | | Not Accessible | 70% | | | | | | | |

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

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

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

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : 65TH STREET RAIL YARD TRANSFER BRIDGE PIERS
Address : FOOT OF 66 ST NEXT TO BAT
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR038.020 / 13492 **Yr Built/Renovated** :
Area Sq Ft : 11,288 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 12-Jan-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 5804 **Lot** : 2 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|------------------|-----------------|
| Piers | \$115,400 | \$63,400 |
| Total | \$115,400 | \$63,400 |
| Importance Code B | \$115,400 | \$63,400 |
| Total | \$115,400 | \$63,400 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|---------|---------|-----------------|
| Piers | \$27,600 | | | \$16,300 |
| Total | \$27,600 | | | \$16,300 |
| Importance Code A | | | | |
| Importance Code B | \$27,600 | | | \$16,300 |
| Total | \$27,600 | | | \$16,300 |



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
65TH STREET RAIL YARD TRANSFER BRIDGE PIERS
Asset # : 13492

| Piers | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Structural | | | | | | | | |
| Deck | | | | | | | | |
| Concrete | 30% | | | LIFE | * * | 5 | \$6,300 | |
| Not Accessible | 70% | | | | | | | |
| Piles and Bracing | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| | <i>Other Observation, Extent : Light, Area Affected : 0%</i> | | | | | | | |
| | <i>Location :</i> | | | | | | | |
| | <i>Explanation : Piles Are Wrapped</i> | | | | | | | |
| Fender | | | | | | | | |
| Facing | | | | | | | | |
| Timber | 55% | | | 2032 | * * | 3 | \$26,100 | |
| | <i>Rotting/Splitting, Extent : Moderate, Area Affected : 10%</i> | | | | | | | |
| | <i>Location : At Tops Of Timber Boards</i> | | | | | | | |
| | <i>Surface Wearing/Scaling, Extent : Light, Area Affected : 25%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| Timber | 5% Now | | \$52,000 | 2038 | * * | 3 | \$1,800 | |
| | <i>Broken, Extent : Severe, Area Affected : 50%</i> | | | | | | | |
| | <i>Location : Isolated Throughout</i> | | | | | | | |
| | <i>Loose Connections, Extent : Severe, Area Affected : 50%</i> | | | | | | | |
| | <i>Location : Isolated Throughout</i> | | | | | | | |
| Not Accessible | 40% | | | | | | | |
| Wales and Chocks | | | | | | | | |
| Steel | 99% | | | 2032 | * * | 3-5 | \$47,000 | |
| | <i>Corrosion, Extent : Light, Area Affected : 20%</i> | | | | | | | |
| | <i>Location : Splash Zone</i> | | | | | | | |
| | <i>Missing Coating, Extent : Moderate, Area Affected : 20%</i> | | | | | | | |
| | <i>Location : Splash Zone</i> | | | | | | | |
| Steel | 1% Now | | \$1,900 | 2036 | * * | 3-5 | \$300 | |
| | <i>Other Observation, Extent : Severe, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : West End Of North Finger Pier</i> | | | | | | | |
| | <i>Explanation : Sheared Bolts</i> | | | | | | | |
| Piles | | | | | | | | |
| Steel | 35% | | | 2032 | * * | 3-5 | \$136,300 | |
| | <i>Corrosion, Extent : Light, Area Affected : 20%</i> | | | | | | | |
| | <i>Location : Splash Zone</i> | | | | | | | |
| Not Accessible | 65% | | | | | | | |
| Deck Elements | | | | | | | | |
| Railing | | | | | | | | |
| Steel | 100% | | | 2021 | | | | |

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

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

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

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : EAST RIVER ESPLANADE
Address : FROM NORTH SIDE PIER 11 TO FLETCHER STREET
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 : 04-Apr-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 36 **Lot** : 25 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------------|-----------------------|
| Piers | \$37,200 | \$142,000 |
| Total | \$37,200 | \$142,000 |
| Importance Code A | \$37,200 | \$105,900 |
| Importance Code C | | \$36,100 |
| Total | \$37,200 | \$142,000 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|----------------|----------------|----------------|----------------|
| Piers | \$3,200 | | | |
| Total | \$3,200 | | | |
| Importance Code A | | | | |
| Importance Code C | \$3,200 | | | |
| Total | \$3,200 | | | |



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
EAST RIVER ESPLANADE
Asset # : 2580

| Piers | | Current Repair | | Future Replacement | | Maintenance | | | |
|-------------------|---|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Structural | | | | | | | | | |
| Deck | | | | | | | | | |
| | Concrete | 10% | | | LIFE | * * | 5 | \$8,300 | |
| | Steel | 20% | | | 2027 | * * | 5 | \$74,400 | |
| | Corrosion, Extent : Light, Area Affected : 5% | | | | | | | | |
| | Location : On Hardware | | | | | | | | |
| | Not Accessible | 70% | | | | | | | |
| Deck Surface | | | | | | | | | |
| | Asphalt Pavers | 70% | | | 2036 | * * | | | |
| | Topsoil | 10% | | | 2022 | \$36,100 | 5 | \$6,300 | |
| | No Component | 20% | | | | | | | |
| Pile Caps | | | | | | | | | |
| | Concrete | 30% | | | LIFE | * * | 5 | \$900 | |
| | Timber | 35% | | | LIFE | * * | 4 | \$122,800 | |
| | Rotting/Splitting, Extent : Light, Area Affected : 10% | | | | | | | | |
| | Location : Tidal Zone | | | | | | | | |
| | Not Accessible | 35% | | | | | | | |
| Piles and Bracing | | | | | | | | | |
| | Concrete | 10% | | | LIFE | * * | 5 | \$14,100 | |
| | Steel | 10% | | | LIFE | * * | 5 | \$68,600 | |
| | Corrosion, Extent : Light, Area Affected : 5% | | | | | | | | |
| | Location : Above Water | | | | | | | | |
| | Timber | 20% | | | LIFE | * * | 4-5 | \$40,000 | |
| | Other Observation, Extent : Moderate, Area Affected : 10% | | | | | | | | |
| | Location : Above Water | | | | | | | | |
| | Explanation : Section Loss | | | | | | | | |
| | Not Accessible | 60% | | | | | | | |
| Deck Elements | | | | | | | | | |
| Railing | | | | | | | | | |
| | Steel | 100% | | | 2021 | | | | |

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

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

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

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : EAST RIVER ESPLANADE
Address : BATTERY MARITIME BLDG NORTH TO NORTH SIDE OF OLD SLIP
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DSBS000.000 / 14655 **Yr Built/Renovated** :
Area Sq Ft : 9,584 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 20-Apr-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : **Lot** : **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|----------------|-----------------|
| Piers | | \$44,200 |
| Total | | \$44,200 |
| Importance Code A | | \$44,200 |
| Total | | \$44,200 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|---------|---------|---------|---------|
| Piers | | | | |
| Total | | | | |
| Importance Code A | | | | |
| 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
EAST RIVER ESPLANADE
Asset # : 14655

| Piers | | Current Repair | | Future Replacement | | Maintenance | | | |
|-------------------|--------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Structural | | | | | | | | | |
| Deck | | | | | | | | | |
| | Concrete | 40% | | | LIFE | * * | 5 | \$7,100 | |
| | No Component | 5% | | | | | | | |
| | Not Accessible | 55% | | | | | | | |
| Deck Surface | | | | | | | | | |
| | Asphalt | 95% | | | 2036 | * * | 5 | \$10,000 | |
| | No Component | 5% | | | | | | | |
| Pile Caps | | | | | | | | | |
| | Concrete | 95% | | | LIFE | * * | 5 | \$600 | |
| | No Component | 5% | | | | | | | |
| Piles and Bracing | | | | | | | | | |
| | Steel | 30% | | | LIFE | * * | 5 | \$44,200 | |
| | No Component | 5% | | | | | | | |
| | Not Accessible | 65% | | | | | | | |
| Deck Elements | | | | | | | | | |
| 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : EAST RIVER ESPLANADE IN FRONT OF ASSET 4083
Address : EAST RIVER, E15TH TO E23RD STS CON-ED PLANT TO SKYPORT GARAGE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DSBS001.000 / 14656 **Yr Built/Renovated** :
Area Sq Ft : 14,960 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 20-Apr-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : **Lot** : **BIN** :

| CAPITAL | | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|--|------------------|------------------|
| Piers | | \$375,600 | \$177,400 |
| Total | | \$375,600 | \$177,400 |
| Importance Code A | | \$290,200 | \$92,000 |
| Importance Code C | | \$85,400 | \$85,400 |
| Total | | \$375,600 | \$177,400 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|---------|---------|---------|-----------------|
| Piers | | | | \$51,800 |
| Total | | | | \$51,800 |
| Importance Code A | | | | |
| Importance Code B | | | | \$51,800 |
| Total | | | | \$51,800 |



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
EAST RIVER ESPLANADE IN FRONT OF ASSET 4083

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 | \$9,800 | |
| | | Cracking, Extent : Light, Area Affected : 5% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | Not Accessible | 65% | | | | | | | |
| | Deck Surface | | | | | | | | |
| | Brick Pavers | 100% | | | 2032 | * * | 5 | \$170,700 | |
| | Pile Caps | | | | | | | | |
| | Concrete | 100% | | | LIFE | * * | 5 | \$1,000 | |
| | | Cracking, Extent : Light, Area Affected : 5% | | | | | | | |
| | Location : Throughout | | | | | | | | |
| Piles and Bracing | Steel | 40% | 4+ | \$290,200 | LIFE | * * | 5 | \$92,000 | |
| | | Corrosion, Extent : Moderate, Area Affected : 30% | | | | | | | |
| | | Location : Above Mlw | | | | | | | |
| | Not Accessible | 60% | | | | | | | |
| Fender | Wales and Chocks | | | | | | | | |
| | Timber | 100% | | | 2032 | * * | 4 | \$81,200 | |
| | Piles | | | | | | | | |
| | Timber | 60% | | | 2032 | * * | 4 | \$22,500 | |
| | Not Accessible | 40% | | | | | | | |
| Deck Elements | Railing | | | | | | | | |
| | Steel | 100% | | | 2021 | | | | |

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

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

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

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : FULTON LANDING PIER CONCR. PILE SUPPORTED WOOD PIER
Address : 1 OLD FULTON STREET
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0031.000 / 4337 **Yr Built/Renovated** : 1850 / 1995
Area Sq Ft : 13,013 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 29-Dec-2011 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed :
Block : 25 **Lot** : 1 **BIN** :

CAPITAL**Total**

Importance Code

Total

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|---------|---------|--------------|
| Piers | \$41,200 | | | \$500 |
| Total | \$41,200 | | | \$500 |
| Importance Code A | | | | |
| Importance Code B | \$17,600 | | | \$500 |
| Importance Code C | \$23,700 | | | |
| Total | \$41,200 | | | \$500 |



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
FULTON LANDING PIER CONCR. PILE SUPPORTED WOOD PIER
Asset # : 4337

| Piers | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Structural Deck | | | | | | | | |
| Concrete | 40% | | | LIFE | * * | 5 | \$9,700 | |
| | <i>Cracking, Extent : Light, Area Affected : 10%</i> | | | | | | | |
| | <i>Location : Throughout Pier Soffit</i> | | | | | | | |
| Not Accessible | 60% | | | | | | | |
| Deck Surface | | | | | | | | |
| Concrete | 1% | | | 2032 | * * | 5 | \$100 | |
| | <i>Cracking, Extent : Light, Area Affected : 2%</i> | | | | | | | |
| | <i>Location : Isolated</i> | | | | | | | |
| Stone Pavers | 3% | | | 2032 | * * | | | |
| Timber | 90% | | | 2032 | * * | 5 | \$47,200 | |
| | <i>Surface Wearing/Scaling, Extent : Light, Area Affected : 2%</i> | | | | | | | |
| | <i>Location : Isolated Throughout</i> | | | | | | | |
| | <i>Other Observation, Extent : Light, Area Affected : 2%</i> | | | | | | | |
| | <i>Location : Isolated Throughout</i> | | | | | | | |
| | <i>Explanation : Loose Connections</i> | | | | | | | |
| No Component | 6% | | | | | | | |
| Pile Caps | | | | | | | | |
| Concrete | 60% | | | LIFE | * * | 5 | \$500 | |
| | <i>Spalling, Extent : Light, Area Affected : 2%</i> | | | | | | | |
| | <i>Location : Isolated</i> | | | | | | | |
| Not Accessible | 40% | | | | | | | |
| Piles and Bracing | | | | | | | | |
| Concrete | 70% | | | LIFE | * * | 5 | \$28,800 | |
| | <i>Erosion, Extent : Light, Area Affected : 10%</i> | | | | | | | |
| | <i>Location : Isolated In Tidal Zone</i> | | | | | | | |
| Not Accessible | 30% | | | | | | | |
| Fender Piles | | | | | | | | |
| Timber | 10% | | | 2032 | * * | 4 | \$1,000 | |
| | <i>Rotting/Splitting, Extent : Light, Area Affected : 30%</i> | | | | | | | |
| | <i>Location : Above Mlw Elevation</i> | | | | | | | |
| | <i>Worn, Extent : Light, Area Affected : 20%</i> | | | | | | | |
| | <i>Location : Tidal Zone</i> | | | | | | | |
| Timber | 10% | Now | \$17,600 | 2038 | * * | 4 | \$1,000 | |
| | <i>Broken, Extent : Severe, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Throughout Dolphins At Offshore End Of North Side Of Pier</i> | | | | | | | |
| No Component | 60% | | | | | | | |
| Not Accessible | 20% | | | | | | | |
| Deck Elements | | | | | | | | |
| Railing | | | | | | | | |
| Steel | 100% | | | 2021 | | | | |

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

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

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

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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 : 17-Jan-2013 **Landmark Status** : NONE
Areas Surveyed :
Block : 5778 **Lot** : 1 **BIN** :

CAPITAL**Total**

Importance Code

Total

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|----------------|---------|---------|---------|
| Piers | \$3,900 | | | |
| Total | \$3,900 | | | |
| Importance Code A | | | | |
| Importance Code B | \$3,900 | | | |
| Total | \$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
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 | | | | | | | |
| Pile Caps | Concrete | 100% | | | LIFE | * * | 5 | \$1,000 | |
| | | Cracking, Extent : Light, Area Affected : 5% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| Piles and Bracing | Concrete | 70% | | | LIFE | * * | 5 | \$33,200 | |
| | Not Accessible | 30% | | | | | | | |
| | | | | | | | | | |
| Coping/Curb | Concrete | 100% | | | LIFE | * * | | | |
| | | Cracking, Extent : Light, Area Affected : 5% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| Fender | | | | | | | | | |
| Wales and Chocks | Timber | 20% | | | 2033 | * * | 4 | \$5,000 | |
| | No Component | 80% | | | | | | | |
| | | | | | | | | | |
| Piles | Timber | 30% | | | 2033 | * * | 4 | \$3,500 | |
| | Timber | 5% | Now | \$1,100 | 2037 | * * | 4 | \$400 | |
| | | Loose Connections, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : One Fender Pile Disconnected From Wharf Face | | | | | | | |
| | | | | | | | | | |
| | No Component | 30% | | | | | | | |
| | Not Accessible | 35% | | | | | | | |

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

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

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

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : HIGH LEVEL DECK (WHARF)
Address : FOOT OF E 96TH ST TO NO. SIDE E 94TH ST. SUB 2 A/T, SUB 1 BL
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR099.000 / 13847 **Yr Built/Renovated** :
Area Sq Ft : 6,295 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 06-Feb-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 1573 **Lot** : 52 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|------------------|----------------|
| Piers | \$764,200 | |
| Total | \$764,200 | |
| Importance Code A | \$320,100 | |
| Importance Code B | \$444,100 | |
| Total | \$764,200 | |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|---------|---------|---------|---------|
| 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 | 20% | 4+ | \$72,200 | LIFE | * * | 5 | \$2,300 | |
| | | Spalling, Extent : Moderate, Area Affected : 50% Location : Offshore Surface Entire Length | | | | | | | |
| | Concrete | 80% | | | LIFE | * * | 5 | \$9,400 | |
| | | Cracking, Extent : Moderate, Area Affected : 25% Location : Throughout With Efflorescence | | | | | | | |
| Pile Caps | | | | | | | | | |
| | Timber | 25% | 4+ | \$78,100 | LIFE | * * | 4 | \$12,400 | |
| | | Rotting/Splitting, Extent : Light, Area Affected : 100% Location : Outboard Ends Of Pile Caps And Along Line Cap | | | | | | | |
| | Timber | 15% | Now | \$46,900 | 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 | \$123,000 | 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% | | | 2034 | * * | 5 | | |
| | Railing | | | | | | | | |
| | Steel | 100% | | | 2020 | \$444,100 | | | |
| | | 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : HIGH LEVEL PLATFORM INSHORE OUT AT PIER 4
Address : FOOT OF 58TH STREET NEAR BROOKLYN ARMY TERMINAL
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR050.000 / 13548 **Yr Built/Renovated** : 1994 /
Area Sq Ft : 13,125 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 17-Jan-2013 **Landmark Status** : NONE
Areas Surveyed :
Block : 5778 **Lot** : 1 **BIN** :

CAPITAL**Total**

Importance Code

Total

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|---------|---------|---------|
| Piers | \$32,500 | | | |
| Total | \$32,500 | | | |
| Importance Code A | \$31,600 | | | |
| Importance Code C | \$900 | | | |
| Total | \$32,500 | | | |



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
HIGH LEVEL PLATFORM INSHORE OUT AT PIER 4
Asset # : 13548

| Piers | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Structural Deck | | | | | | | | |
| Concrete | 90% | | | LIFE | * * | 5 | \$22,000 | |
| | <i>Cracking, Extent : Light, Area Affected : 2%</i> | | | | | | | |
| | <i>Location : Isolated Throughout</i> | | | | | | | |
| | <i>Spalling, Extent : Light, Area Affected : 2%</i> | | | | | | | |
| | <i>Location : Isolated Throughout</i> | | | | | | | |
| Not Accessible | 10% | | | | | | | |
| Deck Surface | | | | | | | | |
| Concrete | 20% | | | 2037 | * * | 5 | \$1,800 | |
| No Component | 80% | | | | | | | |
| Pile Caps | | | | | | | | |
| Concrete | 99% | | | LIFE | * * | 5 | \$900 | |
| | <i>Spalling, Extent : Light, Area Affected : 2%</i> | | | | | | | |
| | <i>Location : Typical Throughout</i> | | | | | | | |
| Concrete | 1% | 0-2 | \$3,500 | LIFE | * * | 5 | | |
| | <i>Spalling, Extent : Severe, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : At Southwest Corner End Of Sheet Pile Bulkhead</i> | | | | | | | |
| Piles and Bracing | | | | | | | | |
| Concrete | 50% | 4+ | \$28,000 | LIFE | * * | 5 | \$20,800 | |
| | <i>Spalling, Extent : Light, Area Affected : 2%</i> | | | | | | | |
| | <i>Location : Typical Throughout. Isolated Piles More Significant</i> | | | | | | | |
| Not Accessible | 50% | | | | | | | |
| Deck Elements | | | | | | | | |
| Railing | | | | | | | | |
| Steel | 100% | | | 2023 | | | | |
| | <i>Corrosion, Extent : Light, Area Affected : 10%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| | <i>Missing Coating, Extent : Light, Area Affected : 50%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |

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

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

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

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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 : 26-Nov-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 2184 **Lot** : 997 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|------------------|----------------|
| Piers | \$306,100 | |
| Total | \$306,100 | |
| Importance Code A | \$159,400 | |
| Importance Code B | \$146,700 | |
| Total | \$306,100 | |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|---------|---------|---------|
| Piers | \$50,400 | | | |
| Total | \$50,400 | | | |
| Importance Code A | \$39,100 | | | |
| Importance Code B | \$11,200 | | | |
| Total | \$50,400 | | | |



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
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+ | \$143,400 | 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 | \$15,900 | 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 : Light, Area Affected : 10% | | | | | | | | | |
| Location : At Ends Of Pile Caps | | | | | | | | | |
| Timber | | 15% | 2-4 | \$5,300 | LIFE | * * | 4 | \$2,100 | |
| Rotting/Splitting, Extent : Severe, Area Affected : 100% | | | | | | | | | |
| Location : At Southern Pile Cap Of Wharf | | | | | | | | | |
| Timber | | 5% | Now | \$4,400 | LIFE | * * | 4 | \$700 | |
| Rotting/Splitting, Extent : Severe, Area Affected : 100% | | | | | | | | | |
| Location : Severe Rot At Offshore Ends Of Timber Pile Caps | | | | | | | | | |
| Piles and Bracing | | | | | | | | | |
| Timber | | 45% | | | LIFE | * * | 4-5 | \$3,600 | |
| Rotting/Splitting, Extent : Light, Area Affected : 20% | | | | | | | | | |
| Location : Throughout Tidal Zone And Above Mhw Elevation | | | | | | | | | |
| Timber | | 15% | 2-4 | \$21,000 | LIFE | * * | 4-5 | \$1,200 | |
| Rotting/Splitting, Extent : Severe, Area Affected : 100% | | | | | | | | | |
| Location : Partial Bearing And Rot In Tidal Zone On Timber Piles | | | | | | | | | |
| Timber | | 10% | Now | \$8,400 | LIFE | * * | 4-5 | \$800 | |
| 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 | \$35,200 | 2039 | * * | 4 | \$8,800 | |
| Missing Part, Extent : Severe, Area Affected : 100% | | | | | | | | | |
| Location : Throughout | | | | | | | | | |
| Piles | | | | | | | | | |
| Timber | | 100% | Now | \$111,500 | 2039 | * * | 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+ | \$4,500 | LIFE | | * * | | |
| | | Rotting/Splitting, Extent : Moderate, Area Affected : 50% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | Timber | 60% | Now | \$6,700 | 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : HIGH-LEVEL DECK (WHARF) W/RIPRAP & TIMBER DOLPHINS. PIER
Address : W 157 TO W 160 ST TWO B&LS NO END IN BL2106.997 SUB 1 OF BL
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 : 05-Dec-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 2105 **Lot** : 51 **BIN** :

| CAPITAL | | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|--|------------------|--------------------|
| Piers | | \$143,900 | \$2,834,100 |
| Total | | \$143,900 | \$2,834,100 |
| Importance Code A | | \$74,900 | \$128,000 |
| Importance Code B | | \$69,000 | \$1,054,600 |
| Importance Code C | | | \$1,651,500 |
| Total | | \$143,900 | \$2,834,100 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|------------------|-----------------|---------|----------------|
| Piers | \$113,900 | \$16,400 | | \$1,200 |
| Total | \$113,900 | \$16,400 | | \$1,200 |
| Importance Code A | \$39,300 | | | |
| Importance Code B | \$18,100 | \$1,000 | | \$1,200 |
| Importance Code C | \$56,600 | \$15,300 | | |
| Total | \$113,900 | \$16,400 | | \$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
HIGH-LEVEL DECK (WHARF) W/RIPRAP & TIMBER DOLPHINS. PIER
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+ | \$19,100 | LIFE | * * | 5 | \$1,000 | |
| Spalling, Extent : Moderate, Area Affected : 5% | | | | | | | | |
| Location : At 75 Ft And From 540 Ft To 570 Ft From South. Both Locations With Exposed Reinforcement. | | | | | | | | |
| Other Observation, Extent : Light, Area Affected : 100% | | | | | | | | |
| Location : Isolated Locations | | | | | | | | |
| Explanation : Map Crack With Efflorescence And Delaminated Areas. | | | | | | | | |
| Concrete | 38% | | | LIFE | * * | 5 | \$19,600 | |
| Other Observation, Extent : Light, Area Affected : 20% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Explanation : Efflorescence At Deck Joints Between Deck Planks | | | | | | | | |
| Not Accessible | 60% | | | | | | | |
| Deck Surface | | | | | | | | |
| Asphalt | 100% | | | 2033 | * * | 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+ | \$74,900 | LIFE | * * | 5 | \$500 | |
| Cracking, Extent : Severe, Area Affected : 10% | | | | | | | | |
| Location : Horizontal Cracking, With Delamination And Rust Staining, Along Bottom Of Pile Caps At Isolated Caps | | | | | | | | |
| Piles and Bracing | | | | | | | | |
| Steel | 30% | 4+ | \$20,200 | LIFE | * * | 5 | \$128,000 | |
| Corrosion, Extent : Moderate, Area Affected : 50% | | | | | | | | |
| Location : Near Mean Low Water Elevation And In Splash Zone | | | | | | | | |
| Not Accessible | 70% | | | | | | | |
| Fender | | | | | | | | |
| Buffer | | | | | | | | |
| Rubber | 10% | | | 2033 | * * | 4-5 | \$3,300 | |
| Other Observation, Extent : Moderate, Area Affected : 50% | | | | | | | | |
| Location : Isolated At Hardware | | | | | | | | |
| 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 (WHARF) W/RIPRAP & TIMBER DOLPHINS. PIER
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 | \$69,000 | 2039 | * * | 3-5 | \$5,600 | |
| | Buckling, Extent : Severe, Area Affected : 10% | | | | | | | |
| | Location : At Impact Location South End Of Wale | | | | | | | |
| | Corrosion, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : Throughout | | | | | | | |
| No Component | 85% | | | | | | | |
| Pile Cluster | | | | | | | | |
| Timber | 60% | | | 2025 | \$1,009,600 | 4-10 | \$374,000 | |
| | Worn, Extent : Light, Area Affected : 50% | | | | | | | |
| | Location : Throughout Above Mlw Elevation | | | | | | | |
| | Other Observation, Extent : Moderate, Area Affected : 33% | | | | | | | |
| | Location : Throughout Tidal Zone | | | | | | | |
| | Explanation : Corrosion Of Cable Wrapping | | | | | | | |
| Timber | 20% | 4+ | \$33,700 | 2025 | \$336,500 | 4 | \$15,300 | |
| | Rotting/Splitting, Extent : Severe, Area Affected : 5% | | | | | | | |
| | Location : Isolated At Timber Located Above Mlw | | | | | | | |
| | Other Observation, Extent : Severe, Area Affected : 33% | | | | | | | |
| | Location : At Bottom Cable Wraps, In Tidal Zone | | | | | | | |
| | Explanation : Corrosion Of Cable Wraps | | | | | | | |
| No Component | 20% | | | | | | | |
| Deck Elements | | | | | | | | |
| Railing | | | | | | | | |
| Steel | 3% | 4+ | \$6,300 | 2022 | \$31,600 | | | |
| | Corrosion, Extent : Light, Area Affected : 100% | | | | | | | |
| | Location : At North End Of Asset | | | | | | | |
| | Missing Coating, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : At Station 11+00 To 11+30 (north End Of Asset) | | | | | | | |
| Steel | 97% | | | 2022 | \$1,023,000 | | | |
| | Missing Coating, Extent : Light, Area Affected : 5% | | | | | | | |
| | Location : Throughout Southern 1100 Feet Of Asset | | | | | | | |
| Coping/Curb | | | | | | | | |
| Concrete | 5% | 4+ | \$11,300 | LIFE | * * | | | |
| | Exposed Reinforcement, Extent : Moderate, Area Affected : 50% | | | | | | | |
| | Location : At Roadside Of Parapet, 150ft from South And Isolated Other | | | | | | | |
| | Spalling, Extent : Moderate, Area Affected : 50% | | | | | | | |
| | Location : At Roadside Of Parapet, Stations 1+50 To 2+00 (from South) And Isolated Other | | | | | | | |
| 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : NAVY HOMEPORT CONCRETE PIER
Address : FOOT OF WAVE ST. & MURRY HULBERT
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DGS0047.030 / 13504 **Yr Built/Renovated** :
Area Sq Ft : 131,595 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 11-Dec-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 487 **Lot** : 110 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------------|-----------------------|
| Piers | \$205,000 | \$110,300 |
| Total | \$205,000 | \$110,300 |
| Importance Code A | \$110,300 | \$110,300 |
| Importance Code B | \$94,700 | |
| Total | \$205,000 | \$110,300 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|----------------|----------------|-----------------|----------------|
| Piers | \$4,900 | | \$12,300 | |
| Total | \$4,900 | | \$12,300 | |
| Importance Code B | \$4,900 | | \$12,300 | |
| Total | \$4,900 | | \$12,300 | |



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

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

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

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

| Piers | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|------------------------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Structural Deck | | | | | | | | |
| Concrete | 45% | | | LIFE | * * | 5 | \$220,700 | |
| | | <i>Cracking, Extent : Light, Area Affected : 25%</i> | | | | | | |
| | | <i>Location : Throughout</i> | | | | | | |
| Not Accessible | 55% | | | | | | | |
| Piles and Bracing | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Fender Buffer | | | | | | | | |
| Rubber | 55% | Now | \$94,700 | 2041 | * * | 4-5 | \$27,000 | |
| | | <i>Missing Part, Extent : Severe, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Nine Missing Fenders</i> | | | | | | |
| Rubber | 45% | | | 2029 | * * | 4-5 | \$39,200 | |
| Facing Concrete | 90% | | | LIFE | * * | 10 | | |
| | | <i>Other Observation, Extent : Light, Area Affected : 25%</i> | | | | | | |
| | | <i>Location : In Tidal Zone Of Vertical Concrete Aprons Around Pier</i> | | | | | | |
| | | <i>Explanation : Light Spalling And Cracking</i> | | | | | | |
| Not Accessible | 10% | | | | | | | |
| Deck Elements Coping/Curb Concrete | 100% | | | LIFE | * * | | | |
| | | <i>Spalling, Extent : Light, Area Affected : 2%</i> | | | | | | |
| | | <i>Location : Isolated Locations Throughout</i> | | | | | | |

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

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

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

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : PIER E. 23RD ST. & U.N. SCHOOL
Address : 24-50 FDR DRIVE E. 23RD ST. & U.N. SCHOOL
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR025.066 / 4145 **Yr Built/Renovated** :
Area Sq Ft : 110,000 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 30-Mar-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 991 **Lot** : 50 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------|------------------|
| Piers | \$48,600 | \$232,400 |
| Total | \$48,600 | \$232,400 |
| Importance Code A | | \$183,800 |
| Importance Code C | \$48,600 | \$48,600 |
| Total | \$48,600 | \$232,400 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|---------|---------|---------|-----------------|
| Piers | | | | \$46,800 |
| Total | | | | \$46,800 |
| Importance Code A | | | | |
| Importance Code B | | | | \$46,800 |
| Total | | | | \$46,800 |



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
PIER E. 23RD ST. & U.N. SCHOOL
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 | 20% | | | LIFE | * * | 5 | \$41,000 | |
| Not Accessible | 80% | | | | | | | |
| Deck Surface | | | | | | | | |
| Asphalt | 80% | | | 2032 | * * | 5 | \$97,100 | |
| | | Cracking, Extent : Light, Area Affected : 2% | | | | | | |
| | | Location : Isolated Throughout | | | | | | |
| | | Settlement, Extent : Light, Area Affected : 2% | | | | | | |
| | | Location : Isolated On South Side | | | | | | |
| Not Accessible | 20% | | | | | | | |
| Firewalls | | | | | | | | |
| Concrete | 70% | | | LIFE | * * | 5 | \$8,600 | |
| Not Accessible | 30% | | | | | | | |
| Pile Caps | | | | | | | | |
| Concrete | 100% | | | LIFE | * * | 5 | \$7,400 | |
| | | Cracking, Extent : Light, Area Affected : 30% | | | | | | |
| | | Location : Throughout | | | | | | |
| | | Spalling, Extent : Light, Area Affected : 5% | | | | | | |
| | | Location : Random | | | | | | |
| | | Other Observation, Extent : Light, Area Affected : 30% | | | | | | |
| | | Location : Throughout | | | | | | |
| | | Explanation : Efflorescence | | | | | | |
| Piles and Bracing | | | | | | | | |
| Timber | 40% | | | LIFE | * * | 4-5 | \$197,100 | |
| Not Accessible | 60% | | | | | | | |
| Fender | | | | | | | | |
| Wales and Chocks | | | | | | | | |
| Timber | 100% | | | 2032 | * * | 4 | \$78,900 | |
| | | Cracking, Extent : Light, Area Affected : 5% | | | | | | |
| | | Location : | | | | | | |
| Piles | | | | | | | | |
| Timber | 40% | | | 2032 | * * | 4 | \$14,600 | |
| | | Worn, Extent : Light, Area Affected : 5% | | | | | | |
| | | Location : | | | | | | |
| Not Accessible | 60% | | | | | | | |
| Deck Elements | | | | | | | | |
| Railing | | | | | | | | |
| Fencing | 100% | | | 2024 | | 3 | | |
| Coping/Curb | | | | | | | | |
| Concrete | 100% | | | LIFE | * * | | | |
| | | Cracking, 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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 : 27-Feb-2013 **Landmark Status** : NONE
Areas Surveyed :
Block : 73 **Lot** : 8 **BIN** :

| CAPITAL | | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|--|------------------|------------------|
| Piers | | \$555,900 | \$909,900 |
| Total | | \$555,900 | \$909,900 |
| Importance Code A | | \$109,900 | \$41,700 |
| Importance Code B | | \$218,700 | \$806,600 |
| Importance Code C | | \$227,300 | \$61,500 |
| Total | | \$555,900 | \$909,900 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|--------------|----------------|---------|
| Piers | \$82,000 | \$500 | \$2,700 | |
| Total | \$82,000 | \$500 | \$2,700 | |
| Importance Code A | \$18,200 | | | |
| Importance Code B | \$63,800 | \$500 | \$2,700 | |
| Importance Code C | | | | |
| Total | \$82,000 | \$500 | \$2,700 | |



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

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

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

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

| Piers | | Current Repair | | | Future Replacement | | Maintenance | | |
|--|--------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| 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 | \$14,000 | 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 | | | | | | | | | |
| | Timber | 75% | | | 2033 | * * | 5 | \$123,100 | |
| | Timber | 10% | 2-4 | \$106,300 | 2039 | * * | 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 | | | | | | | | | |
| | Under Construction | 10% | | | | | | | |
| Firewalls | | | | | | | | | |
| | Concrete | 8% | | | LIFE | * * | 5 | \$400 | |
| | Concrete | 2% | Now | \$4,200 | 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+ | \$109,900 | 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 | \$5,200 | 2039 | * * | 4-5 | \$900 | | |
| | Missing Part, Extent : Severe, Area Affected : 100% Location : East End Of Pier On Ferry Fender Posts | | | | | | | | |
| Rubber | 5% | | | 2033 | * * | 4-5 | \$1,600 | | |
| No Component | 90% | | | | | | | | |
| Wales and Chocks | | | | | | | | | |
| Timber | 90% | | | 2033 | * * | 4 | \$77,600 | | |
| | Rotting/Splitting, Extent : Light, Area Affected : 20% Location : Throughout | | | | | | | | |
| Timber | 10% | Now | \$23,000 | 2039 | * * | 4 | \$5,700 | | |
| | Rotting/Splitting, Extent : Severe, Area Affected : 40% Location : Above Mhw Throughout | | | | | | | | |
| Piles | | | | | | | | | |
| Timber | 20% | Now | \$145,800 | 2039 | * * | 4 | \$5,300 | | |
| | Broken, Extent : Severe, Area Affected : 100% Location : Throughout | | | | | | | | |
| Timber | 10% | 2-4 | \$72,900 | 2039 | * * | 4 | \$2,700 | | |
| | Rotting/Splitting, Extent : Severe, Area Affected : 25% Location : Throughout Worn, Extent : Severe, Area Affected : 30% Location : Above Mlw Throughout | | | | | | | | |
| Timber | 20% | | | 2027 | * * | 4 | \$5,300 | | |
| | Worn, Extent : Moderate, Area Affected : 25% Location : In Tidal Zone | | | | | | | | |
| Not Accessible | 50% | | | | | | | | |
| Pile Cluster | | | | | | | | | |
| Timber | 60% | Now | \$59,400 | 2029 | * * | 4 | \$2,700 | | |
| | Broken, Extent : Severe, Area Affected : 100% Location : Two Clusters At East End Of Pier | | | | | | | | |
| Not Accessible | 40% | | | | | | | | |
| Deck Elements | | | | | | | | | |
| Railing | | | | | | | | | |
| Steel | 5% | 4+ | \$9,500 | 2024 | \$47,500 | | | | |
| | 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 | | | | | | | | |
| Steel | 80% | | | 2022 | \$759,200 | | | | |
| | Other Observation, Extent : Light, Area Affected : 20% Location : Throughout Explanation : Paint Loss And Rusting | | | | | | | | |
| 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : PIER 35
Address : EAST RIVER, PIER 35 BET CLINTON & MONTGOMERY STS.
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 : 23-Jul-2007 **Landmark Status** : NONE
Areas Surveyed :
Block : 241 **Lot** : 13 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|------------------|------------------|
| Piers | \$134,200 | \$136,700 |
| Total | \$134,200 | \$136,700 |
| Importance Code A | \$134,200 | \$136,700 |
| Total | \$134,200 | \$136,700 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|----------------|---------|----------------|
| Piers | \$48,300 | \$2,200 | | \$6,900 |
| Total | \$48,300 | \$2,200 | | \$6,900 |
| Importance Code A | \$14,400 | | | |
| Importance Code B | \$34,000 | \$2,200 | | \$6,900 |
| Total | \$48,300 | \$2,200 | | \$6,900 |



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801

PIER 35

Asset # : 1770

| Piers | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Structural Deck | | | | | | | | |
| Concrete | 98% | | | LIFE | * * | 5 | \$50,500 | |
| | 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 | | | | | | | |
| Concrete | 2% | 4+ | \$3,200 | LIFE | * * | 5 | \$1,000 | |
| | Broken, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | Location : Along Edge Of Concrete Curb And Underside Of Edge Beam | | | | | | | |
| Pile Caps | | | | | | | | |
| Concrete | 5% | 4+ | \$11,200 | LIFE | * * | 5 | \$100 | |
| | Spalling, Extent : Light, Area Affected : 100% | | | | | | | |
| | Location : Isolated At Bottom Edges And Along Pile Cap Faces | | | | | | | |
| Concrete | 75% | | | LIFE | * * | 5 | \$1,400 | |
| | Cracking, Extent : Light, Area Affected : 20% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Not Accessible | 20% | | | | | | | |
| Piles and Bracing | | | | | | | | |
| Steel | 20% | 4+ | \$134,200 | 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 | | | | | | | | |
| Buffer | | | | | | | | |
| Rubber | 59% | | | 2028 | * * | 4-5 | \$6,200 | |
| Rubber | 1% | Now | \$400 | 2034 | * * | 4-5 | \$100 | |
| | Broken, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : Near South Eastern Corner | | | | | | | |
| No Component | 40% | | | | | | | |
| Wales and Chocks | | | | | | | | |
| Timber | 55% | | | 2028 | * * | 4 | \$12,000 | |
| Timber | 5% | Now | \$8,700 | 2034 | * * | 4 | \$1,100 | |
| | Loose Connections, Extent : Moderate, Area Affected : 35% | | | | | | | |
| | Location : Southeast Corner | | | | | | | |
| | Missing Part, Extent : Severe, Area Affected : 35% | | | | | | | |
| | Location : Southwest Corner | | | | | | | |
| No Component | 40% | | | | | | | |
| Piles | | | | | | | | |
| Timber | 30% | 4+ | \$24,800 | 2028 | * * | 4 | \$3,000 | |
| | Worn, Extent : Light, Area Affected : 10% | | | | | | | |
| | Location : | | | | | | | |
| No Component | 40% | | | | | | | |
| 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : PIER 36
Address : EAST RIVER, PIER 36 BET CLINTON & 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 : 19-Apr-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 241 **Lot** : 13 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|--------------------|--------------------|
| Piers | \$1,767,300 | \$2,194,100 |
| Total | \$1,767,300 | \$2,194,100 |
| Importance Code A | \$1,767,300 | \$2,194,100 |
| Total | \$1,767,300 | \$2,194,100 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|---------|---------|-----------------|
| Piers | \$38,500 | | | \$38,800 |
| Total | \$38,500 | | | \$38,800 |
| Importance Code A | | | | |
| Importance Code B | \$10,200 | | | \$38,800 |
| Importance Code C | \$28,300 | | | |
| Total | \$38,500 | | | \$38,800 |



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801

PIER 36

Asset # : 1771

| Piers | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|-----------------|--------------------|--|-------------------|--------------------|---------|----------------|-------------|-----------|
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | |
| Structural Deck | Concrete | 50% | | | LIFE | * * | 5 | \$319,100 |
| | | <i>Cracking, Extent : Moderate, Area Affected : 5%</i> | | | | | | |
| | | <i>Location : Throughout</i> | | | | | | |
| | | <i>Spalling, Extent : Light, Area Affected : 5%</i> | | | | | | |
| | Concrete | | | | | | | |
| | | <i>Location : Throughout And At Drain Holes Inside And Outside Of Building</i> | | | | | | |
| | | <i>Surface Wearing/Scaling, Extent : Moderate, Area Affected : 10%</i> | | | | | | |
| | | <i>Location : Inside Shed And Truck Lanes</i> | | | | | | |
| | Not Accessible | <i>Other Observation, Extent : Light, Area Affected : 5%</i> | | | | | | |
| | | <i>Location : Throughout</i> | | | | | | |
| Deck Surface | Under Construction | <i>Explanation : Delamination</i> | | | | | | |
| | | 5% | 4+ | \$49,100 | LIFE | * * | 5 | \$31,900 |
| | Asphalt | <i>Spalling, Extent : Severe, Area Affected : 30%</i> | | | | | | |
| | | <i>Location : At Edge Beam And Underside Of Deck</i> | | | | | | |
| | No Component | 25% | | | | | | |
| | | 20% | | | | | | |
| | Not Accessible | 15% | | | 2032 | * * | 5 | \$56,700 |
| | | <i>Cracking, Extent : Light, Area Affected : 2%</i> | | | | | | |
| | Under Construction | <i>Location : Throughout</i> | | | | | | |
| | | 40% | | | | | | |
| Pile Caps | Concrete | 25% | | | | | | |
| | | 20% | | | | | | |
| | | 65% | | | LIFE | * * | 5 | \$15,000 |
| | | <i>Cracking, Extent : Light, Area Affected : 25%</i> | | | | | | |
| | Concrete | <i>Location : Throughout</i> | | | | | | |
| | | <i>Spalling, Extent : Light, Area Affected : 20%</i> | | | | | | |
| | | <i>Location : Throughout</i> | | | | | | |
| | | 35% | 4+ | \$970,700 | LIFE | * * | 5 | \$8,100 |
| | Concrete | <i>Cracking, Extent : Moderate, Area Affected : 30%</i> | | | | | | |
| | | <i>Location : Throughout Along North And South Faces</i> | | | | | | |
| | Concrete | <i>Discolor & Bleeding, Extent : Moderate, Area Affected : 25%</i> | | | | | | |
| | | <i>Location : At Bottom Of Pile Caps Throughout</i> | | | | | | |
| | Concrete | <i>Spalling, Extent : Moderate, Area Affected : 25%</i> | | | | | | |
| | | <i>Location : At Bottom Of Pile Caps Throughout</i> | | | | | | |

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801

PIER 36

Asset # : 1771

| Piers | | Current Repair | | Future Replacement | | Maintenance | | |
|-----------------------|------------|-------------------|---|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Structural | | | | | | | | |
| Piles and Bracing | | | | | | | | |
| Steel | 28% | | | LIFE | * * | 5 | \$1,474,400 | |
| | | | Corrosion, Extent : Light, Area Affected : 2% | | | | | |
| | | | Location : Splash Zone | | | | | |
| | | | Recent Replace Evident, Extent : Light, Area Affected : 20% | | | | | |
| | | | Location : South End Of Pier | | | | | |
| Steel | 2% | Now | \$332,200 | LIFE | * * | 5 | \$105,300 | |
| | | | Corrosion, Extent : Severe, Area Affected : 30% | | | | | |
| | | | Location : Splash Zone And Near Mean Low Water | | | | | |
| Steel | 5% | 4+ | \$415,300 | LIFE | * * | 5 | \$263,300 | |
| | | | Corrosion, Extent : Moderate, Area Affected : 30% | | | | | |
| | | | Location : Splash Zone And Near Mean Low Water | | | | | |
| Not Accessible | 65% | | | | | | | |
| Fender | | | | | | | | |
| Buffer | | | | | | | | |
| Rubber | 80% | | | 2032 | * * | 4-5 | \$28,500 | |
| No Component | 20% | | | | | | | |
| Wales and Chocks | | | | | | | | |
| Timber | 80% | | | 2032 | * * | 4 | \$59,100 | |
| No Component | 20% | | | | | | | |
| Piles | | | | | | | | |
| Timber | 30% | | | 2032 | * * | 4 | \$10,200 | |
| | | | Loose Connections, Extent : Severe, Area Affected : 1% | | | | | |
| | | | Location : At North End Of Pier | | | | | |
| | | | Worn, Extent : Light, Area Affected : 5% | | | | | |
| | | | Location : Tidal Zone | | | | | |
| | | | Other Observation, Extent : Moderate, Area Affected : 75% | | | | | |
| | | | Location : Throughout | | | | | |
| | | | Explanation : Corrosion Of Chain | | | | | |
| No Component | 20% | | | | | | | |
| Not Accessible | 50% | | | | | | | |
| Deck Elements | | | | | | | | |
| Railing | | | | | | | | |
| Steel | 80% | | | 2021 | | | | |
| 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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 : 17-Jan-2013 **Landmark Status** : NONE
Areas Surveyed :
Block : 5778 **Lot** : 1 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------------|-----------------------|
| Piers | \$234,100 | \$3,075,900 |
| Total | \$234,100 | \$3,075,900 |
| Importance Code A | | \$428,700 |
| Importance Code B | \$167,400 | \$2,580,500 |
| Importance Code C | \$66,700 | \$66,700 |
| Total | \$234,100 | \$3,075,900 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|----------------|----------------|----------------|
| Piers | \$14,300 | | | \$400 |
| Total | \$14,300 | | | \$400 |
| Importance Code A | | | | |
| Importance Code B | \$14,300 | | | \$400 |
| Total | \$14,300 | | | \$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
PIER 4 BROOKLYN ARMY TERMINAL
Asset # : 13647

| Piers | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|----------------------------|------------|-------------------|--|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Structural Deck | | | | | | | | |
| Concrete | 50% | | | LIFE | * * | 5 | \$181,700 | |
| | | | <i>Discolor & Bleeding, Extent : Light, Area Affected : 15%</i> <i>Location : Efflorescence On Deck Soffit At Pile Caps</i> <i>Spalling, Extent : Light, Area Affected : 5%</i> <i>Location : Deck Soffit Along Isolated Plank Joints</i> | | | | | |
| Not Accessible | 50% | | | | | | | |
| | | | <i>Other Observation, Extent : Light, Area Affected : 0%</i> <i>Location :</i> <i>Explanation : Due To Concrete Topping Surface</i> | | | | | |
| Deck Surface Concrete | 100% | | | 2033 | * * | 5 | \$133,500 | |
| | | | <i>Cracking, Extent : Light, Area Affected : 5%</i> <i>Location : Along Centerline Of Pier. More Prevalent At Offshore End</i> | | | | | |
| Pile Caps Concrete | 100% | | | LIFE | * * | 5 | \$13,100 | |
| | | | <i>Spalling, Extent : Light, Area Affected : 5%</i> <i>Location : Isolated Outboard Edges</i> | | | | | |
| Piles and Bracing Concrete | 40% | | | LIFE | * * | 5 | \$247,000 | |
| Not Accessible | 60% | | | | | | | |
| | | | <i>Other Observation, Extent : Light, Area Affected : 0%</i> <i>Location :</i> <i>Explanation : Below Water Surface</i> | | | | | |
| Fender Wales and Chocks | | | | | | | | |
| Timber | 15% | | | 2033 | * * | 4 | \$33,700 | |
| Timber | 2% | Now | \$14,400 | 2039 | * * | 4 | \$3,000 | |
| | | | <i>Broken, Extent : Severe, Area Affected : 50%</i> <i>Location : Isolated Throughout</i> <i>Displaced Elements, Extent : Severe, Area Affected : 50%</i> <i>Location : Isolated Throughout</i> | | | | | |
| Timber | 5% | 4+ | \$24,000 | 2037 | * * | 4 | \$7,500 | |
| | | | <i>Cracking, Extent : Moderate, Area Affected : 30%</i> <i>Location : Isolated Throughout</i> | | | | | |
| No Component | 78% | | | | | | | |

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
PIER 4 BROOKLYN ARMY TERMINAL
Asset # : 13647

| Piers | | Current Repair | | | Future Replacement | | Maintenance | | |
|--|----------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Fender | | | | | | | | | |
| Piles | | | | | | | | | |
| | Steel | 2% | 4+ | \$700 | 2037 | * * | 3-5 | \$12,300 | |
| Corrosion, Extent : Light, Area Affected : 75% | | | | | | | | | |
| Location : Throughout Tidal And Splash Zone | | | | | | | | | |
| | Timber | 7% | | | 2033 | * * | 4 | \$7,300 | |
| Broken, Extent : Light, Area Affected : 1% | | | | | | | | | |
| Location : One Broken Pile Center Of North Face | | | | | | | | | |
| 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+ | \$129,000 | 2023 | \$2,580,500 | | | |
| 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : PIER 42
Address : EAST RIVER AT CLINTON ST.& 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 : 19-Apr-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 241 **Lot** : 18 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|------------------|-----------------|
| Piers | \$145,800 | \$92,400 |
| Total | \$145,800 | \$92,400 |
| Importance Code A | \$145,800 | \$92,400 |
| Total | \$145,800 | \$92,400 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|--------------|---------|---------|--------------|
| Piers | \$900 | | | \$300 |
| Total | \$900 | | | \$300 |
| Importance Code A | | | | |
| Importance Code B | \$900 | | | \$300 |
| Total | \$900 | | | \$300 |



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801

PIER 42

Asset # : 1772

| Piers | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|------------------------|------------|-------------------|---|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Structural Deck | | | | | | | | |
| Concrete | 10% | | | LIFE | * * | 5 | \$22,400 | |
| | | | <i>Surface Wearing/Scaling, Extent : Light, Area Affected : 10%</i> | | | | | |
| | | | <i>Location : Throughout East Apron</i> | | | | | |
| Not Accessible | 90% | | | | | | | |
| Pile Caps | | | | | | | | |
| Concrete | 100% | | | LIFE | * * | 5 | \$8,100 | |
| Piles and Bracing | | | | | | | | |
| Concrete Encased Steel | 30% | | | LIFE | * * | | | |
| Steel | 5% | 4+ | \$145,800 | LIFE | * * | 5 | \$92,400 | |
| | | | <i>Corrosion, Extent : Moderate, Area Affected : 30%</i> | | | | | |
| | | | <i>Location : Above Mean Low Water</i> | | | | | |
| Not Accessible | 65% | | | | | | | |
| Fender | | | | | | | | |
| Buffer | | | | | | | | |
| Rubber | 10% | | | 2032 | * * | 4-5 | \$2,400 | |
| No Component | 90% | | | | | | | |

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

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

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

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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 : 20-Apr-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 665 **Lot** : 14 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|----------------|-----------------|
| Piers | | \$36,900 |
| Total | | \$36,900 |
| Importance Code A | | \$36,900 |
| Total | | \$36,900 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|----------------|---------|---------|---------|
| Piers | \$5,800 | | | |
| Total | \$5,800 | | | |
| Importance Code A | | | | |
| Importance Code C | \$5,800 | | | |
| Total | \$5,800 | | | |



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
PIER 79 LINCOLN TUNNEL VENT
Asset # : 13485

| Piers | | Current Repair | | Future Replacement | | Maintenance | | | |
|-------------------|------------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Structural | | | | | | | | | |
| | Deck | | | | | | | | |
| | Concrete | 10% | | | LIFE | * * | 5 | \$9,000 | |
| | Not Accessible | 90% | | | | | | | |
| Deck Surface | | | | | | | | | |
| | Concrete | 35% | | | 2032 | * * | 5 | \$11,500 | |
| | Topsoil | 5% | | | 2021 | \$19,400 | 5 | \$3,400 | |
| | Not Accessible | 60% | | | | | | | |
| Pile Caps | | | | | | | | | |
| | Concrete | 30% | | | LIFE | * * | 5 | \$1,000 | |
| | | Cracking, Extent : Moderate, Area Affected : 15% | | | | | | | |
| | | Location : Throughout And Southwest Corner Of Pier | | | | | | | |
| | | Spalling, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | | Location : Throughout And Southwest Corner Of Pier | | | | | | | |
| | Not Accessible | 70% | | | | | | | |
| Piles and Bracing | | | | | | | | | |
| | Concrete Encased Steel | 10% | | | LIFE | * * | | | |
| | Steel | 5% | | | LIFE | * * | 5 | \$36,900 | |
| | | Other Observation, Extent : Light, Area Affected : 5% | | | | | | | |
| | | Location : Splash Zone | | | | | | | |
| | | Explanation : H- Pile, Corrosion | | | | | | | |
| | Not Accessible | 85% | | | | | | | |
| Deck Elements | | | | | | | | | |
| | Railing | | | | | | | | |
| | Steel | 70% | | | 2021 | | | | |
| | No Component | 30% | | | | | | | |

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

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

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

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : PIER 88 PASSENGER SHIP TERM.
Address : W 48TH ST AND HUDSON RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR040.000 / 13486 **Yr Built/Renovated** :
Area Sq Ft : 248,040 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 26-Feb-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 1107 **Lot** : 12 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------------|-----------------------|
| Piers | \$2,890,300 | \$1,916,100 |
| Total | \$2,890,300 | \$1,916,100 |
| Importance Code A | \$2,441,500 | \$1,183,900 |
| Importance Code B | \$70,600 | \$732,300 |
| Importance Code C | \$378,200 | |
| Total | \$2,890,300 | \$1,916,100 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|----------------|----------------|----------------|----------------|
| Piers | \$2,600 | \$1,500 | | \$2,600 |
| Total | \$2,600 | \$1,500 | | \$2,600 |
| Importance Code A | | | | |
| Importance Code B | \$2,600 | \$1,500 | | \$2,600 |
| Total | \$2,600 | \$1,500 | | \$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 | | Priority |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Structural | | | | | | | | |
| Deck | | | | | | | | |
| Concrete | 60% | | | LIFE | * * | 5 | \$277,300 | |
| | <i>Cracking, Extent : Light, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Hairline Thermal Map Cracking And Scaling Top Of Exposed Deck</i> | | | | | | | |
| Concrete | 5% | Now | \$710,900 | LIFE | * * | 5 | \$23,100 | |
| | <i>Other Observation, Extent : Severe, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Outboard End</i> | | | | | | | |
| | <i>Explanation : Failed/ Collapsed</i> | | | | | | | |
| Not Accessible | 35% | | | | | | | |
| Deck Surface | | | | | | | | |
| Asphalt Pavers | 35% | 4+ | \$378,200 | 2034 | * * | | | |
| | <i>Worn, Extent : Light, Area Affected : 25%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| No Component | 45% | | | | | | | |
| Not Accessible | 20% | | | | | | | |
| Pile Caps | | | | | | | | |
| Concrete | 40% | | | LIFE | * * | 5 | \$6,700 | |
| Timber | 45% | 4+ | \$277,100 | LIFE | * * | 4 | \$877,000 | |
| | <i>Rotting/Splitting, Extent : Light, Area Affected : 2%</i> | | | | | | | |
| | <i>Location : Isolated Areas Throughout Interior Portion Of Pier</i> | | | | | | | |
| No Component | 15% | | | | | | | |
| Piles and Bracing | | | | | | | | |
| Steel | 20% | | | LIFE | * * | 5 | \$762,700 | |
| Timber | 15% | 4+ | \$1,453,500 | LIFE | * * | 4-5 | \$166,700 | |
| | <i>Rotting/Splitting, Extent : Light, Area Affected : 10%</i> | | | | | | | |
| | <i>Location : Sporadic, Above Waterline</i> | | | | | | | |
| No Component | 15% | | | | | | | |
| Not Accessible | 50% | | | | | | | |
| Fender | | | | | | | | |
| Buffer | | | | | | | | |
| Pneumatic Fenders | 100% | | | 2024 | \$661,700 | | | |
| Wales and Chocks | | | | | | | | |
| Rubber | 5% | | | 2038 | * * | 10 | | |
| No Component | 95% | | | | | | | |
| Piles | | | | | | | | |
| Steel | 15% | | | 2038 | * * | 3-5 | \$151,800 | |
| | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Adjacent To Floating Fenders</i> | | | | | | | |
| | <i>Explanation : Like new</i> | | | | | | | |
| Timber | 5% | | | 2038 | * * | 4 | \$4,400 | |
| No Component | 80% | | | | | | | |
| Deck Elements | | | | | | | | |
| Coping/Curb | | | | | | | | |
| Concrete | 5% | | | LIFE | * * | | | |
| Timber | 85% | | | LIFE | * * | | | |
| No Component | 10% | | | | | | | |

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
PIER 88 PASSENGER SHIP TERM.
Asset # : 13486

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : **PIER 90 PASSENGER SHIP TERM.**
Address : **W 50TH ST AND HUDSON RIVER**
Borough : **MANHATTAN** Agency's Number : **N/A**
Program / Asset # : **DBSR041.000 / 13487** Yr Built/Renovated :
Area Sq Ft : **131,250** Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **26-Feb-2014** Landmark Status : **NONE**
Areas Surveyed :
Block : **1109** Lot : **21** BIN :

| CAPITAL | | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|--|-----------------------|-----------------------|
| Piers | | \$2,200,100 | \$358,600 |
| Total | | \$2,200,100 | \$358,600 |
| Importance Code A | | \$1,464,900 | \$311,500 |
| Importance Code B | | \$735,200 | |
| Importance Code C | | | \$47,100 |
| Total | | \$2,200,100 | \$358,600 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|----------------|----------------|-----------------|
| Piers | \$14,900 | \$4,200 | | \$29,300 |
| Total | \$14,900 | \$4,200 | | \$29,300 |
| Importance Code A | | | | |
| Importance Code B | | \$4,200 | | \$29,300 |
| Importance Code C | \$14,900 | | | |
| Total | \$14,900 | \$4,200 | | \$29,300 |



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
PIER 90 PASSENGER SHIP TERM.
Asset # : 13487

| Piers | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|-------------------------|------------|-------------------|--|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Structural Deck | | | | | | | | |
| Concrete | 60% | 2-4 | \$451,400 | LIFE | * * | 5 | \$146,700 | |
| | | | <i>Cracking, Extent : Moderate, Area Affected : 25%</i> | | | | | |
| | | | <i>Location : Periodic Throughout Along Pier Perimeter</i> | | | | | |
| | | | <i>Spalling, Extent : Light, Area Affected : 5%</i> | | | | | |
| | | | <i>Location : Isolated Locations In Outboard Corner Along Pier Perimeter</i> | | | | | |
| | | | <i>Surface Wearing/Scaling, Extent : Moderate, Area Affected : 80%</i> | | | | | |
| | | | <i>Location : Periodic Throughout Along Pier Perimeter</i> | | | | | |
| Not Accessible | 40% | | | | | | | |
| Deck Surface Asphalt | 65% | 2-4 | \$14,900 | 2034 | * * | 5 | \$47,100 | |
| | | | <i>Other Observation, Extent : Moderate, Area Affected : 10%</i> | | | | | |
| | | | <i>Location : Periodic Throughout</i> | | | | | |
| | | | <i>Explanation : Isolated Gouges</i> | | | | | |
| Not Accessible | 35% | | | | | | | |
| Pile Caps Timber | 75% | 4+ | \$244,400 | LIFE | * * | 4 | \$773,500 | |
| | | | <i>Rotting/Splitting, Extent : Light, Area Affected : 5%</i> | | | | | |
| | | | <i>Location : Periodic Throughout</i> | | | | | |
| No Component | 25% | | | | | | | |
| Piles and Bracing Steel | 5% | | | LIFE | * * | 5 | \$100,900 | |
| Timber | 15% | 2-4 | \$769,100 | LIFE | * * | 4-5 | \$88,200 | |
| | | | <i>Rotting/Splitting, Extent : Moderate, Area Affected : 10%</i> | | | | | |
| | | | <i>Location : Above Waterline And At Fasteners</i> | | | | | |
| Not Accessible | 80% | | | | | | | |
| Fender Facing Timber | 25% | 0-2 | \$32,000 | 2034 | * * | 3 | \$21,900 | |
| | | | <i>Other Observation, Extent : Severe, Area Affected : 60%</i> | | | | | |
| | | | <i>Location : Along Concrete Bulkhead</i> | | | | | |
| | | | <i>Explanation : Impact Damage, Missing Components, Deteriorated</i> | | | | | |
| Timber | 75% | 0-2 | \$96,100 | 2034 | * * | 3 | \$65,800 | |
| | | | <i>Broken, Extent : Severe, Area Affected : 100%</i> | | | | | |
| | | | <i>Location : Along Concrete Bulkhead</i> | | | | | |
| Wales and Chocks Timber | 75% | 0-2 | \$145,600 | 2034 | * * | 4 | \$90,900 | |
| | | | <i>Displaced Elements, Extent : Severe, Area Affected : 5%</i> | | | | | |
| | | | <i>Location : Isolated Along Pier Perimeter</i> | | | | | |
| | | | <i>Rotting/Splitting, Extent : Moderate, Area Affected : 40%</i> | | | | | |
| | | | <i>Location : Typical Along Pier Perimeter</i> | | | | | |
| No Component | 25% | | | | | | | |

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
PIER 90 PASSENGER SHIP TERM.
Asset # : 13487

| Piers | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Fender | | | | | | | | |
| Piles | | | | | | | | |
| Timber | 10% | 0-2 | \$92,300 | 2040 | * * | 4 | \$5,600 | |
| | Loose Connections, Extent : Moderate, Area Affected : 60% | | | | | | | |
| | Location : Periodic Throughout | | | | | | | |
| | Rotting/Splitting, Extent : Moderate, Area Affected : 15% | | | | | | | |
| | Location : Top / Piles; Periodic Throughout | | | | | | | |
| | Worn, Extent : Moderate, Area Affected : 50% | | | | | | | |
| | Location : Periodic Throughout | | | | | | | |
| Timber | 20% | 4+ | \$184,600 | 2040 | * * | 4 | \$11,200 | |
| | Rotting/Splitting, Extent : Moderate, Area Affected : 15% | | | | | | | |
| | Location : Top Of Pile; Periodic Throughout | | | | | | | |
| | Worn, Extent : Moderate, Area Affected : 75% | | | | | | | |
| | Location : Typical Positioned In Tidal Zone | | | | | | | |
| Timber | 15% | | | 2038 | * * | 4 | \$12,600 | |
| Timber | 20% | Now | \$184,600 | 2040 | * * | 4 | \$11,200 | |
| | Other Observation, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : Periodic Throughout | | | | | | | |
| | Explanation : Broken, Missing | | | | | | | |
| Not Accessible | 35% | | | | | | | |
| Deck Elements | | | | | | | | |
| Railing | | | | | | | | |
| Steel | 100% | | | 2024 | | | | |

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

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

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

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : PIER 92 PASSENGER SHIP TERM.
Address : W 52ND ST. AND HUDSON RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR042.000 / 13488 **Yr Built/Renovated** :
Area Sq Ft : 93,000 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 26-Feb-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 1109 **Lot** : 30 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|--------------------|------------------|
| Piers | \$2,690,800 | \$147,000 |
| Total | \$2,690,800 | \$147,000 |
| Importance Code A | \$1,512,600 | \$147,000 |
| Importance Code B | \$1,178,200 | |
| Total | \$2,690,800 | \$147,000 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|---------|---------|----------------|----------------|
| Piers | | | \$2,200 | \$3,300 |
| Total | | | \$2,200 | \$3,300 |
| Importance Code A | | | | |
| Importance Code B | | | \$2,200 | \$3,300 |
| Total | | | \$2,200 | \$3,300 |



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
PIER 92 PASSENGER SHIP TERM.
Asset # : 13488

| Piers | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Structural Deck | | | | | | | | |
| Concrete | 10% | 4+ | \$159,900 | LIFE | * * | 5 | \$17,300 | |
| | <i>Cracking, Extent : Moderate, Area Affected : 60%</i> | | | | | | | |
| | <i>Location : Around Perimeter Apron</i> | | | | | | | |
| | <i>Spalling, Extent : Moderate, Area Affected : 10%</i> | | | | | | | |
| | <i>Location : Around Perimeter Apron</i> | | | | | | | |
| Concrete | 40% | 4+ | \$639,700 | LIFE | * * | 5 | \$69,300 | |
| | <i>Surface Wearing/Scaling, Extent : Light, Area Affected : 80%</i> | | | | | | | |
| | <i>Location : Typical Throughout Interior Top Of Deck</i> | | | | | | | |
| Not Accessible | 50% | | | | | | | |
| Pile Caps | | | | | | | | |
| Timber | 10% | 4+ | \$277,000 | LIFE | * * | 4 | \$73,100 | |
| | <i>Rotting/Splitting, Extent : Moderate, Area Affected : 10%</i> | | | | | | | |
| | <i>Location : Typical Throughout</i> | | | | | | | |
| Timber | 40% | | | LIFE | * * | 4 | \$292,300 | |
| Not Accessible | 50% | | | | | | | |
| | <i>Other Observation, Extent : Light, Area Affected : 0%</i> | | | | | | | |
| | <i>Location :</i> | | | | | | | |
| | <i>Explanation : Cap Not Accessible At Pile Cluster Column Supports</i> | | | | | | | |
| Piles and Bracing | | | | | | | | |
| Timber | 20% | 2-4 | \$436,000 | LIFE | * * | 4-5 | \$83,300 | |
| | <i>Rotting/Splitting, Extent : Light, Area Affected : 10%</i> | | | | | | | |
| | <i>Location : Above Waterline And At Fasteners</i> | | | | | | | |
| Not Accessible | 80% | | | | | | | |
| Fender | | | | | | | | |
| Facing | | | | | | | | |
| Timber | 15% | 0-2 | \$289,200 | 2040 | * * | 3 | \$9,900 | |
| | <i>Broken, Extent : Severe, Area Affected : 60%</i> | | | | | | | |
| | <i>Location : Along Inshore Perimeter At Bulkhead</i> | | | | | | | |
| Timber | 10% | | | 2034 | * * | 3 | \$6,600 | |
| No Component | 75% | | | | | | | |
| Wales and Chocks | | | | | | | | |
| Timber | 60% | Now | \$437,900 | 2040 | * * | 4 | \$54,700 | |
| | <i>Broken, Extent : Severe, Area Affected : 25%</i> | | | | | | | |
| | <i>Location : Typical Throughout</i> | | | | | | | |
| | <i>Worn, Extent : Severe, Area Affected : 60%</i> | | | | | | | |
| | <i>Location : Typical Throughout</i> | | | | | | | |
| No Component | 40% | | | | | | | |

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
PIER 92 PASSENGER SHIP TERM.
Asset # : 13488

| Piers | | Current Repair | | | Future Replacement | | Maintenance | | |
|--------|----------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Fender | | | | | | | | | |
| | Piles | | | | | | | | |
| | Timber | 15% | 2-4 | \$104,100 | 2040 | * * | 4 | \$6,300 | |
| | | Rotting/Splitting, Extent : Light, Area Affected : 10% | | | | | | | |
| | | Location : Typical Throughout | | | | | | | |
| | Timber | 40% | Now | \$277,600 | 2040 | * * | 4 | \$16,800 | |
| | | Other Observation, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : North Side | | | | | | | |
| | | Explanation : Broken, Missing | | | | | | | |
| | Timber | 10% | 0-2 | \$69,400 | 2040 | * * | 4 | \$4,200 | |
| | | Broken, Extent : Severe, Area Affected : 15% | | | | | | | |
| | | Location : Isolated Throughout | | | | | | | |
| | | Rotting/Splitting, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | | Location : Periodic Throughout | | | | | | | |
| | | Worn, Extent : Moderate, Area Affected : 30% | | | | | | | |
| | | Location : Abrasion Within Tidal Zone | | | | | | | |
| | Not Accessible | 35% | | | | | | | |

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

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

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

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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 : 16-Apr-2013 **Landmark Status** : NONE
Areas Surveyed :
Block : 1109 **Lot** : 5 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|--------------------|------------------|
| Piers | \$1,833,300 | \$342,000 |
| Total | \$1,833,300 | \$342,000 |
| Importance Code A | \$252,500 | \$342,000 |
| Importance Code B | \$1,580,900 | |
| Total | \$1,833,300 | \$342,000 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|---------|---------|----------------|
| Piers | \$33,000 | | | \$2,200 |
| Total | \$33,000 | | | \$2,200 |
| Importance Code A | \$33,000 | | | |
| Importance Code B | | | | \$2,200 |
| Total | \$33,000 | | | \$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 | 5% | 4+ | \$33,000 | LIFE | * * | 5 | \$400 | |
| | | Cracking, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | | Spalling, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | Concrete | 35% | | | LIFE | * * | 5 | \$2,900 | |
| | Not Accessible | 60% | | | | | | | |
| Piles and Bracing | | | | | | | | | |
| | Concrete | 15% | | | LIFE | * * | 5 | \$58,000 | |
| | | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | | Explanation : Encased Into Deck | | | | | | | |
| | Concrete | 5% | 4+ | \$104,400 | LIFE | * * | 5 | \$19,300 | |
| | | Broken, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | | Cracking, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | Steel | 5% | 4+ | \$148,100 | LIFE | * * | 5 | \$93,900 | |
| | | Corrosion, Extent : Moderate, Area Affected : 20% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | Not Accessible | 75% | | | | | | | |
| Fender | | | | | | | | | |
| | Facing | | | | | | | | |
| | Timber | 10% | Now | \$195,100 | 2039 | * * | 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 | \$332,300 | 2039 | * * | 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% | | | | | | | |

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
PIER 94 PIERS 92/94 LLC
Asset # : 13489

| Piers | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|-----------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Fender | | | | | | | | |
| Piles | | | | | | | | |
| Timber | 90% | Now | \$1,053,500 | 2039 | * * | 4 | \$38,400 | |
| | | <i>Broken, Extent : Severe, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Throughout</i> | | | | | | |
| | | <i>Missing Part, Extent : Severe, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Throughout</i> | | | | | | |
| No Component | 10% | | | | | | | |
| Deck Elements | | | | | | | | |
| Railing | | | | | | | | |
| Fencing | 85% | | | 2025 | | 3 | | |
| No Component | 15% | | | | | | | |
| Coping/Curb | | | | | | | | |
| Timber | 15% | | | LIFE | * * | | | |
| No Component | 85% | | | | | | | |

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

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

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

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : PIER, PLATFORM
Address : EAST RIVER 38TH TO 41ST STS.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGSP025.068 / 4110 **Yr Built/Renovated** :
Area Sq Ft : 36,592 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 15-Apr-2013 **Landmark Status** : NONE
Areas Surveyed :
Block : 970 **Lot** : 14 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|--------------------|-----------------|
| Piers | \$2,143,900 | \$40,900 |
| Total | \$2,143,900 | \$40,900 |
| Importance Code A | \$1,304,200 | \$40,900 |
| Importance Code B | \$839,600 | |
| Total | \$2,143,900 | \$40,900 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|---------|---------|---------|
| Piers | \$50,400 | | | |
| Total | \$50,400 | | | |
| Importance Code A | \$19,800 | | | |
| Importance Code B | \$30,600 | | | |
| Total | \$50,400 | | | |



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, PLATFORM
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 | 55% | 2-4 | \$692,100 | LIFE | * * | 5 | \$37,500 | |
| | | Cracking, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | | Spalling, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | | Surface Wearing/Scaling, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | Concrete | 5% | Now | \$52,400 | LIFE | * * | 5 | \$3,400 | |
| | | Exposed Reinforcement, Extent : Severe, Area Affected : 50% | | | | | | | |
| | | Location : Deck Soffit | | | | | | | |
| | | Missing Part, Extent : Severe, Area Affected : 5% | | | | | | | |
| | | Location : Holes In Deck | | | | | | | |
| | Not Accessible | Spalling, Extent : Severe, Area Affected : 50% | | | | | | | |
| | | Location : Deck Soffit | | | | | | | |
| 40% | | | | | | | | | |
| Pile Caps | Concrete | 5% | 4+ | \$19,800 | LIFE | * * | 5 | \$100 | |
| | | Erosion, Extent : Light, Area Affected : 5% | | | | | | | |
| | | Location : At Mlw | | | | | | | |
| | | Spalling, Extent : Light, Area Affected : 50% | | | | | | | |
| | | Location : Various Locations | | | | | | | |
| | | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | Timber | Explanation : Includes Beams Spanning Caissons, Beams, And Caps | | | | | | | |
| | | 60% | 4+ | \$21,800 | LIFE | * * | 4 | \$172,500 | |
| | | Rotting/Splitting, Extent : Moderate, Area Affected : 5% | | | | | | | |
| | Timber | Location : Throughout | | | | | | | |
| | | 15% | Now | \$109,000 | LIFE | * * | 4 | \$43,100 | |
| | | Broken, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : Throughout Platform | | | | | | | |
| Missing Part, Extent : Severe, Area Affected : 25% | | | | | | | | | |
| Location : Missing Line Caps | | | | | | | | | |
| Rotting/Splitting, Extent : Severe, Area Affected : 100% | | | | | | | | | |
| Not Accessible | Location : Cap Ends | | | | | | | | |
| | 20% | | | | | | | | |

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
PIER, PLATFORM
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 | | | | | | | | | |
| | Piles and Bracing | | | | | | | | |
| | Concrete | 20% | | | LIFE | * * | 5 | \$23,200 | |
| | | Erosion, Extent : Light, Area Affected : 50% | | | | | | | |
| | | Location : Above Mlw | | | | | | | |
| | | Other Observation, Extent : Light, Area Affected : 15% | | | | | | | |
| | | Location : Northern Concrete Pile | | | | | | | |
| | | Explanation : Loose Steel Formwork | | | | | | | |
| | Timber | 10% | 4+ | \$143,000 | LIFE | * * | 4-5 | \$16,400 | |
| | | Rotting/Splitting, Extent : Moderate, Area Affected : 50% | | | | | | | |
| | | Location : Rot At Mlw And Top Of Pile | | | | | | | |
| | Timber | 10% | Now | \$285,900 | LIFE | * * | 4-5 | \$16,400 | |
| | | Loose Connections, Extent : Light, Area Affected : 100% | | | | | | | |
| | | Location : Bracing To Pile Connections | | | | | | | |
| | | Missing Pile, Extent : Severe, Area Affected : 5% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | | Rotting/Splitting, Extent : Light, Area Affected : 100% | | | | | | | |
| | | Location : At Mlw | | | | | | | |
| | | Other Observation, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | | Explanation : Missing Or Severely Deteriorated Bracings | | | | | | | |
| | Not Accessible | 60% | | | | | | | |
| Fender | | | | | | | | | |
| | Wales and Chocks | | | | | | | | |
| | Timber | 95% | Now | \$191,300 | 2039 | * * | 4 | \$47,800 | |
| | | Missing Part, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | Timber | 5% | 0-2 | \$10,100 | 2039 | * * | 4 | \$2,500 | |
| | | Loose Connections, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | | Rotting/Splitting, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| Piles | | | | | | | | | |
| | Timber | 95% | Now | \$606,400 | 2039 | * * | 4 | \$22,100 | |
| | | Missing Pile, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | Timber | 5% | 4+ | \$31,900 | 2039 | * * | 4 | \$1,200 | |
| | | Rotting/Splitting, Extent : Light, Area Affected : 50% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| Deck Elements | | | | | | | | | |
| | Coping/Curb | | | | | | | | |
| | Timber | 60% | | | LIFE | * * | | | |
| | Timber | 40% | 2-4 | \$30,600 | LIFE | * * | | | |
| | | Loose Connections, Extent : Light, Area Affected : 10% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | | Rotting/Splitting, Extent : Severe, 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
PIER, PLATFORM
Asset # : 4110

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : PILE SUPPORTED PLATFORM UNDER NICKS LOBSTER BLDG
Address : FLATBUSH AVE MILL BASIN
Borough : BROOKLYN Agency's Number : N/A
Program / Asset # : DBSR026.65A / 14148 Yr Built/Renovated :
Area Sq Ft : 5,600 Project Type : ECONOMIC DEVELOPMENT
Date of Survey : 16-Dec-2011 Landmark Status : NONE
Areas Surveyed :
Block : 8591 Lot : 980 BIN :

CAPITAL

Total

Importance Code

Total

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|---------|---------|---------|----------------|
| Piers | | | | \$4,500 |
| Total | | | | \$4,500 |
| Importance Code A | | | | |
| 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
PILE SUPPORTED PLATFORM UNDER NICKS LOBSTER BLDG
Asset # : 14148

| Piers | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|----------------------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Structural Deck | | | | | | | | |
| Concrete | 25% | | | LIFE | * * | 5 | \$2,600 | |
| | | <i>Cracking, Extent : Light, Area Affected : 5%</i> | | | | | | |
| | | <i>Location : Throughout Deck Soffit</i> | | | | | | |
| Not Accessible | 75% | | | | | | | |
| | | <i>Other Observation, Extent : Light, Area Affected : 0%</i> | | | | | | |
| | | <i>Location : Approximately Half Of The Deck Soffit Is Covered With Shotcrete</i> | | | | | | |
| | | <i>Explanation : Shotcrete</i> | | | | | | |
| Deck Surface Asphalt | 100% | | | 2026 | \$19,600 | 5 | \$6,200 | |
| | | <i>Cracking, Extent : Moderate, Area Affected : 10%</i> | | | | | | |
| | | <i>Location : Throughout</i> | | | | | | |
| Pile Caps Concrete | 35% | | | LIFE | * * | 5 | \$100 | |
| | | <i>Spalling, Extent : Light, Area Affected : 10%</i> | | | | | | |
| | | <i>Location : Isolated Throughout Pile Caps</i> | | | | | | |
| Not Accessible | 65% | | | | | | | |
| | | <i>Other Observation, Extent : Light, Area Affected : 0%</i> | | | | | | |
| | | <i>Location : Shotcrete Has Been Applied To Several Pile Caps</i> | | | | | | |
| | | <i>Explanation : Shotcrete Cover</i> | | | | | | |
| Piles and Bracing Not Accessible | 100% | | | | | | | |
| | | <i>Other Observation, Extent : Light, Area Affected : 0%</i> | | | | | | |
| | | <i>Location : All Piles Have Been Encased. No Defects Noted In Encasements.</i> | | | | | | |
| | | <i>Explanation : Concrete Encasements</i> | | | | | | |
| Fender Wales and Chocks | | | | | | | | |
| Timber | 75% | | | 2032 | * * | 4 | \$9,000 | |
| No Component | 25% | | | | | | | |
| Deck Elements Railing | | | | | | | | |
| Fencing | 80% | | | 2024 | | 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : **PILE SUPPORTED WHARF IN FRONT OF ASSET # 16**
Address : **FLATBUSH AVE - MILL BASIN BET. NICKS LOBSTER & KINGS PLZ**
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 : **16-Dec-2011** **Landmark Status** : **NONE**
Areas Surveyed :
Block : **8591** **Lot** : **980** **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------------|-----------------------|
| Piers | \$315,800 | |
| Total | \$315,800 | |
| Importance Code A | \$315,800 | |
| Total | \$315,800 | |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|----------------|----------------|-----------------|
| Piers | \$30,600 | | | \$17,600 |
| Total | \$30,600 | | | \$17,600 |
| Importance Code A | \$15,000 | | | |
| Importance Code B | \$15,600 | | | \$17,600 |
| Total | \$30,600 | | | \$17,600 |



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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
PILE SUPPORTED WHARF IN FRONT OF ASSET # 16
Asset # : 14147

| Piers | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Structural Deck | | | | | | | | |
| Concrete | 90% | | | LIFE | * * | 5 | \$31,000 | |
| | <i>Cracking, Extent : Light, Area Affected : 10%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| | <i>Spalling, Extent : Light, Area Affected : 5%</i> | | | | | | | |
| | <i>Location : Isolated Throughout</i> | | | | | | | |
| Not Accessible | 10% | | | | | | | |
| Pile Caps | | | | | | | | |
| Concrete | 70% | | | LIFE | * * | 5 | \$900 | |
| Concrete | 5% | 4+ | \$15,000 | LIFE | * * | 5 | \$100 | |
| | <i>Spalling, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Isolated Throughout</i> | | | | | | | |
| Not Accessible | 25% | | | | | | | |
| Piles and Bracing | | | | | | | | |
| Concrete | 20% | 0-2 | \$315,800 | LIFE | * * | 5 | \$11,700 | |
| | <i>Spalling, Extent : Severe, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : In Tidal Zone, Isolated Throughout</i> | | | | | | | |
| Not Accessible | 80% | | | | | | | |
| | <i>Other Observation, Extent : Light, Area Affected : 0%</i> | | | | | | | |
| | <i>Location :</i> | | | | | | | |
| | <i>Explanation : Encased With Fiberglass Forms Remaining</i> | | | | | | | |
| Fender | | | | | | | | |
| Wales and Chocks | | | | | | | | |
| Timber | 90% | | | 2032 | * * | 4 | \$35,200 | |
| Timber | 2% | Now | \$3,100 | 2038 | * * | 4 | \$800 | |
| | <i>Rotting/Splitting, Extent : Severe, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Isolated Throughout</i> | | | | | | | |
| Timber | 8% | 2-4 | \$12,500 | 2038 | * * | 4 | \$3,100 | |
| | <i>Rotting/Splitting, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Isolated Throughout</i> | | | | | | | |
| Deck Elements | | | | | | | | |
| Coping/Curb | | | | | | | | |
| Concrete | 100% | | | LIFE | * * | | | |

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

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

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

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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-Feb-2013 **Landmark Status** : NONE
Areas Surveyed :
Block : 73 **Lot** : 2 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------------|-----------------------|
| Piers | \$48,200 | |
| Total | \$48,200 | |
| Importance Code B | \$48,200 | |
| Total | \$48,200 | |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|----------------|----------------|----------------|
| Piers | \$11,700 | | | |
| Total | \$11,700 | | | |
| Importance Code A | | | | |
| Importance Code B | \$11,700 | | | |
| Total | \$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
PLATFORM AT PIERS 15, 16 PLATFORM
Asset # : 2858

| Piers | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|-----------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Structural | | | | | | | | |
| Deck | | | | | | | | |
| Concrete | 50% | | | LIFE | * * | 5 | \$8,000 | |
| Not Accessible | 50% | | | | | | | |
| | | 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 | | | | | | | | |
| Under Construction | 100% | | | | | | | |
| 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 | \$3,000 | 2039 | * * | 4 | \$800 | |
| | | Broken, Extent : Severe, Area Affected : 100% | | | | | | |
| | | Location : Near South End Of Wharf | | | | | | |
| Timber | 95% | | | 2037 | * * | 4 | \$21,600 | |
| | | Worn, Extent : Moderate, Area Affected : 100% | | | | | | |
| | | Location : Typical Throughout | | | | | | |
| Piles | | | | | | | | |
| Timber | 10% | 4+ | \$19,300 | 2039 | * * | 4 | \$700 | |
| | | Worn, Extent : Moderate, Area Affected : 15% | | | | | | |
| | | Location : Throughout Positioned Above Mlw Elevation | | | | | | |
| Timber | 15% | Now | \$28,900 | 2039 | * * | 4 | \$1,100 | |
| | | Broken, Extent : Severe, Area Affected : 100% | | | | | | |
| | | Location : Tidal Zone Or At Top Connection | | | | | | |
| Timber | 40% | | | 2033 | * * | 4 | \$4,200 | |
| | | Worn, Extent : Light, Area Affected : 10% | | | | | | |
| | | Location : Tidal Zone | | | | | | |
| Not Accessible | 35% | | | | | | | |
| Deck Elements | | | | | | | | |
| Railing | | | | | | | | |
| Under Construction | 100% | | | | | | | |
| Coping/Curb | | | | | | | | |
| 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : RED HOOK MARINE TERMINAL PIER 6
Address : ATLANTIC AVE. @EAST RIVER (BROOKLYN SOUTH)
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR028.000 / 4475 **Yr Built/Renovated** : 1900 /
Area Sq Ft : 232,206 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 30-Jan-2008 **Landmark Status** : NONE
Areas Surveyed :
Block : 245 **Lot** : 29 **BIN** :

| CAPITAL | | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|--|------------------|------------------|
| Piers | | \$276,000 | \$161,900 |
| Total | | \$276,000 | \$161,900 |
| Importance Code A | | \$54,400 | \$161,900 |
| Importance Code B | | \$221,500 | |
| Total | | \$276,000 | \$161,900 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|---------|---------|-----------------|
| Piers | \$13,300 | | | \$32,300 |
| Total | \$13,300 | | | \$32,300 |
| Importance Code A | \$13,300 | | | |
| Importance Code B | | | | \$32,300 |
| Total | \$13,300 | | | \$32,300 |



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
RED HOOK MARINE TERMINAL PIER 6
Asset # : 4475

| Piers | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Structural Deck | | | | | | | | |
| Concrete | 18% | | | LIFE | * * | 5 | \$77,900 | |
| | <i>Cracking, Extent : Light, Area Affected : 20%</i> | | | | | | | |
| | <i>Location : Isolated Throughout</i> | | | | | | | |
| Concrete | 2% | 4+ | \$13,300 | LIFE | * * | 5 | \$8,700 | |
| | <i>Spalling, Extent : Light, Area Affected : 50%</i> | | | | | | | |
| | <i>Location : Isolated Along Edge Of Deck Throughout And On N. Side Of Apron</i> | | | | | | | |
| Not Accessible | 80% | | | | | | | |
| Pile Caps | | | | | | | | |
| Concrete | 5% | | | LIFE | * * | 5 | \$800 | |
| No Component | 95% | | | | | | | |
| Piles and Bracing | | | | | | | | |
| Timber | 9% | | | LIFE | * * | 4-5 | \$93,600 | |
| Timber | 1% | 2-4 | \$54,400 | LIFE | * * | 4-5 | \$10,400 | |
| | <i>Other Observation, Extent : Severe, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Isolated Throughout</i> | | | | | | | |
| | <i>Explanation : Broken Concrete Extension</i> | | | | | | | |
| Not Accessible | 90% | | | | | | | |
| Fender | | | | | | | | |
| Wales and Chocks | | | | | | | | |
| Timber | 15% | Now | \$107,700 | 2034 | * * | 4 | \$13,500 | |
| | <i>Missing Part, Extent : Severe, Area Affected : 50%</i> | | | | | | | |
| | <i>Location : Throughout South, West, And Western Part Of N. Side</i> | | | | | | | |
| | <i>Rotting/Splitting, Extent : Severe, Area Affected : 50%</i> | | | | | | | |
| | <i>Location : Throughout South, West, And Western Part Of N. Side</i> | | | | | | | |
| Timber | 65% | | | 2028 | * * | 4 | \$58,300 | |
| | <i>Rotting/Splitting, Extent : Light, Area Affected : 50%</i> | | | | | | | |
| | <i>Location : Throughout Upper And Lower Wales</i> | | | | | | | |
| Not Accessible | 20% | | | | | | | |
| Piles | | | | | | | | |
| Timber | 15% | | | 2028 | * * | 4 | \$6,200 | |
| | <i>Rotting/Splitting, Extent : Light, Area Affected : 10%</i> | | | | | | | |
| | <i>Location : Isolated Throughout</i> | | | | | | | |
| | <i>Worn, Extent : Light, Area Affected : 30%</i> | | | | | | | |
| | <i>Location : Above Mlw Elevation, Throughout Pier</i> | | | | | | | |
| Timber | 10% | 4+ | \$113,800 | 2034 | * * | 4 | \$4,100 | |
| | <i>Rotting/Splitting, Extent : Moderate, Area Affected : 30%</i> | | | | | | | |
| | <i>Location : At The North And South Dolphins</i> | | | | | | | |
| | <i>Other Observation, Extent : Severe, Area Affected : 10%</i> | | | | | | | |
| | <i>Location : At North End Of West Face</i> | | | | | | | |
| | <i>Explanation : Broken Bolted Connection</i> | | | | | | | |
| Not Accessible | 75% | | | | | | | |

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

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

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : RELIEVING PLATFORM
Address : E.RIVER FROM OLD SLIP / SOUTH TO 45 FT PAST HELIPORT
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBS0025.042 / 14731 **Yr Built/Renovated** :
Area Sq Ft : 8,000 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 26-Feb-2013 **Landmark Status** : NONE
Areas Surveyed :
Block : 36 **Lot** : 12 **BIN** :

CAPITAL**Total**

Importance Code

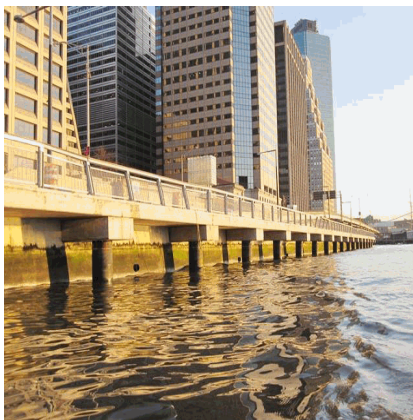
Total

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|---------|---------|---------|---------|---------|
|---------|---------|---------|---------|---------|

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
RELIEVING PLATFORM
Asset # : 14731

| 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 | \$7,500 | |
| | Erosion, Extent : Moderate, Area Affected : 35% | | | | | | | |
| | Location : Throughout Tidal Zone | | | | | | | |
| Not Accessible | 50% | | | | | | | |
| Piles and Bracing | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Deck Elements | | | | | | | | |
| Deck Surface | | | | | | | | |
| Asphalt Pavers | 100% | | | 2039 | * * | 5 | | |
| Railing | | | | | | | | |
| Steel | 100% | | | 2024 | | | | |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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 : 03-Apr-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 73 **Lot** : 29 **BIN** :

CAPITAL**Total**

Importance Code

Total

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|---------|---------|---------|--------------|
| Piers | | | | \$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
TIMBER RELIEVING PLATFORM IN FRONT OF ASSET 1743
Asset # : 14067

| Piers | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|-----------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Structural Deck | | | | | | | | |
| Timber | 100% | | | LIFE | * * | 5 | \$16,800 | |
| | | <i>Surface Wearing/Scaling, Extent : Light, Area Affected : 5%</i> | | | | | | |
| | | <i>Location : Throughout</i> | | | | | | |
| Pile Caps | | | | | | | | |
| Timber | 100% | | | LIFE | * * | 4 | \$31,400 | |
| Piles and Bracing | | | | | | | | |
| Timber | 65% | | | LIFE | * * | 4-5 | \$11,600 | |
| | | <i>Other Observation, Extent : Light, Area Affected : 40%</i> | | | | | | |
| | | <i>Location : From Station 1+35</i> | | | | | | |
| | | <i>Explanation : Concrete Footing</i> | | | | | | |
| Not Accessible | 35% | | | | | | | |
| Fender Piles | | | | | | | | |
| Timber | 10% | | | 2032 | * * | 4 | \$500 | |
| | | <i>Rotting/Splitting, Extent : Moderate, Area Affected : 10%</i> | | | | | | |
| | | <i>Location : In Tidal Zone</i> | | | | | | |
| No Component | 85% | | | | | | | |
| Not Accessible | 5% | | | | | | | |
| Deck Elements | | | | | | | | |
| Railing | | | | | | | | |
| Steel | 100% | | | 2021 | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : WHARF AT STATEN ISLAND BALLPARK AT ST. GEORGE
Address : 75 RICHMOND TERRACE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DGS0059.000 / 13924 **Yr Built/Renovated** :
Area Sq Ft : 22,500 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 03-Dec-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 2 **Lot** : 20 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------|-----------------|
| Piers | \$71,200 | \$71,200 |
| Total | \$71,200 | \$71,200 |
| Importance Code A | \$71,200 | \$71,200 |
| Total | \$71,200 | \$71,200 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|---------|-----------------|---------|
| Piers | \$29,300 | | \$30,800 | |
| Total | \$29,300 | | \$30,800 | |
| Importance Code A | \$24,600 | | | |
| Importance Code C | \$4,700 | | \$30,800 | |
| Total | \$29,300 | | \$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 | \$46,100 | |
| | Not Accessible | 45% | | | | | | | |
| Deck Surface | | | | | | | | | |
| | Panel/Paver: Concrete | 30% | | | 2052 | * * | | | |
| | Timber | 68% | | | 2039 | * * | 5 | \$61,700 | |
| | Timber | 2% | Now | \$4,700 | 2039 | * * | 5 | \$900 | |
| Rotting/Splitting, Extent : Severe, Area Affected : 10% | | | | | | | | | |
| Location : Isolated Locations Throughout | | | | | | | | | |
| Pile Caps | | | | | | | | | |
| | Concrete | 100% | | | LIFE | * * | 5 | \$3,000 | |
| Cracking, Extent : Light, Area Affected : 10% | | | | | | | | | |
| Location : Throughout | | | | | | | | | |
| Piles and Bracing | | | | | | | | | |
| | Concrete | 100% | | | LIFE | * * | 5 | \$142,500 | |
| Cracking, Extent : Light, Area Affected : 10% | | | | | | | | | |
| Location : Isolated Throughout | | | | | | | | | |
| Spalling, Extent : Light, Area Affected : 10% | | | | | | | | | |
| Location : Isolated Throughout | | | | | | | | | |
| Deck Elements | | | | | | | | | |
| Railing | | | | | | | | | |
| | Steel | 100% | | | 2024 | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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 : 28-Feb-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 4346 **Lot** : 200 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|----------------|------------------|
| Piers | | \$242,200 |
| Total | | \$242,200 |
| Importance Code B | | \$242,200 |
| Total | | \$242,200 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|---------|---------|---------|
| Piers | \$58,000 | | | |
| Total | \$58,000 | | | |
| Importance Code A | \$36,500 | | | |
| Importance Code B | \$21,500 | | | |
| Total | \$58,000 | | | |



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
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 | | | | | | | | | |
| Timber | 35% | | | LIFE | * * | 5 | \$1,900 | | |
| | Recent Replace Evident, Extent : Light, Area Affected : 100% | | | | | | | | |
| | Location : Pier Deck | | | | | | | | |
| Timber | 45% | | | LIFE | * * | 5 | \$2,500 | | |
| | Surface Wearing/Scaling, Extent : Light, Area Affected : 100% | | | | | | | | |
| | Location : Throughout | | | | | | | | |
| Not Accessible | 5% | | | | | | | | |
| Under Construction | 15% | | | | | | | | |
| Pile Caps | | | | | | | | | |
| Timber | 75% | | | LIFE | * * | 4 | \$7,700 | | |
| | Rotting/Splitting, Extent : Light, Area Affected : 20% | | | | | | | | |
| | Location : Throughout | | | | | | | | |
| Timber | 5% | 4+ | \$3,200 | LIFE | * * | 4 | \$500 | | |
| | Rotting/Splitting, Extent : Severe, Area Affected : 50% | | | | | | | | |
| | Location : Isolated Throughout | | | | | | | | |
| Timber | 20% | Now | \$12,900 | LIFE | * * | 4 | \$2,000 | | |
| | Rotting/Splitting, Extent : Severe, Area Affected : 50% | | | | | | | | |
| | Location : Primarily At Bearing Locations Throughout Deck | | | | | | | | |
| Piles and Bracing | | | | | | | | | |
| Timber | 20% | 4+ | \$10,200 | LIFE | * * | 4-5 | \$1,200 | | |
| | Rotting/Splitting, Extent : Moderate, Area Affected : 50% | | | | | | | | |
| | Location : Throughout | | | | | | | | |
| Timber | 40% | | | LIFE | * * | 4-5 | \$2,300 | | |
| Timber | 10% | Now | \$10,200 | LIFE | * * | 4-5 | \$600 | | |
| | Loose Connections, Extent : Moderate, Area Affected : 2% | | | | | | | | |
| | Location : 2 Non-Bearing Piles Below Deck | | | | | | | | |
| | Rotting/Splitting, Extent : Moderate, Area Affected : 25% | | | | | | | | |
| | Location : Below Deck | | | | | | | | |
| | Other Observation, Extent : Severe, Area Affected : 100% | | | | | | | | |
| | Location : 10 Piles Below Deck | | | | | | | | |
| | Explanation : Fire Damage | | | | | | | | |
| Not Accessible | 10% | | | | | | | | |
| Under Construction | 20% | | | | | | | | |
| Deck Elements | | | | | | | | | |
| Railing | | | | | | | | | |
| Steel | 70% | 4+ | \$4,800 | 2021 | \$242,200 | | | | |
| | Other Observation, Extent : Light, Area Affected : 10% | | | | | | | | |
| | Location : Throughout | | | | | | | | |
| | Explanation : Minor Coating Loss And Corrosion | | | | | | | | |
| Timber | 30% | | | 2017 | \$16,600 | | | | |
| | Other Observation, Extent : Light, Area Affected : 10% | | | | | | | | |
| | Location : Throughout | | | | | | | | |
| | Explanation : Missing Paint | | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : 23RD ST. MARINA DOCK BULKHEAD
Address : 23RD ST. MARINA
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGSPR30.022 / 2583 **Yr Built/Renovated** :
Linear Ft : 273 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 08-Mar-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 991 **Lot** : 50 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------------|-----------------------|
| Bulkheads | \$94,900 | |
| Total | \$94,900 | |
| Importance Code B | \$94,900 | |
| Total | \$94,900 | |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads | \$42,100 | | | \$1,300 |
| Total | \$42,100 | | | \$1,300 |
| Importance Code A | \$2,400 | | | |
| Importance Code B | \$21,700 | | | \$1,300 |
| Importance Code C | \$18,100 | | | |
| Total | \$42,100 | | | \$1,300 |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801
23RD ST. MARINA DOCK BULKHEAD
Asset # : 2583

| Bulkheads | | Current Repair | | | Future Replacement | | Maintenance | | |
|---------------------------------------|------------|---|----------------|---------|--------------------|-------------|----------------|----------|--|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | |
| Structural | | | | | | | | | |
| Relieving Platform Top Concrete/Stone | 100% | | | LIFE | | * * | | | |
| | | Cracking, Extent : Light, Area Affected : 5% | | | | | | | |
| | | Location : Throughout With Isolated Moderate Cracking | | | | | | | |
| Coping/Curb Concrete | 15% | 2-4 | \$6,900 | LIFE | | * * | 5 | | |
| | | Broken, Extent : Moderate, Area Affected : 50% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| Timber | 30% | Now | \$9,000 | LIFE | | * * | 5 | | |
| | | Missing Part, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : 30 Ft From North End | | | | | | | |
| | | Rotting/Splitting, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| Timber | 15% | 4+ | \$2,300 | LIFE | | * * | 5 | | |
| | | Rotting/Splitting, Extent : Moderate, Area Affected : 50% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| Timber No Component | 30% | | | LIFE | | * * | 5 | | |
| | 10% | | | | | | | | |
| Piles and Bracing Not Accessible | | | | | | | | | |
| Lowlevel Pile Caps | | | | | | | | | |
| Timber | 5% | 4+ | \$2,400 | LIFE | | * * | | | |
| | | Rotting/Splitting, Extent : Moderate, Area Affected : 75% | | | | | | | |
| | | Location : At Ends Of Transverse Pile Caps | | | | | | | |
| Timber Not Accessible | 5% | | | LIFE | | * * | | | |
| | 90% | | | | | | | | |
| Backfill | | | | | | | | | |
| Fill | | | | | | | | | |
| Not Accessible | 100% | | | | | | | | |
| Surface | | | | | | | | | |
| Asphalt | 60% | | | 2032 | | * * | 5 | \$1,900 | |
| Concrete | 40% | | | 2032 | | * * | 5 | \$1,200 | |
| Fender | | | | | | | | | |
| Piles | | | | | | | | | |
| Timber | 15% | Now | \$7,500 | 2038 | | * * | 4 | \$1,000 | |
| | | Rotting/Splitting, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| Timber | 25% | 4+ | \$12,600 | 2038 | | * * | 4 | \$1,600 | |
| | | Broken, Extent : Moderate, Area Affected : 50% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| Timber Not Accessible | 40% | | | 2032 | | * * | 4 | \$2,600 | |
| | 20% | | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
23RD ST. MARINA DOCK BULKHEAD
Asset # : 2583

| Bulkheads | | Current Repair | | | Future Replacement | | Maintenance | | |
|---------------|------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Fender | | | | | | | | | |
| | Wales and Chocks | | | | | | | | |
| | Timber | 20% | 4+ | \$23,700 | 2038 | * * | 4 | \$3,000 | |
| | | Loose Connections, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | | Rotting/Splitting, Extent : Light, Area Affected : 10% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | Timber | 60% | Now | \$71,200 | 2038 | * * | 4 | \$8,900 | |
| | | Missing Part, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | No Component | 20% | | | | | | | |
| Deck Elements | | | | | | | | | |
| | Railing | | | | | | | | |
| | Fencing | 100% | | | 2024 | \$14,500 | 3 | \$100 | |
| | | Corrosion, Extent : Light, Area Affected : 10% | | | | | | | |
| | | Location : Throughout | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : 23RD ST. MARINA PKG. GARAGE BULKHEAD
Address : 23RD ST. MARINA
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGSPR30.011 / 2584 **Yr Built/Renovated** :
Linear Ft : 107 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 08-Mar-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 991 **Lot** : 50 **BIN** :

CAPITAL**Total**

Importance Code

Total

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|---------|---------|---------|
| Bulkheads | \$16,300 | | | |
| Total | \$16,300 | | | |
| Importance Code A | \$900 | | | |
| Importance Code B | \$15,400 | | | |
| Total | \$16,300 | | | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
23RD ST. MARINA PKG. GARAGE BULKHEAD
Asset # : 2584

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | |
|---------------------------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Structural | | | | | | | | |
| Relieving Platform Top Concrete/Stone | 100% | | | LIFE | | * * | | |
| | | Cracking, Extent : Light, Area Affected : 5% | | | | | | |
| | | Location : Throughout | | | | | | |
| Piles and Bracing Not Accessible | 100% | | | | | | | |
| Lowlevel Pile Caps | | | | | | | | |
| Timber | 5% | Now | \$900 | 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 | 40% | | | 2032 | | * * | 5 | \$500 |
| | | Cracking, Extent : Light, Area Affected : 10% | | | | | | |
| | | Location : Random | | | | | | |
| Asphalt Pavers | 20% | | | 2032 | | * * | 5 | \$200 |
| Concrete | 40% | | | 2032 | | * * | 5 | \$500 |
| | | Cracking, Extent : Light, Area Affected : 10% | | | | | | |
| | | Location : Throughout | | | | | | |
| | | Spalling, Extent : Light, Area Affected : 10% | | | | | | |
| | | Location : Throughout | | | | | | |
| Fender | | | | | | | | |
| Piles | | | | | | | | |
| Timber | 50% | Now | \$9,800 | 2038 | | * * | 4 | \$1,300 |
| | | Broken, Extent : Severe, Area Affected : 100% | | | | | | |
| | | Location : Throughout | | | | | | |
| | | Rotting/Splitting, Extent : Severe, Area Affected : 25% | | | | | | |
| | | Location : Throughout | | | | | | |
| Timber | 25% | 4+ | \$4,900 | 2038 | | * * | 4 | \$600 |
| | | Rotting/Splitting, Extent : Moderate, Area Affected : 50% | | | | | | |
| | | Location : Throughout | | | | | | |
| Not Accessible | 25% | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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** :
Linear Ft : 146 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 12-Jan-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 5804 **Lot** : 2 **BIN** :

CAPITAL**Total**

Importance Code

Total

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|----------------|---------|---------|---------|
| Bulkheads | \$1,000 | | | |
| Total | \$1,000 | | | |
| Importance Code A | | | | |
| Importance Code B | \$1,000 | | | |
| Importance Code C | | | | |
| 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
65TH STREET RAIL YARD TRANSFER BRIDGE BULKHEAD
Asset # : 13484

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Structural | | | | | | | | |
| Coping/Curb | | | | | | | | |
| Timber | 65% | | | LIFE | * * | 5 | \$100 | |
| | <i>Rotting/Splitting, Extent : Light, Area Affected : 10%</i> | | | | | | | |
| | <i>Location : Isolated Throughout</i> | | | | | | | |
| No Component | 35% | | | | | | | |
| Sheet Piles | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Pile Caps | | | | | | | | |
| Concrete | 65% | | | LIFE | * * | 5 | \$300 | |
| Not Accessible | 35% | | | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Surface | | | | | | | | |
| Asphalt | 30% | | | 2032 | * * | 5 | \$500 | |
| | <i>Cracking, Extent : Light, Area Affected : 10%</i> | | | | | | | |
| | <i>Location : Throughout Pavement</i> | | | | | | | |
| Asphalt | 5% | Now | \$600 | 2038 | * * | 5 | | |
| | <i>Settlement, Extent : Severe, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Along North Transfer Bridge Approach</i> | | | | | | | |
| Gravel | 65% | | | 2032 | * * | 2-5 | \$300 | |
| Deck Elements | | | | | | | | |
| Railing | | | | | | | | |
| Fencing | 100% | | | 2024 | \$7,700 | 3 | \$100 | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : BATT MARI BLDG TO SS PIER 6 HELIPORT
Address : SOUTH STREET
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 : 05-Mar-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 2 **Lot** : 23 **BIN** :

CAPITAL**Total**

Importance Code

Total

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|---------|---------|---------|---------|---------|
|---------|---------|---------|---------|---------|

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
BATT MARI BLDG TO SS PIER 6 HELIPORT
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 | 65% | | | LIFE | * * | 5 | \$27,200 | |
| | Concrete | 5% | | | LIFE | * * | 5 | \$100 | |
| | | Recent Repair Evident, Extent : Light, Area Affected : 100% | | | | | | | |
| | | Location : North End Of Asset | | | | | | | |
| | Not Accessible | 30% | | | | | | | |
| Backfill | | | | | | | | | |
| | Fill | | | | | | | | |
| | Under Construction | 100% | | | | | | | |
| | Surface | | | | | | | | |
| | Under Construction | 100% | | | | | | | |
| Deck Elements | | | | | | | | | |
| | 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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 : 493 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 11-Dec-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------|----------------|
| Bulkheads | \$88,200 | |
| Total | \$88,200 | |
| Importance Code B | \$88,200 | |
| Total | \$88,200 | |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|----------------|---------|---------|
| Bulkheads | \$30,700 | \$1,400 | | |
| Total | \$30,700 | \$1,400 | | |
| Importance Code A | \$9,800 | | | |
| Importance Code B | \$20,900 | \$1,400 | | |
| Total | \$30,700 | \$1,400 | | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
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% | | | 2027 | * * | 5 | \$19,700 | |
| | 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% | | | 2033 | * * | 5 | \$600 | |
| | Other Observation, Extent : Light, Area Affected : 10% | | | | | | | | |
| | Location : From 45ft To 90 Ft North Of Southern Limit Of Asset | | | | | | | | |
| | Explanation : Surface Wearing | | | | | | | | |
| | Concrete | 40% | | | 2033 | * * | 5 | \$2,300 | |
| | Cracking, Extent : Light, Area Affected : 10% | | | | | | | | |
| | Location : Throughout | | | | | | | | |
| | Concrete | 20% | 4+ | \$20,900 | 2037 | * * | 5 | \$600 | |
| Cracking, Extent : Moderate, Area Affected : 25% | | | | | | | | | |
| Location : Throughout | | | | | | | | | |
| Erosion, Extent : Moderate, Area Affected : 100% | | | | | | | | | |
| Location : Erosion/ Scaling Throughout From 240ft To 360ft North Of Southern Limit Of Asset | | | | | | | | | |
| | Not Accessible | 30% | | | | | | | |
| | Other Observation, Extent : Light, Area Affected : 0% | | | | | | | | |
| | Location : Under Building At Southern 45 ft Of Asset And Under Vegetation For 25 Percent Of Remaining Surface, North Of Building | | | | | | | | |
| Explanation : Not Accessible | | | | | | | | | |
| Fender | | | | | | | | | |
| | Piles | | | | | | | | |
| | Timber | 50% | Now | \$45,400 | 2039 | * * | 4 | \$5,900 | |
| | Broken, Extent : Severe, Area Affected : 100% | | | | | | | | |
| Location : Broken/ Missing Throughout | | | | | | | | | |
| | Not Accessible | 50% | | | | | | | |
| | Wales and Chocks | | | | | | | | |
| | Timber | 100% | Now | \$42,800 | 2039 | * * | 4 | \$26,700 | |
| | 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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-Dec-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

CAPITAL**Total**

Importance Code

Total

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|----------------|---------|---------|
| Bulkheads | \$42,300 | \$2,400 | | |
| Total | \$42,300 | \$2,400 | | |
| Importance Code A | \$16,200 | | | |
| Importance Code B | \$2,000 | \$2,400 | | |
| Importance Code C | \$24,100 | | | |
| Total | \$42,300 | \$2,400 | | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
BERTH 14A BULKHEAD
Asset # : 13525

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Structural | | | | | | | | |
| Coping/Curb | | | | | | | | |
| Timber | 85% | 4+ | \$21,000 | LIFE | * * | 5 | \$200 | |
| | Excess Deflection, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Explanation : Rotated | | | | | | | |
| Timber | 5% | 4+ | \$100 | LIFE | * * | 5 | | |
| | Missing Connections, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : Timber Not Connected 195 Feet From The North End | | | | | | | |
| Timber | 10% | Now | \$3,000 | LIFE | * * | 5 | | |
| | Missing Part, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : Northern 58 Ft; 43 Ft Length Starting 127 Ft From North | | | | | | | |
| Sheet Piles | | | | | | | | |
| Steel | 5% | 4+ | \$6,500 | LIFE | * * | | | |
| | Missing Part, Extent : Light, Area Affected : 10% | | | | | | | |
| | Location : Missing Bolts W/ Fill Loss At Holes 194 Ft, 238 Ft, 254 Ft And 283 Ft From North | | | | | | | |
| | Other Observation, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | Location : 288 Ft 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+ | \$9,700 | LIFE | * * | 5 | \$100 | |
| | Spalling, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | Location : 143 Ft, 188 Ft, 225 Ft, And 266 Ft (At Outfall) From The North | | | | | | | |
| | Other Observation, Extent : Light, Area Affected : 50% | | | | | | | |
| | Location : 207 Ft From North | | | | | | | |
| | Explanation : Delamination | | | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Surface | | | | | | | | |
| Asphalt | 95% | | | 2033 | * * | 5 | \$4,900 | |
| Asphalt | 5% | 4+ | \$2,000 | 2039 | * * | 5 | \$100 | |
| | Cracking, Extent : Moderate, Area Affected : 30% | | | | | | | |
| | Location : Isolated Throughout And 225 Ft From North (At Outfall) | | | | | | | |
| | Settlement, Extent : Light, Area Affected : 5% | | | | | | | |
| | Location : 285 Ft And 440 Ft 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.

DEPT. OF SMALL BUSINESS SERV. - 801
BERTH 14A BULKHEAD
Asset # : 13525

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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 : 14-Dec-2012 Landmark Status : NONE
Areas Surveyed :
Block : 2023 Lot : 1 BIN :

CAPITAL**Total**

Importance Code

Total

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|--------------|---------|--------------|---------|
| Bulkheads | \$700 | | \$100 | |
| Total | \$700 | | \$100 | |
| Importance Code B | \$700 | | \$100 | |
| Importance Code C | | | | |
| Total | \$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
BERTH 1A BULKHEAD
Asset # : 13538

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|-----------------------------|---|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Structural | | | | | | | | |
| Coping/Curb | | | | | | | | |
| Timber | 90% | | | LIFE | * * | 5 | \$100 | |
| | <i>Other Observation, Extent : Severe, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| | <i>Explanation : Missing</i> | | | | | | | |
| No Component | 10% | | | | | | | |
| Sheet Piles | | | | | | | | |
| Steel | 90% | | | LIFE | * * | | | |
| | <i>Missing Coating, Extent : Light, Area Affected : 10%</i> | | | | | | | |
| | <i>Location : Isolated Throughout</i> | | | | | | | |
| Not Accessible | 10% | | | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Surface | | | | | | | | |
| Asphalt | 90% | | | 2037 | * * | 5 | \$1,400 | |
| Concrete | 10% | | | 2039 | * * | 5 | \$200 | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : BERTH 20A & 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 : 11-Dec-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

CAPITAL**Total**

Importance Code

Total

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|---------|----------------|---------|
| Bulkheads | \$81,800 | | \$1,200 | |
| Total | \$81,800 | | \$1,200 | |
| Importance Code A | \$47,100 | | | |
| Importance Code B | \$20,200 | | \$1,200 | |
| Importance Code C | \$14,400 | | | |
| Total | \$81,800 | | \$1,200 | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
BERTH 20A & 20B BULKHEAD
Asset # : 13539

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Structural | | | | | | | | |
| Coping/Curb | | | | | | | | |
| Timber | 25% | Now | \$14,400 | LIFE | * * | 5 | \$100 | |
| | Other Observation, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : Western 196 Ft Of Asset | | | | | | | |
| | Explanation : Missing | | | | | | | |
| No Component | 75% | | | | | | | |
| Pile Supported Wall | | | | | | | | |
| Concrete | 70% | | | 2037 | * * | 5 | \$24,500 | |
| Concrete | 20% | 4+ | \$34,900 | 2033 | * * | 5 | \$3,500 | |
| | Other Observation, Extent : Light, Area Affected : 10% | | | | | | | |
| | Location : Erosion In Tidal Zone And Cracking Throughout In Western 179ft Of Asset | | | | | | | |
| | Explanation : Erosion And Cracking | | | | | | | |
| Not Accessible | 10% | | | | | | | |
| Piles and Bracing | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Pile Caps | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| No Component | 5% | | | | | | | |
| | Other Observation, Extent : Light, Area Affected : 0% | | | | | | | |
| | Location : 778 Ft From West | | | | | | | |
| | Explanation : Transfer Bridge | | | | | | | |
| Not Accessible | 95% | | | | | | | |
| Surface | | | | | | | | |
| Asphalt | 20% | | | 2039 | * * | 5 | \$2,000 | |
| | Cracking, Extent : Light, Area Affected : 20% | | | | | | | |
| | Location : Western 160 Ft Of Asset | | | | | | | |
| Sand | 75% | | | 2037 | * * | 2-5 | \$2,000 | |
| No Component | 5% | | | | | | | |
| | Other Observation, Extent : Light, Area Affected : 0% | | | | | | | |
| | Location : 778 Ft From West End Of Asset | | | | | | | |
| | Explanation : Transfer Bridge | | | | | | | |
| Fender | | | | | | | | |
| Piles | | | | | | | | |
| Timber | 5% | Now | \$8,100 | 2039 | * * | 4 | \$1,000 | |
| | Broken, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : At East End Of Asset | | | | | | | |
| No Component | 95% | | | | | | | |
| Wales and Chocks | | | | | | | | |
| Timber | 5% | Now | \$11,400 | 2039 | * * | 4 | \$2,400 | |
| | Broken, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : At East End Of Asset | | | | | | | |
| No Component | 95% | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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 : 12-Dec-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------------|-----------------------|
| Bulkheads | \$806,600 | |
| Total | \$806,600 | |
| Importance Code A | \$430,400 | |
| Importance Code B | \$249,500 | |
| Importance Code C | \$126,700 | |
| Total | \$806,600 | |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|----------------|-----------------|----------------|----------------|
| Bulkheads | \$5,900 | \$41,500 | \$100 | |
| Total | \$5,900 | \$41,500 | \$100 | |
| Importance Code A | | \$33,600 | | |
| Importance Code B | \$5,900 | \$7,900 | \$100 | |
| Importance Code C | | | | |
| Total | \$5,900 | \$41,500 | \$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
BERTH 20C BARGE BASIN BULKHEAD
Asset # : 13522

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|---------------------|-------------------|---|-------------------|--------------------|---------|----------------|-------------|----------|
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | |
| Structural | Coping/Curb | | | | | | | |
| | Concrete | 30% | Now | \$108,600 | LIFE | * * | 5 | \$600 |
| | | <i>Broken, Extent : Severe, Area Affected : 30%</i> | | | | | | |
| | | <i>Location : Throughout Barge Basin</i> | | | | | | |
| | | <i>Other Observation, Extent : Severe, Area Affected : 60%</i> | | | | | | |
| | | <i>Location : Throughout North Side Of Barge Basin</i> | | | | | | |
| | | <i>Explanation : Missing</i> | | | | | | |
| | Concrete | 35% | | | LIFE | * * | 5 | \$700 |
| | Concrete | 5% | 4+ | \$18,100 | LIFE | * * | 5 | \$100 |
| | | <i>Spalling, Extent : Moderate, Area Affected : 25%</i> | | | | | | |
| | | <i>Location : Throughout Asset</i> | | | | | | |
| | No Component | 30% | | | | | | |
| Pile Supported Wall | Concrete | 20% | 4+ | \$430,400 | 2033 | * * | 5 | \$8,600 |
| | | <i>Erosion, Extent : Moderate, Area Affected : 25%</i> | | | | | | |
| | | <i>Location : Along Bottom Edge Of Wall</i> | | | | | | |
| | | <i>Exposed Reinforcement, Extent : Moderate, Area Affected : 25%</i> | | | | | | |
| | | <i>Location : Throughout</i> | | | | | | |
| | | <i>Spalling, Extent : Moderate, Area Affected : 25%</i> | | | | | | |
| | | <i>Location : Throughout</i> | | | | | | |
| | Concrete | 78% | | | 2033 | * * | 5 | \$67,300 |
| | | <i>Erosion, Extent : Moderate, Area Affected : 20%</i> | | | | | | |
| | | <i>Location : At Cj's</i> | | | | | | |
| | | <i>Spalling, Extent : Moderate, Area Affected : 20%</i> | | | | | | |
| | | <i>Location : Isolated At Top Of Wall And Isolated Throughout</i> | | | | | | |
| | | <i>Other Observation, Extent : Moderate, Area Affected : 20%</i> | | | | | | |
| | | <i>Location : Scaling In Tidal Zone, And Efflorescence Above Tidal Zone</i> | | | | | | |
| | | <i>Explanation : Scaling And Efflorescence</i> | | | | | | |
| | No Component | 2% | | | | | | |
| | | <i>Other Observation, Extent : Light, Area Affected : 0%</i> | | | | | | |
| | | <i>Location : 40 Ft Length Along North Wall Of Basin, Starting 1994 Ft From Southwest</i> | | | | | | |
| | | <i>Explanation : At Outfall</i> | | | | | | |
| | Piles and Bracing | | | | | | | |
| | Not Accessible | 100% | | | | | | |
| Backfill | Fill | | | | | | | |
| | Gravel | 1% | Now | \$1,800 | 2039 | * * | 5 | |
| | | <i>Sinkhole, Extent : Severe, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : At Northern End Of North Basin Wall</i> | | | | | | |
| | Not Accessible | 99% | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
BERTH 20C BARGE BASIN BULKHEAD
Asset # : 13522

| Bulkheads | | Current Repair | | | Future Replacement | | Maintenance | | |
|------------------|----------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Backfill | | | | | | | | | |
| | Surface | | | | | | | | |
| | Asphalt | 59% | | | 2033 | * * | 5 | \$14,500 | |
| | | Recent Replace Evident, Extent : Light, Area Affected : 60% | | | | | | | |
| | | Location : Three Sections Totalling 860 Feet | | | | | | | |
| | | Surface Wearing/Scaling, Extent : Light, Area Affected : 40% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | Asphalt | 1% | Now | \$1,900 | 2039 | * * | 5 | \$100 | |
| | | Broken, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : Northern End Of North Barge Basin Wall | | | | | | | |
| | Asphalt Blocks | 5% | | | 2033 | * * | 5 | \$1,200 | |
| | Concrete | 9% | | | 2037 | * * | 5 | \$2,200 | |
| | Topsoil | 20% | | | 2022 | \$22,700 | 5 | \$2,000 | |
| | Not Accessible | 6% | | | | | | | |
| Fender | | | | | | | | | |
| | Piles | | | | | | | | |
| | Timber | 25% | Now | \$99,400 | 2039 | * * | 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 | \$150,100 | 2039 | * * | 4 | \$46,900 | |
| | | Broken, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : South Wall Of Barge Basin | | | | | | | |
| | No Component | 60% | | | | | | | |
| Deck Elements | | | | | | | | | |
| | Railing | | | | | | | | |
| | Fencing | 35% | | | 2028 | * * | 3 | \$300 | |
| | 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : BERTH 3A BULKHEAD
Address : FRONT AVE. BETWEEN PIERS C & 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 : 14-Dec-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

CAPITAL**Total**

Importance Code

Total

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|---------|---------|---------|
| Bulkheads | \$14,700 | | | |
| Total | \$14,700 | | | |
| Importance Code A | | | | |
| Importance Code B | \$13,700 | | | |
| Importance Code C | \$1,000 | | | |
| Total | \$14,700 | | | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801
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 | 5% | 4+ | \$1,000 | LIFE | * * | 5 | | |
| | | Displaced Elements, Extent : Moderate, Area Affected : 50% | | | | | | | |
| | | Location : Impacted Damage 275 Feet From West | | | | | | | |
| | Timber | 93% | | | LIFE | * * | 5 | \$200 | |
| | No Component | 2% | | | | | | | |
| | Gravity Wall | | | | | | | | |
| | Concrete | 35% | | | LIFE | * * | 5 | \$500 | |
| | Not Accessible | 65% | | | | | | | |
| | Backfill | Fill | | | | | | | |
| Topsoil | | 10% | 4+ | \$2,900 | 2059 | * * | | | |
| | | Other Observation, Extent : Moderate, Area Affected : 40% | | | | | | | |
| | | Location : Broken Up Concrete Exposing Topsoil | | | | | | | |
| | | Explanation : Exposed Topsoil | | | | | | | |
| | Not Accessible | 90% | | | | | | | |
| Surface | Asphalt | 30% | 4+ | \$900 | 2033 | * * | 5 | \$600 | |
| | | Cracking, Extent : Moderate, Area Affected : 20% | | | | | | | |
| | | Location : Moderate Cracking Throughout | | | | | | | |
| | | Settlement, Extent : Light, Area Affected : 10% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | Concrete | 60% | 4+ | \$7,400 | 2033 | * * | 5 | \$1,200 | |
| | | Cracking, Extent : Moderate, Area Affected : 75% | | | | | | | |
| | Location : Throughout | | | | | | | | |
| | Settlement, Extent : Light, Area Affected : 75% | | | | | | | | |
| | Location : Throughout Near Wall | | | | | | | | |
| | Concrete | 10% | Now | \$2,500 | 2033 | * * | 5 | \$200 | |
| | Broken, Extent : Moderate, Area Affected : 40% | | | | | | | | |
| | Location : 124 Feet To 184 From West | | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : BERTH 6 BULKHEAD
Address : BETWEEN DRY DOCKS 1 & 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 : 12-Dec-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

| CAPITAL | | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|--|------------------|----------------|
| Bulkheads | | \$152,700 | |
| Total | | \$152,700 | |
| Importance Code A | | \$55,200 | |
| Importance Code B | | \$97,500 | |
| Total | | \$152,700 | |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|----------------|---------|---------|
| Bulkheads | \$24,000 | \$2,000 | | |
| Total | \$24,000 | \$2,000 | | |
| Importance Code A | | \$1,100 | | |
| Importance Code B | \$24,000 | \$900 | | |
| Total | \$24,000 | \$2,000 | | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
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 | | | | | | | | |
| Pile Supported Wall Conc w/Stone Face | 10% | 2-4 | \$55,200 | LIFE | * * | 5 | \$3,200 | |
| Other Observation, Extent : Severe, Area Affected : 75% | | | | | | | | |
| Location : 274 Ft To 394 Ft From Dry Dock 4 In The Tidal Zone | | | | | | | | |
| Explanation : Loss Of Stone Facing/ Erosion Of Concrete/ Mortar Loss/ Cracking | | | | | | | | |
| 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% | | | | | | | |
| Pile Caps | | | | | | | | |
| Steel | 70% | | | 2028 | * * | 5 | \$2,200 | |
| No Component | 30% | | | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Surface | | | | | | | | |
| Concrete | 70% | Now | \$97,500 | 2039 | * * | 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 And Access Ramp | | | | | | | | |
| Fender | | | | | | | | |
| Piles | | | | | | | | |
| Timber | 15% | Now | \$10,900 | 2039 | * * | 4 | \$1,400 | |
| Other Observation, Extent : Severe, Area Affected : 100% | | | | | | | | |
| Location : Adjacent To Dry Dock #1 | | | | | | | | |
| Explanation : Broken/ Missing | | | | | | | | |
| No Component | 85% | | | | | | | |
| Wales and Chocks | | | | | | | | |
| Steel | 15% | | | 2033 | * * | 3-5 | \$2,900 | |
| Corrosion, Extent : Light, Area Affected : 20% | | | | | | | | |
| Location : Throughout Steel Fender Rack | | | | | | | | |
| Timber | 15% | Now | \$12,900 | 2039 | * * | 4 | \$3,200 | |
| Other Observation, Extent : Severe, Area Affected : 70% | | | | | | | | |
| Location : Adjacent To Dry Dock #1 | | | | | | | | |
| Explanation : Broken/ Missing | | | | | | | | |
| 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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 : 28-Nov-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|------------------|----------------|
| Bulkheads | \$271,400 | |
| Total | \$271,400 | |
| Importance Code B | \$271,400 | |
| Total | \$271,400 | |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|----------------|---------|---------|
| Bulkheads | \$57,600 | \$9,600 | | |
| Total | \$57,600 | \$9,600 | | |
| Importance Code A | \$25,800 | \$9,300 | | |
| Importance Code B | \$4,400 | \$300 | | |
| Importance Code C | \$27,400 | | | |
| Total | \$57,600 | \$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
BERTHS 10 AND 10A PIER
Asset # : 13528

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Structural | | | | | | | | |
| Coping/Curb | | | | | | | | |
| Timber | 80% | Now | \$27,400 | LIFE | * * | 5 | \$200 | |
| | Other Observation, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Explanation : Missing/ Broken | | | | | | | |
| No Component | 20% | | | | | | | |
| | Other Observation, Extent : Light, Area Affected : 0% | | | | | | | |
| | Location : At Berth 10a | | | | | | | |
| | Explanation : No Timber Curb | | | | | | | |
| Pile Supported Wall | | | | | | | | |
| Concrete | 90% | | | 2033 | * * | 5 | \$18,600 | |
| | Cracking, Extent : Light, Area Affected : 10% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Spalling, Extent : Light, Area Affected : 10% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Concrete | 10% | 4+ | \$25,800 | 2033 | * * | 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 | \$4,400 | 2039 | * * | 5 | | |
| | Sinkhole, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : At Stations 3+64, 4+06, 4+50, And 4+75 To 5+18. With Station 0+00 At Berth 10a | | | | | | | |
| Not Accessible | 90% | | | | | | | |
| Surface | | | | | | | | |
| Asphalt | 80% | 4+ | \$36,500 | 2039 | * * | 5 | \$2,400 | |
| | Cracking, Extent : Moderate, Area Affected : 75% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Settlement, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Asphalt | 10% | Now | \$4,600 | 2039 | * * | 5 | \$300 | |
| | Sinkhole, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : See List Of Locations In Fill Section | | | | | | | |
| Concrete | 10% | | | 2033 | * * | 5 | \$600 | |
| Fender | | | | | | | | |
| Piles | | | | | | | | |
| Timber | 100% | Now | \$95,300 | 2039 | * * | 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 | % of | Fail Date | Estimated Cost | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
| | Type | Total | (Years) | | FY | | (Yrs) | | |

Fender

Wales and Chocks

Timber

100% Now

\$135,000

2039

* *

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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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-Dec-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|------------------|----------------|
| Bulkheads | \$311,100 | |
| Total | \$311,100 | |
| Importance Code A | \$311,100 | |
| Total | \$311,100 | |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|-----------------|---------|---------|
| Bulkheads | \$79,600 | \$18,700 | | |
| Total | \$79,600 | \$18,700 | | |
| Importance Code A | | \$13,800 | | |
| Importance Code B | \$79,600 | \$4,900 | | |
| Importance Code C | | | | |
| Total | \$79,600 | \$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
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 : 15% | | | | | | | |
| | | Location : West End Of Asset | | | | | | | |
| | Timber | 45% | | | LIFE | * * | 5 | \$200 | |
| | 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+ | \$34,600 | LIFE | * * | 5 | \$4,000 | | |
| | Other Observation, Extent : Moderate, Area Affected : 25% | | | | | | | | |
| | Location : Starting 523 Ft From East And Extending 242 Ft Between Stone And Concrete Course At Top Of Wall And At Isolated Joints | | | | | | | | |
| | Explanation : Mortar Loss | | | | | | | | |
| Conc w/Stone Face | 20% | 4+ | \$276,500 | 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 Ft And 918 Ft From East | | | | | | | | |
| | Other Observation, Extent : Light, Area Affected : 20% | | | | | | | | |
| | Location : In Tidal Zone | | | | | | | | |
| | Explanation : Scaling | | | | | | | | |
| Concrete | 70% | | | 2033 | * * | 5 | \$27,700 | | |
| | Erosion, Extent : Light, Area Affected : 25% | | | | | | | | |
| | Location : In Tidal Zone At Eastern 532 Ft And Western 221 Ft | | | | | | | | |
| | Spalling, Extent : Light, Area Affected : 25% | | | | | | | | |
| | Location : Closed Spall In Face Of Wall 245 Ft From East | | | | | | | | |
| Not Accessible | 5% | | | | | | | | |
| | Other Observation, Extent : Light, Area Affected : 0% | | | | | | | | |
| | Location : | | | | | | | | |
| | Explanation : Not Visible Behind F. D. N. Y. Boats | | | | | | | | |
| Backfill | | | | | | | | | |
| Fill | | | | | | | | | |
| Gravel | 5% | Now | \$4,200 | 2039 | * * | 5 | | | |
| | Sinkhole, Extent : Severe, Area Affected : 100% | | | | | | | | |
| | Location : Eastern 50 Ft; 75 Ft From East And 134 Ft From East | | | | | | | | |
| | Other Observation, Extent : Severe, Area Affected : 100% | | | | | | | | |
| | Location : Eastern 50 Ft; 75 Ft From East And 134 Ft From East | | | | | | | | |
| | Explanation : Settlement | | | | | | | | |
| Not Accessible | 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
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 |
| Backfill | | | | | | | | | |
| | Surface | | | | | | | | |
| | Asphalt | 70% | | | 2033 | * * | 5 | \$7,900 | |
| | | Cracking, Extent : Light, Area Affected : 5% | | | | | | | |
| | | Location : Isolated Locations Starting 165 Ft From East And Extending 608 Ft In Length | | | | | | | |
| | Asphalt | 10% | Now | \$8,700 | 2039 | * * | 5 | \$600 | |
| | | Settlement, Extent : Severe, Area Affected : 50% | | | | | | | |
| | | Location : At Boatshed | | | | | | | |
| | | Sinkhole, Extent : Severe, Area Affected : 30% | | | | | | | |
| | | Location : At Boatshed And Bulkhead North Northwest | | | | | | | |
| | Concrete | 15% | 4+ | \$2,600 | 2033 | * * | 5 | \$800 | |
| | | Cracking, Extent : Moderate, Area Affected : 50% | | | | | | | |
| | | Location : Throughout Western 217 Ft | | | | | | | |
| | | Spalling, Extent : Moderate, Area Affected : 50% | | | | | | | |
| | | Location : Throughout Western 217 Ft | | | | | | | |
| | Concrete | 5% | | | 2037 | * * | 5 | \$600 | |
| | | Recent Replace Evident, Extent : Light, Area Affected : 50% | | | | | | | |
| | | Location : Offshore Edge Of Wharf Starting 774 Ft From East And Extending 85 Ft In Length | | | | | | | |
| Fender | | | | | | | | | |
| | Buffer | | | | | | | | |
| | Rubber | 10% | | | 2033 | * * | 4-5 | \$3,000 | |
| | | Surface Wearing/Scaling, Extent : Light, Area Affected : 15% | | | | | | | |
| | | Location : Floating Composite Fender 373 Ft From East And Floating Tire Fender 433 Ft And 845 Ft From East | | | | | | | |
| | No Component | 90% | | | | | | | |
| Piles | | | | | | | | | |
| | Timber | 50% | | | 2037 | * * | 4 | \$17,800 | |
| | Timber | 10% | Now | \$18,200 | 2039 | * * | 4 | \$2,400 | |
| | | Broken, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : Eastern Leg North Northwest Of Boatshed | | | | | | | |
| | No Component | 40% | | | | | | | |
| Wales and Chocks | | | | | | | | | |
| | Timber | 10% | Now | \$25,800 | 2039 | * * | 4 | \$5,400 | |
| | | Rotting/Splitting, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : East End Of Asset North Of Boatshed | | | | | | | |
| | Timber | 50% | | | 2037 | * * | 4 | \$40,300 | |
| | No Component | 40% | | | | | | | |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : BERTHS 7 AND 7A BULKHEAD
Address : BETWEEN DRY DOCKS 2 & 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 : 13-Dec-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

CAPITAL**Total**

Importance Code

Total

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|----------------|---------|---------|
| Bulkheads | \$51,100 | \$1,300 | | |
| Total | \$51,100 | \$1,300 | | |
| Importance Code A | \$22,300 | \$1,300 | | |
| Importance Code B | \$28,800 | | | |
| Importance Code C | | | | |
| Total | \$51,100 | \$1,300 | | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
BERTHS 7 AND 7A BULKHEAD
Asset # : 13532

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| 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 | 30% | | | LIFE | * * | | | |
| | Corrosion, Extent : Light, Area Affected : 5% | | | | | | | |
| | Location : Isolated Locations In Tidal Zone | | | | | | | |
| Steel | 5% | 4+ | \$22,300 | LIFE | * * | | | |
| | Corrosion, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Above Mlw Elevation At Berth 7a, Adjacent To Dry Dock #3 | | | | | | | |
| Not Accessible | 65% | | | | | | | |
| Pile Caps | | | | | | | | |
| Steel | 85% | | | 2028 | * * | 5 | \$2,600 | |
| No Component | 15% | | | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Surface | | | | | | | | |
| Concrete | 80% | | | 2037 | * * | 5 | \$3,500 | |
| Concrete | 20% | Now | \$27,000 | 2039 | * * | 5 | \$400 | |
| | Settlement, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : From 175ft To 245 Ft From Dry Dock #3 | | | | | | | |
| Fender | | | | | | | | |
| Pile Cluster | | | | | | | | |
| Timber | 5% | | | 2028 | * * | 4-10 | | |
| | Recent Replace Evident, Extent : Light, Area Affected : 100% | | | | | | | |
| | Location : New Timber Dolphin At Northwest Corner Of Asset | | | | | | | |
| No Component | 95% | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : BERTHS 9 AND 9A PERIMETER WALL PILE SUPPORTED WALL AROUND PIER
Address : BETWEEN DRY DOCKS 5 & 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 : 12-Dec-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|------------------|----------------|
| Bulkheads | \$217,300 | |
| Total | \$217,300 | |
| Importance Code A | \$47,300 | |
| Importance Code B | \$169,900 | |
| Total | \$217,300 | |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|---------|---------|---------|
| Bulkheads | \$78,300 | | | |
| Total | \$78,300 | | | |
| Importance Code A | \$8,500 | | | |
| Importance Code B | \$45,900 | | | |
| Importance Code C | \$23,900 | | | |
| Total | \$78,300 | | | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
BERTHS 9 AND 9A PERIMETER WALL PILE SUPPORTED WALL AROUND PIER
Asset # : 13529

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| 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 | \$23,900 | LIFE | * * | 5 | \$100 | |
| Broken, Extent : Severe, Area Affected : 100% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| No Component | 50% | | | | | | | |
| Pile Supported Wall | | | | | | | | |
| Concrete | 90% | | | 2027 | * * | 5 | \$17,100 | |
| Other Observation, Extent : Light, Area Affected : 10% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Explanation : Cracking And Spalling | | | | | | | | |
| Concrete | 10% | 4+ | \$47,300 | 2033 | * * | 5 | \$900 | |
| Other Observation, Extent : Moderate, Area Affected : 40% | | | | | | | | |
| Location : Isolated Throughout Tidal Zone And Above Mlw. Spall Located 300ft From Dry Dock #6 | | | | | | | | |
| Explanation : Erosion And Spalling | | | | | | | | |
| Piles and Bracing | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Pile Caps | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Gravel | 10% | Now | \$4,000 | 2039 | * * | 5 | | |
| Other Observation, Extent : Severe, Area Affected : 100% | | | | | | | | |
| Location : At Southwest Corner Of Berth | | | | | | | | |
| Explanation : Fill Loss And Sinkholes | | | | | | | | |
| Not Accessible | 90% | | | | | | | |
| Surface | | | | | | | | |
| Asphalt | 60% | Now | \$15,100 | 2033 | * * | 5 | \$1,600 | |
| Settlement, Extent : Moderate, Area Affected : 100% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Sinkhole, Extent : Severe, Area Affected : 10% | | | | | | | | |
| Location : 76ft To 169ft, At 213ft, 315ft, And 353ft To 362ft From Dry Dock #6 | | | | | | | | |
| Concrete | 40% | Now | \$26,800 | 2037 | * * | 5 | \$1,100 | |
| Cracking, Extent : Light, Area Affected : 10% | | | | | | | | |
| Location : Between 289ft And 420ft From Dry Dock #6 | | | | | | | | |
| Settlement, Extent : Light, Area Affected : 10% | | | | | | | | |
| Location : Isolated Throughout | | | | | | | | |
| Fender | | | | | | | | |
| Piles | | | | | | | | |
| Timber | 100% | Now | \$87,400 | 2039 | * * | 4 | \$11,400 | 1 |
| Broken, Extent : Severe, Area Affected : 100% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Missing Part, Extent : Severe, Area Affected : 100% | | | | | | | | |
| Location : Entire Location | | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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 |

Fender

Wales and Chocks

Timber

| | | | | | | |
|------|-----|----------|------|-----|---|----------|
| 100% | Now | \$82,500 | 2039 | * * | 4 | \$25,800 |
|------|-----|----------|------|-----|---|----------|

*Missing Part, Extent : Severe, Area Affected : 100%**Location : Throughout**Rotting/Splitting, Extent : Severe, Area Affected : 100%**Location : Entire Location*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : **BROOKLYN WHOLESALE MEAT MARKET REVETMENT**
Address : **1ST AVE. BET. 54TH & 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 : **29-Dec-2011** **Landmark Status** : **NONE**
Areas Surveyed :
Block : **819** **Lot** : **1** **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------------|-----------------------|
| Bulkheads | | \$41,600 |
| Total | | \$41,600 |
| Importance Code B | | \$41,600 |
| Total | | \$41,600 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads | \$40,600 | \$100 | | |
| Total | \$40,600 | \$100 | | |
| Importance Code B | \$7,500 | \$100 | | |
| Importance Code C | \$33,200 | | | |
| Total | \$40,600 | \$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
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 | 95% | | | LIFE | * * | 5 | \$1,200 | |
| | Concrete | 5% | Now | \$21,900 | LIFE | * * | 5 | \$100 | |
| | Broken, Extent : Severe, Area Affected : 100% | | | | | | | | |
| | Location : Vehicle Damage | | | | | | | | |
| Revetment | | | | | | | | | |
| | Stone | 98% | | | LIFE | * * | 5 | \$7,700 | |
| | Stone | 2% | 0-2 | \$11,300 | LIFE | * * | 5 | \$200 | |
| | Missing Part, Extent : Severe, Area Affected : 100% | | | | | | | | |
| | Location : Geotextile Filter Fabric Exposed At Sta. 1+25 And 4+00 | | | | | | | | |
| Backfill | | | | | | | | | |
| | Surface | | | | | | | | |
| | Asphalt | 100% | | | 2032 | * * | 5 | \$14,900 | |
| Deck Elements | | | | | | | | | |
| | Railing | | | | | | | | |
| | Fencing | 60% | | | 2024 | \$41,600 | 3 | \$300 | |
| | No Component | 40% | | | | | | | |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : BULKHEAD
Address : ROBERT F. WAGNER PLACE PECK SLIP TO ROBERT WAGNER PLACE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGSP025.044 / 1743 **Yr Built/Renovated** :
Linear Ft : 957 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 03-Apr-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 73 **Lot** : 29 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------|------------------|
| Bulkheads | \$35,800 | \$715,800 |
| Total | \$35,800 | \$715,800 |
| Importance Code B | \$35,800 | \$715,800 |
| Total | \$35,800 | \$715,800 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|----------------|---------|---------|----------------|
| Bulkheads | \$8,200 | | | \$7,400 |
| Total | \$8,200 | | | \$7,400 |
| Importance Code A | | | | |
| Importance Code B | \$8,200 | | | \$7,400 |
| Importance Code C | | | | |
| Total | \$8,200 | | | \$7,400 |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
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 | \$900 | |
| | | Cracking, Extent : Light, Area Affected : 5% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | Gravity Wall Concrete | 90% | | | LIFE | * * | 5 | \$3,500 | |
| | Not Accessible | 10% | | | | | | | |
| | Revetment | | | | | | | | |
| | Stone | 60% | | | LIFE | * * | 5 | \$3,400 | |
| | No Component | 40% | | | | | | | |
| Backfill | | | | | | | | | |
| | Fill | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| | Surface | | | | | | | | |
| | Asphalt | 2% | | | 2032 | * * | 5 | \$200 | |
| | Asphalt Pavers | 95% | | | 2032 | * * | 5 | \$10,400 | |
| | Asphalt Pavers | 1% | Now | \$2,900 | 2032 | * * | 5 | \$100 | |
| | | Other Observation, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | | Location : Stations 2+00, 2+31, And 3+00 From South | | | | | | | |
| | | Explanation : Missing Pavers Around Planters | | | | | | | |
| | Topsoil | 2% | | | 2021 | \$1,000 | 5 | \$100 | |
| Fender | | | | | | | | | |
| | Piles | | | | | | | | |
| | Timber | 65% | | | 2032 | * * | 4 | \$14,900 | |
| | | Rotting/Splitting, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | | Location : In Tidal Zone | | | | | | | |
| | | Worn, Extent : Light, Area Affected : 5% | | | | | | | |
| | | Location : 17 Each 6-pile Clusters In Front Of Bulkhead. | | | | | | | |
| | No Component | 25% | | | | | | | |
| | Not Accessible | 10% | | | | | | | |
| Deck Elements | | | | | | | | | |
| | Railing | | | | | | | | |
| | Steel | 40% | | | 2021 | \$357,900 | | | |
| | Steel | 40% | 4+ | \$35,800 | 2021 | \$357,900 | | | |
| | | Corrosion, Extent : Light, Area Affected : 20% | | | | | | | |
| | | Location : Stations 0+00 To 4+00 Form South | | | | | | | |
| | 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : BULKHEAD
Address : ROBERT F. WAGNER PLACE ROBERT F. WAGNER PLACE TO MARKET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGSP025.045 / 1744 **Yr Built/Renovated** :
Linear Ft : 1,410 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 03-Apr-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 240 **Lot** : 6 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|------------------|--------------------|
| Bulkheads | \$440,300 | \$1,354,200 |
| Total | \$440,300 | \$1,354,200 |
| Importance Code A | \$440,300 | \$35,900 |
| Importance Code B | | \$1,318,300 |
| Total | \$440,300 | \$1,354,200 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|---------|---------|---------|
| Bulkheads | \$62,400 | | | |
| Total | \$62,400 | | | |
| Importance Code A | \$34,500 | | | |
| Importance Code B | \$27,800 | | | |
| Importance Code C | | | | |
| Total | \$62,400 | | | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
BULKHEAD
Asset # : 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 | 100% | | | LIFE | * * | 5 | \$1,300 | |
| | | Cracking, Extent : Light, Area Affected : 5% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | Gravity Wall Concrete | 35% | 4+ | \$194,400 | LIFE | * * | 5 | \$2,000 | |
| | | Cracking, Extent : Moderate, Area Affected : 2% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | | Erosion, Extent : Light, Area Affected : 2% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | Stone | 5% | 4+ | \$34,500 | LIFE | * * | 5 | \$6,000 | |
| | | Cracking, Extent : Moderate, Area Affected : 2% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | | Erosion, Extent : Light, Area Affected : 2% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | Stone | 25% | | | LIFE | * * | 5 | \$29,900 | |
| | No Component | 35% | | | | | | | |
| | Pile Supported Wall Concrete | 35% | 4+ | \$245,900 | 2032 | * * | 5 | \$9,900 | |
| | | Other Observation, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | | Explanation : Erosion And Cracking | | | | | | | |
| | No Component | 65% | | | | | | | |
| | Piles and Bracing | | | | | | | | |
| | No Component | 65% | | | | | | | |
| | Not Accessible | 35% | | | | | | | |
| | Pile Caps | | | | | | | | |
| | No Component | 65% | | | | | | | |
| | Not Accessible | 35% | | | | | | | |
| Backfill | | | | | | | | | |
| | Fill | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| | Surface | | | | | | | | |
| | Asphalt Pavers | 100% | | | 2032 | * * | 5 | \$16,100 | |
| | | Settlement, Extent : Light, Area Affected : 5% | | | | | | | |
| | | Location : Stations 3+16 To 5+00, 10+80 To 11+30, And 13+00 To 13+65 From South | | | | | | | |
| Deck Elements | | | | | | | | | |
| | Railing | | | | | | | | |
| | Steel | 85% | | | 2021 | \$1,120,600 | | | |
| | Steel | 15% | 4+ | \$19,800 | 2021 | \$197,700 | | | |
| | | Corrosion, 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : BULKHEAD
Address : E. RIVER FROM WALL STREET / SOUTH TO 45 FT PAST HELIPORT
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-Feb-2013 **Landmark Status** : NONE
Areas Surveyed :
Block : 36 **Lot** : 12 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|------------------|------------------|
| Bulkheads | \$281,100 | \$579,700 |
| Total | \$281,100 | \$579,700 |
| Importance Code A | \$281,100 | \$43,200 |
| Importance Code B | | \$536,400 |
| Total | \$281,100 | \$579,700 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|--------------|---------|----------------|---------|
| Bulkheads | \$400 | | \$6,900 | |
| Total | \$400 | | \$6,900 | |
| Importance Code B | \$400 | | \$6,900 | |
| Total | \$400 | | \$6,900 | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
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 | \$62,500 | LIFE | * * | 5 | \$5,400 | |
| | | Missing Part, Extent : Severe, Area Affected : 50% | | | | | | | |
| | | Location : 2 Courses Of Grout Loss 6 Inches High Up To 2 Ft Deep | | | | | | | |
| | Stone | 35% | 4+ | \$218,600 | 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% | | | 2039 | * * | 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% | | | 2024 | \$536,400 | | | |
| | | Recent Replace Evident, Extent : Light, Area Affected : 100% | | | | | | | |
| | | Location : Northern Section Is Under Construction, Almost Replaced; 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : BULKHEAD
Address : BATTERY MARITIME BLDG.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DOT0127.010 / 2777 **Yr Built/Renovated** :
Linear Ft : 366 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 08-Sep-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 2 **Lot** : 1 **BIN** :

CAPITAL**Total**

Importance Code

Total

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|--------------|---------|---------|----------------|
| Bulkheads | \$200 | | | \$1,800 |
| Total | \$200 | | | \$1,800 |
| Importance Code A | \$200 | | | |
| Importance Code B | | | | \$1,800 |
| Total | \$200 | | | \$1,800 |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801

BULKHEAD

Asset # : 2777

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | |
|-----------------------|------------|-------------------|--|--------------------|----------------|-------------|----------------|----------|
| 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 | * * | 5-10 | \$400 | |
| Not Accessible | 88% | | | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Surface | | | | | | | | |
| Asphalt | 35% | | | 2035 | * * | 5 | \$1,500 | |
| | | | Cracking, Extent : Light, Area Affected : 5% | | | | | |
| | | | Location : Throughout | | | | | |
| | | | Settlement, Extent : Light, Area Affected : 2% | | | | | |
| | | | Location : Isolated | | | | | |
| Concrete | 50% | | | 2035 | * * | 5 | \$2,100 | |
| Stone | 15% | | | 2035 | * * | 10 | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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 : 15-Apr-2013 **Landmark Status** : NONE
Areas Surveyed :
Block : 1353 **Lot** : 50 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|------------------|----------------|
| Bulkheads | \$397,500 | |
| Total | \$397,500 | |
| Importance Code A | \$397,500 | |
| Total | \$397,500 | |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|---------|---------|---------|---------|
| 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 | | | | | | | | | |
| | Relieving Platform Top | | | | | | | | |
| | Concrete | 10% | | | LIFE | * * | 5 | \$100 | |
| | Not Accessible | 90% | | | | | | | |
| | Other Observation, Extent : Light, Area Affected : 0% | | | | | | | | |
| | Location : | | | | | | | | |
| | Explanation : Inaccessible Due To F. D. R. Roadway, Only A Less Than 1 Ft Wide Ledge Is Accessible. | | | | | | | | |
| Pile Supported Wall | | | | | | | | | |
| | Conc w/Stone Face | 40% | Now | \$165,900 | LIFE | * * | 5 | \$9,500 | |
| | Other Observation, Extent : Severe, Area Affected : 100% | | | | | | | | |
| | Location : Bottom Half Of Wall | | | | | | | | |
| | Explanation : Missing Granite Fascia Panels | | | | | | | | |
| | Conc w/Stone Face | 35% | 4+ | \$145,200 | LIFE | * * | 5 | \$8,300 | |
| | Other Observation, Extent : Moderate, Area Affected : 25% | | | | | | | | |
| | Location : At Wall Ends | | | | | | | | |
| | Explanation : Spalling On Walls At Outfall Opening | | | | | | | | |
| | Not Accessible | 25% | | | | | | | |
| Piles and Bracing | | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| Sheet Piles | | | | | | | | | |
| | Steel | 50% | 4+ | \$86,400 | LIFE | * * | | | |
| | Corrosion, Extent : Moderate, Area Affected : 100% | | | | | | | | |
| | Location : Piles Set Back From Face; Partially Inaccessible | | | | | | | | |
| | Not Accessible | 50% | | | | | | | |
| Backfill | | | | | | | | | |
| | Fill | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| | Surface | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| Deck Elements | | | | | | | | | |
| | Parapet | | | | | | | | |
| | Concrete | 100% | | | 2028 | * * | | | |
| | Cracking, Extent : Light, 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : BULKHEAD / PIER 36 TO SO. SIDE PIER 42
Address : SOUTH STREET SO. SIDE JEFFERSON TO MONTGOMERY
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBS0025.047 / 1746 **Yr Built/Renovated** : 1900 /
Linear Ft : 1,310 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 16-Apr-2013 **Landmark Status** : NONE
Areas Surveyed :
Block : 241 **Lot** : 22 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|------------------|-----------------|
| Bulkheads | \$261,000 | \$50,000 |
| Total | \$261,000 | \$50,000 |
| Importance Code A | \$261,000 | \$50,000 |
| Total | \$261,000 | \$50,000 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|---------|----------------|---------|---------|
| Bulkheads | | \$7,500 | | |
| Total | | \$7,500 | | |
| Importance Code A | | | | |
| Importance Code B | | \$7,500 | | |
| Total | | \$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
BULKHEAD / PIER 36 TO SO. SIDE PIER 42
Asset # : 1746

| Bulkheads | | Current 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 | \$500 | |
| | Stone | 45% | | | LIFE | * * | 5 | \$50,000 | |
| | No Component | 45% | | | | | | | |
| | Pile Supported Wall | | | | | | | | |
| | Concrete | 20% | 4+ | \$261,000 | 2033 | * * | 5 | \$5,200 | |
| | | Other Observation, Extent : Light, Area Affected : 15% | | | | | | | |
| | | Location : Periodic Throughout | | | | | | | |
| | | Explanation : Erosion In Tidal Zone | | | | | | | |
| | No Component | 80% | | | | | | | |
| | Piles and Bracing | | | | | | | | |
| | No Component | 80% | | | | | | | |
| | Not Accessible | 20% | | | | | | | |
| | Sheet Piles | | | | | | | | |
| | Steel | 25% | | | LIFE | * * | | | |
| | | Corrosion, Extent : Light, Area Affected : 30% | | | | | | | |
| | | Location : Older Sheet Piles | | | | | | | |
| | No Component | 75% | | | | | | | |
| Backfill | | | | | | | | | |
| | Fill | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| | Surface | | | | | | | | |
| | Asphalt | 65% | | | 2033 | * * | 5 | \$9,700 | |
| | Concrete | 35% | | | 2033 | * * | 5 | \$5,200 | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : BULKHEAD ALONG SOUTH STREET
Address : FLETCHER ST NORTH TO PECK SLIP EAST RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGSP025.043 / 1742 **Yr Built/Renovated** :
Linear Ft : 1,153 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 03-Apr-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 36 **Lot** : 30 **BIN** :

CAPITAL**Total**

Importance Code

Total

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|----------------|---------|---------|---------|
| Bulkheads | \$5,900 | | | |
| Total | \$5,900 | | | |
| Importance Code A | | | | |
| Importance Code B | \$5,900 | | | |
| Total | \$5,900 | | | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
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 | | | | | | | | |
| | Concrete | 5% | | | LIFE | * * | 5 | \$200 | |
| | Not Accessible | 95% | | | | | | | |
| Pile Caps | | | | | | | | | |
| | Concrete | 10% | | | LIFE | * * | 5 | \$300 | |
| | Not Accessible | 90% | | | | | | | |
| Backfill | | | | | | | | | |
| | Fill | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| Surface | | | | | | | | | |
| | Asphalt | 50% | | | 2032 | * * | 5 | \$6,600 | |
| | | Cracking, Extent : Light, Area Affected : 5% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | Asphalt Pavers | 40% | | | 2032 | * * | 5 | \$5,300 | |
| | | Other Observation, Extent : Light, Area Affected : 20% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | | Explanation : Surface Wear | | | | | | | |
| | Stone | 10% | | | 2032 | * * | 10 | | |
| | | Other Observation, Extent : Light, Area Affected : 10% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | | Explanation : Missing Grout | | | | | | | |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

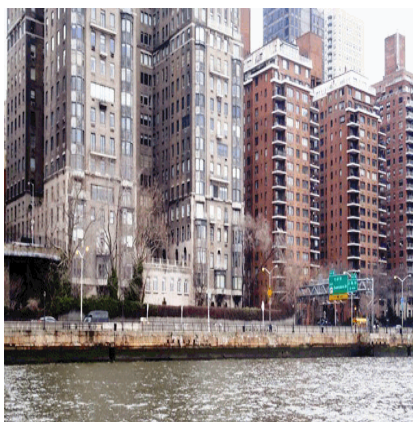
Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : BULKHEAD E. 48 TO E.54 ST. E.R.
Address : E. RIVER, 48TH 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 : 13-Mar-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 1360 **Lot** : 60 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|------------------|------------------|
| Bulkheads | \$135,800 | \$733,300 |
| Total | \$135,800 | \$733,300 |
| Importance Code B | \$135,800 | \$733,300 |
| Total | \$135,800 | \$733,300 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|--------------|---------|---------|
| Bulkheads | \$25,000 | \$100 | | |
| Total | \$25,000 | \$100 | | |
| Importance Code A | \$23,600 | | | |
| Importance Code B | \$1,400 | \$100 | | |
| Total | \$25,000 | \$100 | | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
BULKHEAD E. 48 TO E.54 ST. E.R.
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 | 45% | | | LIFE | | * * | | |
| Concrete/Stone | 5% | 2-4 | \$16,500 | LIFE | | * * | | |
| Erosion, Extent : Moderate, Area Affected : 5% | | | | | | | | |
| Location : Along Top, Bottom, And Corners Of Platform | | | | | | | | |
| Exposed Reinforcement, Extent : Moderate, Area Affected : 5% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Missing Part, Extent : Moderate, Area Affected : 5% | | | | | | | | |
| Location : Along Top, Bottom, And Corners Of Platform | | | | | | | | |
| Spalling, Extent : Moderate, Area Affected : 5% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Not Accessible | 50% | | | | | | | |
| Piles and Bracing | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Lowlevel Pile Caps | | | | | | | | |
| Timber | 1% | Now | \$7,100 | LIFE | | * * | | |
| Rotting/Splitting, Extent : Severe, Area Affected : 50% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Timber | 1% | | | LIFE | | * * | | |
| Rotting/Splitting, Extent : Light, Area Affected : 25% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Not Accessible | 98% | | | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Surface | | | | | | | | |
| Asphalt Pavers | 39% | 2-4 | \$127,600 | 2032 | | * * | 5 | \$3,600 |
| Settlement, Extent : Light, Area Affected : 5% | | | | | | | | |
| Location : | | | | | | | | |
| Asphalt Pavers | 1% | 0-2 | \$8,200 | 2032 | | * * | 5 | \$100 |
| Settlement, Extent : Severe, Area Affected : 50% | | | | | | | | |
| Location : At Station 5+90 From North | | | | | | | | |
| Concrete | 15% | | | 2032 | | * * | 5 | \$2,800 |
| Cracking, Extent : Moderate, Area Affected : 5% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| 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
BULKHEAD E. 48 TO E.54 ST. E.R.
Asset # : 1748

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | | |
|---------------|----------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Deck Elements | | | | | | | | | |
| | Railing | | | | | | | | |
| | Fencing | 55% | | | 2024 | \$47,500 | 3 | \$400 | |
| | | Corrosion, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | | Location : On External Steel Supports Throughout | | | | | | | |
| | | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | |
| | | Location : Along Fdr Drive | | | | | | | |
| | | Explanation : On Top Of Parapet Wall | | | | | | | |
| | Steel | 45% | | | 2021 | \$685,800 | | | |
| | | Missing Coating, Extent : Light, Area Affected : 10% | | | | | | | |
| | | Location : Station 4+00 To 7+20 From North | | | | | | | |
| Parapet | | | | | | | | | |
| | Concrete | 55% | | | 2024 | | | | |
| | | Cracking, Extent : Light, Area Affected : 2% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : BULKHEAD E. 54 TO E. 59 ST. E.R.
Address : E. RIVER, 54TH 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 : 13-Mar-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 1371 **Lot** : 30 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|----------------|-----------------|
| Bulkheads | | \$39,300 |
| Total | | \$39,300 |
| Importance Code A | | \$39,300 |
| Total | | \$39,300 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|---------|---------|---------|
| Bulkheads | \$54,300 | | | |
| Total | \$54,300 | | | |
| Importance Code A | \$47,900 | | | |
| Importance Code B | \$6,400 | | | |
| Importance Code C | | | | |
| Total | \$54,300 | | | |



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 E. 54 TO E. 59 ST. E.R.
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 | \$15,100 | LIFE | | * * | | |
| | Cracking, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Missing Part, Extent : Severe, Area Affected : 50% | | | | | | | |
| | Location : Throughout | | | | | | | |
| No Component | 95% | | | | | | | |
| Not Accessible | 2% | | | | | | | |
| Gravity Wall | | | | | | | | |
| Conc w/Stone Face | 34% | | | LIFE | | * * | 5 | \$38,100 |
| | Cracking, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Erosion, Extent : Light, Area Affected : 10% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Conc w/Stone Face | 1% | Now | \$27,300 | LIFE | | * * | 5 | \$1,100 |
| | Missing Part, Extent : Severe, Area Affected : 50% | | | | | | | |
| | Location : At Station 4+00 From North | | | | | | | |
| No Component | 35% | | | | | | | |
| Not Accessible | 30% | | | | | | | |
| Piles and Bracing | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Revetment | | | | | | | | |
| Stone | 15% | | | LIFE | | * * | 5 | \$1,100 |
| No Component | 85% | | | | | | | |
| Sheet Piles | | | | | | | | |
| Steel | 15% | | | LIFE | | * * | | |
| | Corrosion, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | Location : In Splash Zone | | | | | | | |
| No Component | 70% | | | | | | | |
| Not Accessible | 15% | | | | | | | |
| Lowlevel Pile Caps | | | | | | | | |
| Timber | 1% | Now | \$5,400 | LIFE | | * * | | |
| | Rotting/Splitting, Extent : Severe, Area Affected : 50% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Timber | 1% | | | LIFE | | * * | | |
| | Rotting/Splitting, Extent : Light, Area Affected : 25% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Not Accessible | 98% | | | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Surface | | | | | | | | |
| Asphalt | 90% | | | 2032 | | * * | 5 | \$12,800 |
| Topsoil | 10% | | | 2021 | \$6,600 | | 5 | \$600 |
| Deck Elements | | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
BULKHEAD E. 54 TO E. 59 ST. E.R.
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 | | | | | | | | | |
| | Railing | | | | | | | | |
| | Fencing | 30% | | | 2024 | \$19,800 | 3 | \$100 | |
| | No Component | 70% | | | | | | | |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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 : 2,089 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 13-Mar-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 1482 **Lot** : 60 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------|--------------------|
| Bulkheads | \$81,900 | \$2,006,300 |
| Total | \$81,900 | \$2,006,300 |
| Importance Code A | \$81,900 | \$53,100 |
| Importance Code B | | \$1,953,100 |
| Total | \$81,900 | \$2,006,300 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|---------|---------|---------|
| Bulkheads | \$33,700 | | | |
| Total | \$33,700 | | | |
| Importance Code A | \$21,800 | | | |
| Importance Code B | \$11,900 | | | |
| Total | \$33,700 | | | |



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 | 3% | Now | \$12,700 | LIFE | | * * | | |
| | Erosion, Extent : Severe, Area Affected : 25% | | | | | | | |
| | Location : Stations 20+00 To 20+89 | | | | | | | |
| | Missing Part, Extent : Severe, Area Affected : 20% | | | | | | | |
| | Location : Stations 20+00 TO 20+89 | | | | | | | |
| Concrete/Stone | 3% | | | LIFE | | * * | | |
| | Cracking, Extent : Light, Area Affected : 25% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Erosion, Extent : Light, Area Affected : 25% | | | | | | | |
| | Location : Throughout | | | | | | | |
| No Component | 90% | | | | | | | |
| Not Accessible | 4% | | | | | | | |
| Gravity Wall | | | | | | | | |
| Conc w/Stone Face | 3% | | | LIFE | | * * | 5 | \$5,600 |
| | Erosion, Extent : Moderate, Area Affected : 30% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Stone | 28% | | | LIFE | | * * | 5 | \$49,600 |
| | Displaced Elements, Extent : Moderate, Area Affected : 20% | | | | | | | |
| | Location : Isolated Locations | | | | | | | |
| Stone | 2% | Now | \$81,900 | LIFE | | * * | 5 | \$3,500 |
| | Other Observation, Extent : Severe, Area Affected : 2% | | | | | | | |
| | Location : 13+20 To 14+00 And 2+25 To 2+40 | | | | | | | |
| | Explanation : Missing Or Displaced Stone | | | | | | | |
| No Component | 10% | | | | | | | |
| Not Accessible | 55% | | | | | | | |
| Not Accessible | 2% | | | | | | | |
| Piles and Bracing | | | | | | | | |
| No Component | 90% | | | | | | | |
| Not Accessible | 10% | | | | | | | |
| Lowlevel Pile Caps | | | | | | | | |
| Timber | 1% | Now | \$9,100 | LIFE | | * * | | |
| | Rotting/Splitting, Extent : Severe, Area Affected : 50% | | | | | | | |
| | Location : Stations 19+00 To 20+89 From North | | | | | | | |
| Timber | 1% | | | LIFE | | * * | | |
| | Rotting/Splitting, Extent : Light, Area Affected : 25% | | | | | | | |
| | Location : Throughout | | | | | | | |
| No Component | 90% | | | | | | | |
| Not Accessible | 8% | | | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Not Accessible | 100% | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
BULKHEAD E. 63 TO E. 71 ST. E.R.
Asset # : 1750

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | | |
|---------------|----------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Backfill | | | | | | | | | |
| | Surface | | | | | | | | |
| | Asphalt Blocks | 100% | | | 2032 | * * | 5 | \$23,800 | |
| | | Settlement, Extent : Light, Area Affected : 2% | | | | | | | |
| | | Location : | | | | | | | |
| | | Other Observation, Extent : Moderate, Area Affected : 5% | | | | | | | |
| | | Location : Isolated Throughout | | | | | | | |
| | | Explanation : Settlement At Planters And Utilities | | | | | | | |
| Deck Elements | | | | | | | | | |
| | Railing | | | | | | | | |
| | Steel | 100% | | | 2021 | \$1,953,100 | | | |
| | | Missing Coating, Extent : Light, Area Affected : 15% | | | | | | | |
| | | 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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 : 06-Mar-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 1490 **Lot** : 60 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|------------------|------------------|
| Bulkheads | \$160,800 | \$733,700 |
| Total | \$160,800 | \$733,700 |
| Importance Code A | \$160,800 | |
| Importance Code B | | \$733,700 |
| Total | \$160,800 | \$733,700 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|---------|---------|---------|
| Bulkheads | \$37,800 | | | |
| Total | \$37,800 | | | |
| Importance Code A | | | | |
| Importance Code B | \$37,800 | | | |
| Total | \$37,800 | | | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
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 | | | | | | | | |
| Facing | | | | | | | | |
| Concrete | 20% | | | LIFE | | * * | | |
| | | | Mechanical Damage, Extent : Moderate, Area Affected : 10% | | | | | |
| | | | Location : At South End Of Bulkhead | | | | | |
| No Component | 70% | | | | | | | |
| Not Accessible | 10% | | | | | | | |
| Gravity Wall | | | | | | | | |
| Conc w/Stone Face | 5% | Now | \$93,600 | LIFE | | * * | 5 | \$3,800 |
| | | | Missing Part, Extent : Severe, Area Affected : 15% | | | | | |
| | | | Location : Stations 0+00, 3+89, 4+73, 6+29, And 7+65 From North End | | | | | |
| Conc w/Stone Face | 20% | | | LIFE | | * * | 5 | \$15,400 |
| | | | Displaced Elements, Extent : Moderate, Area Affected : 10% | | | | | |
| | | | Location : Evident Topside Stations 5+07 To 6+66 | | | | | |
| | | | Other Observation, Extent : Light, Area Affected : 50% | | | | | |
| | | | Location : At Stations 6+77 And 7+81 From North End | | | | | |
| | | | Explanation : Concrete Patches At Top Of Bulkhead | | | | | |
| Concrete | 5% | 2-4 | \$67,200 | LIFE | | * * | 5 | \$200 |
| | | | Cracking, Extent : Moderate, Area Affected : 10% | | | | | |
| | | | Location : Throughout | | | | | |
| | | | Spalling, Extent : Moderate, Area Affected : 10% | | | | | |
| | | | Location : Throughout | | | | | |
| Concrete | 15% | | | LIFE | | * * | 5 | \$500 |
| | | | Cracking, Extent : Light, Area Affected : 10% | | | | | |
| | | | Location : Throughout | | | | | |
| Not Accessible | 55% | | | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Surface | | | | | | | | |
| Asphalt Pavers | 72% | | | 2032 | | * * | 5 | \$7,000 |
| Asphalt Pavers | 20% | 4+ | \$34,300 | 2032 | | * * | 5 | \$1,000 |
| | | | Settlement, Extent : Light, Area Affected : 25% | | | | | |
| | | | Location : Throughout | | | | | |
| Not Accessible | 8% | | | | | | | |
| Deck Elements | | | | | | | | |
| Railing | | | | | | | | |
| Steel | 92% | | | 2021 | \$733,700 | | | |
| | | | Other Observation, Extent : Light, Area Affected : 15% | | | | | |
| | | | Location : Throughout | | | | | |
| | | | Explanation : Coating Loss | | | | | |
| Not Accessible | 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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 : 06-Mar-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 1589 **Lot** : 1 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|------------------|-----------------|
| Bulkheads | \$138,400 | \$42,100 |
| Total | \$138,400 | \$42,100 |
| Importance Code A | \$138,400 | |
| Importance Code B | | \$42,100 |
| Total | \$138,400 | \$42,100 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|----------------|--------------|---------|---------|
| Bulkheads | \$4,500 | \$100 | | |
| Total | \$4,500 | \$100 | | |
| Importance Code B | \$4,500 | \$100 | | |
| Total | \$4,500 | \$100 | | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
BULKHEAD E. 81ST TO E. 84TH ST.
Asset # : 2878

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Structural | | | | | | | | |
| Sheet Piles | | | | | | | | |
| Steel | 30% | 4+ | \$138,400 | LIFE | | * * | | |
| | Corrosion, Extent : Moderate, Area Affected : 30% | | | | | | | |
| | Location : Tidal And Splash Zones | | | | | | | |
| | Other Observation, Extent : Light, Area Affected : 2% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Explanation : Holes At Sheet Pile Splice Locations | | | | | | | |
| Steel | 30% | | | LIFE | | * * | | |
| Not Accessible | 40% | | | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Surface | | | | | | | | |
| Concrete | 100% | | | 2032 | | * * | 5 | \$9,100 |
| | Cracking, Extent : Light, Area Affected : 5% | | | | | | | |
| | Location : Throughout At Top Of Bulkhead | | | | | | | |
| | Spalling, Extent : Light, Area Affected : 5% | | | | | | | |
| | Location : Throughout At Top Of Bulkhead | | | | | | | |
| Deck Elements | | | | | | | | |
| Railing | | | | | | | | |
| Fencing | 100% | | | 2024 | \$42,100 | 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : BULKHEAD GRAVITY WALL/RELIEVING PLATFORM
Address : SOUTH STREET MARKET SLIP TO PIER 35
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGSP025.046 / 1745 **Yr Built/Renovated** :
Linear Ft : 1,485 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 05-Mar-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 240 **Lot** : 6 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|----------------|--------------------|
| Bulkheads | | \$1,306,200 |
| Total | | \$1,306,200 |
| Importance Code A | | \$56,600 |
| Importance Code B | | \$1,249,600 |
| Total | | \$1,306,200 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|----------------|---------|---------|---------|
| Bulkheads | \$7,600 | | | |
| Total | \$7,600 | | | |
| Importance Code B | \$7,600 | | | |
| Importance Code C | | | | |
| Total | \$7,600 | | | |



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 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 | | | | | | | | |
| | No Component | 90% | | | | | | | |
| | Under Construction | 10% | | | | | | | |
| | Coping/Curb | | | | | | | | |
| | Concrete | 90% | | | LIFE | * * | 5 | \$1,300 | |
| | | Cracking, Extent : Light, Area Affected : 2% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | Under Construction | 10% | | | | | | | |
| | Gravity Wall | | | | | | | | |
| | Stone | 45% | | | LIFE | * * | 5 | \$56,600 | |
| | | Spalling, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | | Location : At Concrete Patches | | | | | | | |
| | | Other Observation, Extent : Light, Area Affected : 25% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | | Explanation : 25% Of Grout Missing | | | | | | | |
| | No Component | 10% | | | | | | | |
| | No Component | 10% | | | | | | | |
| | Not Accessible | 35% | | | | | | | |
| Backfill | | | | | | | | | |
| | Fill | | | | | | | | |
| | Not Accessible | 90% | | | | | | | |
| | Under Construction | 10% | | | | | | | |
| | Surface | | | | | | | | |
| | Asphalt | 5% | | | 2032 | * * | 5 | \$800 | |
| | | Settlement, Extent : Light, Area Affected : 50% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | Asphalt Pavers | 85% | | | 2032 | * * | 5 | \$14,400 | |
| | | Settlement, Extent : Moderate, Area Affected : 50% | | | | | | | |
| | | Location : Station 0+67 From South Above Outfall | | | | | | | |
| | | Other Observation, Extent : Light, Area Affected : 10% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | | Explanation : Settlement | | | | | | | |
| | Under Construction | 10% | | | | | | | |
| Deck Elements | | | | | | | | | |
| | Railing | | | | | | | | |
| | Steel | 90% | | | 2021 | \$1,249,600 | | | |
| | | Other Observation, Extent : Light, Area Affected : 2% | | | | | | | |
| | | Location : Stations 0+00 To 5+00 | | | | | | | |
| | | Explanation : Corrosion | | | | | | | |
| | Under Construction | 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : BULKHEAD PIER 42
Address : NS MONTGOMERY @ NS PIER 43 TO E. RIVER PARK
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 : 16-Apr-2013 **Landmark Status** : NONE
Areas Surveyed :
Block : 241 **Lot** : 13 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|------------------|-----------------|
| Bulkheads | \$174,000 | \$54,200 |
| Total | \$174,000 | \$54,200 |
| Importance Code A | \$94,100 | \$54,200 |
| Importance Code B | \$79,800 | |
| Total | \$174,000 | \$54,200 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|--------------|---------|---------|---------|
| 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 | \$42,000 | LIFE | * * | 5 | \$200 | |
| | | Spalling, Extent : Severe, Area Affected : 75% | | | | | | | |
| | | Location : North End | | | | | | | |
| | Concrete | 10% | | | LIFE | * * | 5 | \$400 | |
| | Stone | 10% | 4+ | \$52,200 | LIFE | * * | 5 | \$9,000 | |
| | | Other Observation, Extent : Severe, Area Affected : 75% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | | Explanation : Erosion Of Grout | | | | | | | |
| | Stone | 50% | | | LIFE | * * | 5 | \$45,100 | |
| | Not Accessible | 25% | | | | | | | |
| Backfill | | | | | | | | | |
| | Fill | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| Surface | | | | | | | | | |
| | Asphalt | 60% | 4+ | \$56,300 | 2039 | * * | 5 | \$3,600 | |
| | | Cracking, Extent : Light, Area Affected : 10% | | | | | | | |
| | | Location : Periodic Throughout | | | | | | | |
| | Asphalt | 25% | Now | \$23,500 | 2039 | * * | 5 | \$1,500 | |
| | | Missing Part, Extent : Severe, Area Affected : 20% | | | | | | | |
| | | Location : North End | | | | | | | |
| | Concrete | 15% | | | 2037 | * * | 5 | \$1,800 | |
| | | Cracking, Extent : Light, Area Affected : 10% | | | | | | | |
| | | Location : Periodic 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : BULKHEAD - HARLEM RIVER SEAWALL/REVTMENT/CRIBBING
Address : HARLEM RIVER, 147TH - 158TH ST E.145TH TO MACOMBS DAM BRIDGE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DBS0027.021 / 1718 **Yr Built/Renovated** :
Linear Ft : 4,469 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 09-Jan-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 2539 **Lot** : 2 **BIN** :

| CAPITAL | | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|--|--------------------|------------------|
| Bulkheads | | \$1,224,200 | \$941,400 |
| Total | | \$1,224,200 | \$941,400 |
| Importance Code B | | \$967,300 | \$941,400 |
| Importance Code C | | \$256,900 | |
| Total | | \$1,224,200 | \$941,400 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|---------|-----------------|---------|
| Bulkheads | \$14,100 | | \$61,200 | |
| Total | \$14,100 | | \$61,200 | |
| Importance Code A | | | | |
| Importance Code B | \$14,100 | | \$61,200 | |
| Importance Code C | | | | |
| Total | \$14,100 | | \$61,200 | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
BULKHEAD - HARLEM RIVER SEAWALL/REVTMENT/CRIBBING
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 | | | | | | | | | |
| Gravity Wall | Concrete | 10% | | | LIFE | * * | 5 | \$1,800 | |
| | | Erosion, Extent : Light, Area Affected : 50% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | Stone Gabion | 1% | | | LIFE | * * | 3 | | |
| Piles and Bracing | No Component | 79% | | | | | | | |
| | Not Accessible | 10% | | | | | | | |
| | | Other Observation, Extent : Light, Area Affected : 0% | | | | | | | |
| | | Location : | | | | | | | |
| | Explanation : Low-water Timber Deck Of Low Level Platform Is Visible At Low Tide | | | | | | | | |
| Revetment | | | | | | | | | |
| Stone | Stone | 37% | | | LIFE | * * | 5 | \$9,900 | |
| | Stone | 3% | 2-4 | \$96,400 | LIFE | * * | 5 | \$800 | |
| | | Missing Part, Extent : Moderate, Area Affected : 50% | | | | | | | |
| | | Location : Concrete Debris Revetment From Sta 3+26 To Sta 4+71 From South | | | | | | | |
| Stone | Stone | 2% | 2-4 | \$64,200 | LIFE | * * | 5 | \$500 | |
| | | Missing Part, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | | Location : Isolated Between Sta 10+20 And Sta 11+20 From The South | | | | | | | |
| | Stone | 3% | Now | \$96,400 | LIFE | * * | 5 | \$800 | |
| | Missing Part, Extent : Moderate, Area Affected : 50% | | | | | | | | |
| | Location : Concrete Debris Revetment From Sta 6+05 To Sta 7+60 From South | | | | | | | | |
| | No Component | 55% | | | | | | | |
| Sheet Piles | | | | | | | | | |
| Steel | Steel | 1% | | | LIFE | * * | | | |
| | | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | |
| | | Location : Upland Of Stone Revetment, Adjacent To Asphalt Walkway At South Half Of Asset | | | | | | | |
| | | Explanation : Buried In Topsoil Of Planter | | | | | | | |
| No Component | No Component | 70% | | | | | | | |
| | Not Accessible | 29% | | | | | | | |
| 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 - HARLEM RIVER SEAWALL/REVETMENT/CRIBBING
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 | | | | | | | | | |
| | Surface | | | | | | | | |
| | Asphalt | 50% | | | 2026 | \$197,000 | 5 | \$25,500 | |
| | | Cracking, Extent : Light, Area Affected : 5% | | | | | | | |
| | | Location : Isolated Throughout | | | | | | | |
| | | Settlement, Extent : Moderate, Area Affected : 5% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | Topsoil | 5% | 2-4 | \$7,100 | 2022 | \$11,800 | 5 | \$500 | |
| | | Erosion, Extent : Moderate, Area Affected : 50% | | | | | | | |
| | | Location : Isolated Throughout | | | | | | | |
| | Topsoil | 40% | | | 2021 | \$94,100 | 5 | \$8,400 | |
| | Topsoil | 5% | Now | \$7,100 | 2023 | \$11,800 | 5 | \$500 | |
| | | Settlement, Extent : Severe, Area Affected : 50% | | | | | | | |
| | | Location : Isolated Throughout | | | | | | | |
| Fender | | | | | | | | | |
| | Piles | | | | | | | | |
| | Timber | 35% | | | 2019 | \$287,800 | 4 | \$37,500 | |
| | | Broken, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : Fender System Used To Be Installed On Gravity Wall But Is No Longer Used Or Required. | | | | | | | |
| | No Component | 65% | | | | | | | |
| | Wales and Chocks | | | | | | | | |
| | Timber | 35% | | | 2019 | \$679,500 | 4 | \$84,900 | |
| | | Broken, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : Fender System Used To Be Installed On Gravity Wall But Is No Longer Used Or Required. | | | | | | | |
| | No Component | 65% | | | | | | | |
| Deck Elements | | | | | | | | | |
| | Railing | | | | | | | | |
| | Steel | 15% | | | 2022 | \$626,800 | | | |
| | No Component | 85% | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : BULKHEAD @ PILE SUPPORTED WHARF BET. NICKS LOBSTER & KINGS PLAZA
Address : FLATBUSH AVE. MILL BASIN
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR026.062 / 16 **Yr Built/Renovated** :
Linear Ft : 700 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 15-Dec-2011 **Landmark Status** : NONE
Areas Surveyed :
Block : 8591 **Lot** : 980 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|--------------------|-----------------|
| Bulkheads | \$3,081,000 | \$36,800 |
| Total | \$3,081,000 | \$36,800 |
| Importance Code A | \$3,081,000 | |
| Importance Code B | | \$36,800 |
| Total | \$3,081,000 | \$36,800 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|----------------|---------|---------|---------|
| 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 | 20% | 0-2 | \$833,200 | LIFE | * * | 5 | \$800 | |
| | Erosion, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : In Tidal Zone | | | | | | | |
| Not Accessible | 80% | | | | | | | |
| Sheet Piles | | | | | | | | |
| Concrete | 80% | 2-4 | \$1,947,500 | LIFE | * * | | | |
| | Other Observation, Extent : Severe, Area Affected : 50% | | | | | | | |
| | Location : In Tidal Zone | | | | | | | |
| | Explanation : Erosion | | | | | | | |
| Not Accessible | 20% | | | | | | | |
| Pile Caps | | | | | | | | |
| Concrete | 100% | 4+ | \$300,200 | LIFE | * * | 5 | \$2,100 | |
| | Corrosion of Reinforcement, Extent : Moderate, Area Affected : 30% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Spalling, Extent : Moderate, Area Affected : 30% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Surface | | | | | | | | |
| Topsoil | 100% | | | 2022 | \$36,800 | 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : BULKHEAD @PIER 35
Address : EAST RIVER BET CLINTON & MONTGOMERY STS.
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 : 23-Jul-2007 **Landmark Status** : NONE
Areas Surveyed :
Block : 241 **Lot** : 13 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------|----------------|
| Bulkheads | \$69,600 | |
| Total | \$69,600 | |
| Importance Code A | \$69,600 | |
| Total | \$69,600 | |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|--------------|---------|----------------|
| Bulkheads | \$23,100 | \$200 | | \$1,100 |
| Total | \$23,100 | \$200 | | \$1,100 |
| Importance Code A | | | | |
| Importance Code B | \$23,100 | \$200 | | \$1,100 |
| Importance Code C | | | | |
| Total | \$23,100 | \$200 | | \$1,100 |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
BULKHEAD @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, 10' Water | 50% | | | LIFE | * * | 5 | \$200 | |
| | Other Observation, Extent : Light, Area Affected : 10% | | | | | | | |
| | Location : South Face | | | | | | | |
| | Explanation : Spalling | | | | | | | |
| Concrete, 10' Water | 15% | Now | \$69,600 | LIFE | * * | 5 | \$100 | |
| | Other Observation, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : Inshore Of Pier 35 At Outfall | | | | | | | |
| | Explanation : Collapsed | | | | | | | |
| Not Accessible | 35% | | | | | | | |
| Coping/Curb Concrete | 50% | | | LIFE | * * | 5 | \$100 | |
| No Component | 50% | | | | | | | |
| Piles and Bracing Not Accessible | 100% | | | | | | | |
| Pile Caps Not Accessible | 100% | | | | | | | |
| Backfill | | | | | | | | |
| Fill Topsoil | 15% | Now | \$3,500 | 2059 | * * | | | |
| | Other Observation, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : Inshore Of Pier 35 | | | | | | | |
| | Explanation : Sinkholes | | | | | | | |
| Not Accessible | 85% | | | | | | | |
| Surface | | | | | | | | |
| Asphalt | 50% | 2-4 | \$4,900 | 2034 | * * | 5 | \$300 | |
| | Settlement, Extent : Light, Area Affected : 75% | | | | | | | |
| | Location : Inshore Of Pier 35 | | | | | | | |
| Asphalt | 25% | Now | \$2,500 | 2034 | * * | 5 | \$200 | |
| | Other Observation, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : Inshore Of Pier 35 | | | | | | | |
| | Explanation : Sinkholes | | | | | | | |
| Concrete | 25% | | | 2028 | * * | 5 | \$300 | |
| | Cracking, Extent : Light, Area Affected : 25% | | | | | | | |
| | Location : At Southwest Corner | | | | | | | |
| Fender | | | | | | | | |
| Piles Timber | 25% | | | 2028 | * * | 4 | \$700 | |
| No Component | 50% | | | | | | | |
| Not Accessible | 25% | | | | | | | |
| Wales and Chocks | | | | | | | | |
| Timber | 25% | | | 2028 | * * | 4 | \$1,500 | |
| Timber | 25% | Now | \$12,200 | 2034 | * * | 4 | \$1,500 | |
| | Broken, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : Throughout | | | | | | | |
| 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
BULKHEAD @PIER 35
Asset # : 1747

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : BULKHEAD @PIER 36
Address : BET CLINTON & 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 : 19-Apr-2012 Landmark Status : NONE
Areas Surveyed :
Block : 241 Lot : 13 BIN :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------|------------------|
| Bulkheads | \$48,900 | \$241,900 |
| Total | \$48,900 | \$241,900 |
| Importance Code A | | \$241,900 |
| Importance Code C | \$48,900 | |
| Total | \$48,900 | \$241,900 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|----------------|---------|---------|
| Bulkheads | \$16,800 | \$5,100 | | |
| Total | \$16,800 | \$5,100 | | |
| Importance Code A | \$9,000 | \$5,100 | | |
| Importance Code B | \$7,800 | | | |
| Importance Code C | | | | |
| Total | \$16,800 | \$5,100 | | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
BULKHEAD @PIER 36
Asset # : 2948

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | | |
|-------------------|------------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| 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% | 4+ | \$9,000 | LIFE | * * | 5 | \$100 | |
| | | Cracking, Extent : Moderate, Area Affected : 15% | | | | | | | |
| | | Location : At North End Of Pier | | | | | | | |
| | | Spalling, Extent : Moderate, Area Affected : 15% | | | | | | | |
| | | Location : At North End Of Pier | | | | | | | |
| | Concrete | 13% | | | LIFE | * * | 5 | \$700 | |
| | No Component | 85% | | | | | | | |
| Gravity Wall | | | | | | | | | |
| | Concrete | 25% | | | LIFE | * * | 5 | \$1,400 | |
| | Stone | 40% | | | LIFE | * * | 5 | \$46,100 | |
| | | Missing Block Seal, Extent : Moderate, Area Affected : 2% | | | | | | | |
| | | Location : Isolated Throughout | | | | | | | |
| | No Component | 30% | | | | | | | |
| | Not Accessible | 5% | | | | | | | |
| Piles and Bracing | | | | | | | | | |
| | Timber | 5% | | | 2026 | \$195,800 | 4 | \$15,300 | |
| | No Component | 75% | | | | | | | |
| | Not Accessible | 20% | | | | | | | |
| Revetment | | | | | | | | | |
| | Stone | 5% | 4+ | \$48,900 | LIFE | * * | 5 | \$400 | |
| | | Settlement, Extent : Moderate, Area Affected : 5% | | | | | | | |
| | | Location : Throughout, Beneath Concrete Gravity Wall | | | | | | | |
| | Stone | 35% | | | LIFE | * * | 5 | \$2,900 | |
| | No Component | 60% | | | | | | | |
| Sheet Piles | | | | | | | | | |
| | Steel | 15% | | | LIFE | * * | | | |
| | No Component | 85% | | | | | | | |
| Pile Caps | | | | | | | | | |
| | No Component | 75% | | | | | | | |
| | Not Accessible | 25% | | | | | | | |
| Backfill | | | | | | | | | |
| | Fill | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| Surface | | | | | | | | | |
| | Asphalt | 80% | | | 2032 | * * | 5 | \$12,400 | |
| | | Cracking, Extent : Light, Area Affected : 5% | | | | | | | |
| | | Location : Isolated Throughout | | | | | | | |
| | Concrete | 20% | | | 2032 | * * | 5 | \$3,100 | |
| | | Cracking, 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : BULKHEAD 77 PIER A
Address : BATTERY PARK TO PIER A
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 : 12-Apr-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 16 **Lot** : 285 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|------------------|------------------|
| Bulkheads | \$149,600 | \$111,300 |
| Total | \$149,600 | \$111,300 |
| Importance Code A | \$149,600 | |
| Importance Code B | | \$111,300 |
| Total | \$149,600 | \$111,300 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|----------------|---------|---------|---------|
| Bulkheads | \$1,500 | | | |
| Total | \$1,500 | | | |
| Importance Code A | | | | |
| Importance Code B | \$1,500 | | | |
| Importance Code C | | | | |
| 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
BULKHEAD 77 PIER A
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 | 100% | | | LIFE | * * | 5 | \$100 | |
| | | Cracking, Extent : Light, Area Affected : 5% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | Pile Supported Wall | | | | | | | | |
| | Conc w/Stone Face | 30% | 2-4 | \$149,600 | LIFE | * * | 5 | \$2,900 | |
| | | Other Observation, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | | Location : Sta 0+50 To 0+75 From Pier A | | | | | | | |
| | | Explanation : Displacement | | | | | | | |
| | Conc w/Stone Face | 70% | | | LIFE | * * | 5 | \$6,700 | |
| | | Other Observation, Extent : Light, Area Affected : 40% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | | Explanation : Mason Wall, Grout Loss | | | | | | | |
| | Piles and Bracing | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| | Pile Caps | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| Backfill | | | | | | | | | |
| | Fill | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| | Surface | | | | | | | | |
| | Concrete | 98% | | | 2032 | * * | 5 | \$1,300 | |
| | | Cracking, Extent : Light, Area Affected : 5% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | Concrete | 2% | 4+ | \$800 | 2038 | * * | 5 | | |
| | | Cracking, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | | Location : Sta 0+50 To 0+75 From Pier A | | | | | | | |
| Deck Elements | | | | | | | | | |
| | Railing | | | | | | | | |
| | Steel | 100% | | | 2021 | \$111,300 | | | |

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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : BULKHEAD AND RELIEVING PLATFORM UNDER NICKS LOBSTER BUILDING
Address : 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 : 16-Dec-2011 **Landmark Status** : NONE
Areas Surveyed :
Block : 8591 **Lot** : 980 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|----------------|-----------------|
| Bulkheads | | \$50,500 |
| Total | | \$50,500 |
| Importance Code B | | \$50,500 |
| Total | | \$50,500 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|----------------|--------------|---------|----------------|
| Bulkheads | \$3,300 | \$300 | | \$9,900 |
| Total | \$3,300 | \$300 | | \$9,900 |
| Importance Code A | | | | |
| Importance Code B | \$3,300 | \$300 | | \$9,900 |
| Total | \$3,300 | \$300 | | \$9,900 |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
BULKHEAD AND RELIEVING PLATFORM UNDER NICKS LOBSTER BUILDING
Asset # : 19

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | | |
|---------------|------------------------|----------------|-------------------|---|---------|----------------|-------------|----------------|----------|
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Structural | | | | | | | | | |
| | Relieving Platform Top | | | | | | | | |
| | Concrete | 15% | | | LIFE | * * | 5 | \$200 | |
| | No Component | 35% | | | | | | | |
| | Not Accessible | 50% | | | | | | | |
| | Piles and Bracing | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| | Sheet Piles | | | | | | | | |
| | Timber | 25% | | | LIFE | * * | 4 | \$1,700 | |
| | No Component | 65% | | | | | | | |
| | Not Accessible | 10% | | | | | | | |
| | Pile Caps | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| Backfill | | | | | | | | | |
| | Surface | | | | | | | | |
| | Asphalt | 35% | | | 2032 | * * | 5 | \$1,400 | |
| | Concrete | 20% | | | 2032 | * * | 5 | \$800 | |
| | Not Accessible | 45% | | | | | | | |
| Fender | | | | | | | | | |
| | Facing | | | | | | | | |
| | Timber | 45% | | | 2032 | * * | 3 | \$8,500 | |
| | No Component | 55% | | | | | | | |
| | Piles | | | | | | | | |
| | Timber | 8% | | | 2026 | \$5,300 | 4 | \$1,000 | |
| | | | | Rotting/Splitting, Extent : Moderate, Area Affected : 50% | | | | | |
| | | | | Location : Tidal Zone | | | | | |
| | No Component | 90% | | | | | | | |
| | Not Accessible | 2% | | | | | | | |
| | Wales and Chocks | | | | | | | | |
| | Timber | 80% | | | 2032 | * * | 4 | \$15,600 | |
| | No Component | 20% | | | | | | | |
| Deck Elements | | | | | | | | | |
| | Railing | | | | | | | | |
| | Steel | 15% | | | 2021 | \$50,500 | | | |
| | No Component | 85% | | | | | | | |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : BULKHEAD AT 23RD ST. GOWANUS BAY
Address : NORTH SIDE OF 23RD STREET TO SOUTH SIDE OF 24TH STREET
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0015.033 / 2977 **Yr Built/Renovated** :
Linear Ft : 330 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 16-Dec-2011 **Landmark Status** : NONE
Areas Surveyed :
Block : 644 **Lot** : 1 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|------------------|----------------|
| Bulkheads | \$288,100 | |
| Total | \$288,100 | |
| Importance Code A | \$288,100 | |
| Total | \$288,100 | |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|---------|----------------|---------|
| Bulkheads | \$24,000 | | \$1,200 | |
| Total | \$24,000 | | \$1,200 | |
| Importance Code A | \$600 | | \$1,200 | |
| Importance Code B | \$23,400 | | | |
| Total | \$24,000 | | \$1,200 | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

**DEPT. OF SMALL BUSINESS SERV. - 801
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 | 10% | | | LIFE | * * | 5 | \$5,100 | |
| | | | Corrosion, Extent : Light, Area Affected : 20% | | | | | |
| | | | Location : Above Mlw Elevation, Station 1+80 To 3+30 From North | | | | | |
| No Component | 55% | | | | | | | |
| Not Accessible | 35% | | | | | | | |
| Sheet Piles | | | | | | | | |
| Steel | 30% | | | LIFE | * * | | | |
| | | | Corrosion, Extent : Light, Area Affected : 30% | | | | | |
| | | | Location : Above Mlw Elevation Throughout | | | | | |
| Steel | 15% | Now | \$288,100 | LIFE | * * | | | |
| | | | Excess Deflection, Extent : Severe, Area Affected : 100% | | | | | |
| | | | Location : Station 0+80 To 1+24 From North | | | | | |
| Not Accessible | 55% | | | | | | | |
| Wales | | | | | | | | |
| Steel | 45% | | | LIFE | * * | 5 | \$3,500 | |
| | | | Corrosion, Extent : Light, Area Affected : 5% | | | | | |
| | | | Location : Throughout, Station 1+80 To 3+30 From North | | | | | |
| No Component | 55% | | | | | | | |
| Pile Caps | | | | | | | | |
| Steel | 90% | | | 2024 | \$5,200 | 5 | \$2,400 | |
| | | | Corrosion, Extent : Light, Area Affected : 50% | | | | | |
| | | | Location : Throughout | | | | | |
| Steel | 10% | Now | \$600 | 2028 | * * | 5 | \$100 | |
| | | | Other Observation, Extent : Severe, Area Affected : 100% | | | | | |
| | | | Location : Station 0+45 To 0+85 From North | | | | | |
| | | | Explanation : Missing Part | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Topsoil | 10% | Now | \$6,900 | 2063 | * * | | | |
| | | | Other Observation, Extent : Severe, Area Affected : 100% | | | | | |
| | | | Location : At Displaced Wall Sta 0+80 To 1+24 And At Sinkhole Station 3+30 From North | | | | | |
| | | | Explanation : Fill Loss | | | | | |
| Not Accessible | 90% | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
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 |
| Backfill | | | | | | | | |
| Surface | | | | | | | | |
| Asphalt | 40% | | | 2032 | * * | 5 | \$1,500 | |
| Asphalt | 10% | Now | \$2,900 | 2038 | * * | 5 | \$200 | |
| Settlement, Extent : Severe, Area Affected : 100% | | | | | | | | |
| Location : At Displaced Section Of Wall Station 0+80 To 1+25 From North | | | | | | | | |
| Concrete | 30% | | | 2032 | * * | 5 | \$1,100 | |
| Concrete | 10% | Now | \$11,600 | 2038 | * * | 5 | \$200 | |
| Settlement, Extent : Severe, Area Affected : 100% | | | | | | | | |
| Location : At Displaced Section Of Wall Station 0+80 To 1+25 From North | | | | | | | | |
| Gravel | 8% | | | 2032 | * * | 2-5 | \$100 | |
| Gravel | 2% | Now | \$600 | 2038 | * * | 2-5 | | |
| Settlement, Extent : Severe, Area Affected : 100% | | | | | | | | |
| Location : At Southern Terminus, Station 3+30 From North | | | | | | | | |
| Fender | | | | | | | | |
| Pile Cluster | | | | | | | | |
| Timber | 45% | | | 2024 | | 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : BULKHEAD, AT U.N. SCHOOL PIER
Address : 24-50 FDR DRIVE E. 23RD STREET. AT U.N. SCHOOL
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 : 30-Mar-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 991 **Lot** : 59 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------|----------------|
| Bulkheads | \$99,500 | |
| Total | \$99,500 | |
| Importance Code A | \$99,500 | |
| Total | \$99,500 | |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|----------------|---------|---------|---------|
| Bulkheads | \$3,400 | | | |
| Total | \$3,400 | | | |
| Importance Code A | | | | |
| Importance Code B | \$3,400 | | | |
| Importance Code C | | | | |
| Total | \$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
BULKHEAD, AT U.N. SCHOOL PIER
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 | \$5,100 | |
| | Sheet Piles | | | | | | | | |
| | Steel | 20% | 4+ | \$99,500 | LIFE | * * | | | |
| | | Corrosion, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | | Location : In Splash Zone | | | | | | | |
| | Steel | 40% | | | LIFE | * * | | | |
| | Timber | 40% | | | LIFE | * * | 4 | \$6,400 | |
| | Pile Caps | | | | | | | | |
| | Concrete | 100% | | | LIFE | * * | 5 | \$2,600 | |
| | | Cracking, Extent : Light, Area Affected : 5% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| Backfill | | | | | | | | | |
| | Fill | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| | Surface | | | | | | | | |
| | Asphalt | 60% | | | 2032 | * * | 5 | \$5,900 | |
| | Concrete | 10% | | | 2032 | * * | 5 | \$1,000 | |
| | Topsoil | 10% | | | 2021 | \$4,500 | 5 | \$400 | |
| | Not Accessible | 20% | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : BUSH TERMINAL BULKHEAD
Address : N/S PIER 6 NORTH TO END
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR026.025 / 22 **Yr Built/Renovated** :
Linear Ft : 960 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 11-Jan-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 715 **Lot** : 1 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|------------------|----------------|
| Bulkheads | \$183,300 | |
| Total | \$183,300 | |
| Importance Code A | \$47,800 | |
| Importance Code B | \$135,400 | |
| Total | \$183,300 | |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|---------|---------|--------------|---------|
| Bulkheads | | | \$100 | |
| Total | | | \$100 | |
| Importance Code A | | | | |
| Importance Code B | | | \$100 | |
| Total | | | \$100 | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL BULKHEAD
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 | | | | | | | | | |
| | Pile Supported Wall Concrete | 10% | 4+ | \$47,800 | 2032 | * * | 5 | \$1,900 | |
| | | Other Observation, Extent : Moderate, Area Affected : 20% | | | | | | | |
| | | Location : Above Mlw | | | | | | | |
| | | Explanation : Spalling | | | | | | | |
| | No Component | 90% | | | | | | | |
| Piles and Bracing | | | | | | | | | |
| | No Component | 95% | | | | | | | |
| | Not Accessible | 5% | | | | | | | |
| Sheet Piles | | | | | | | | | |
| | Steel | 15% | | | LIFE | * * | | | |
| | | Corrosion, Extent : Light, Area Affected : 25% | | | | | | | |
| | | Location : Above Mlw Elevation | | | | | | | |
| | No Component | 10% | | | | | | | |
| | Not Accessible | 75% | | | | | | | |
| Wales | | | | | | | | | |
| | Steel | 10% | | | LIFE | * * | 5 | \$2,300 | |
| | | Corrosion, Extent : Light, Area Affected : 25% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | No Component | 90% | | | | | | | |
| Backfill | | | | | | | | | |
| | Fill | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| Surface | | | | | | | | | |
| | Concrete | 40% | Now | \$135,400 | 2038 | * * | 5 | \$2,200 | |
| | | Other Observation, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : Along North Side Of Pier 6 | | | | | | | |
| | | Explanation : Collapsed Structure | | | | | | | |
| | Not Accessible | 60% | | | | | | | |
| | | Other Observation, Extent : Light, Area Affected : 0% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | | Explanation : New Fencing | | | | | | | |
| Deck Elements | | | | | | | | | |
| | Railing | | | | | | | | |
| | Fencing | 100% | | | 2028 | * * | 3 | \$400 | |
| | | 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

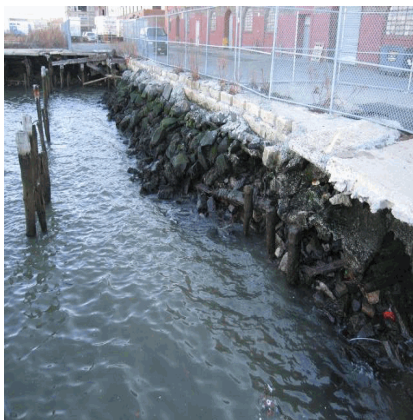
Asset Name : BUSH TERMINAL BULKHEAD
Address : NORTH SIDE OF PIER 5 TO SOUTH SIDE OF PIER 6
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR026.024 / 23 **Yr Built/Renovated** :
Linear Ft : 376 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 12-Jan-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 715 **Lot** : 1 **BIN** :

CAPITAL**Total**

Importance Code

Total

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|--------------|----------------|---------|---------|
| Bulkheads | \$200 | \$2,100 | | |
| Total | \$200 | \$2,100 | | |
| Importance Code B | \$200 | \$2,100 | | |
| Importance Code C | | | | |
| Total | \$200 | \$2,100 | | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL BULKHEAD
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 | 85% | | | LIFE | * * | 5 | \$1,900 | |
| | | Missing Part, Extent : Light, Area Affected : 10% | | | | | | | |
| | | Location : Random | | | | | | | |
| | | Recent Repair Evident, Extent : Light, Area Affected : 50% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | No Component | 15% | | | | | | | |
| Sheet Piles | | | | | | | | | |
| | Steel | 15% | | | LIFE | * * | | | |
| | | Corrosion, Extent : Light, Area Affected : 100% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | No Component | 85% | | | | | | | |
| Backfill | | | | | | | | | |
| | Fill | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| Surface | | | | | | | | | |
| | Asphalt | 10% | | | 2032 | * * | 5 | \$400 | |
| | Cobblestone | 75% | | | 2043 | * * | 5 | \$4,200 | |
| | Gravel | 15% | | | 2036 | * * | 2-5 | \$200 | |
| Deck Elements | | | | | | | | | |
| | Railing | | | | | | | | |
| | Fencing | 100% | | | 2028 | * * | 3 | \$100 | |
| | | 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : BUSH TERMINAL BULKHEAD
Address : NORTH SIDE OF PIER 4 TO SOUTH SIDE OF PIER 5
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR026.023 / 24 **Yr Built/Renovated** :
Linear Ft : 352 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 12-Jan-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 725 **Lot** : 1 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|--------------------|----------------|
| Bulkheads | \$1,047,900 | |
| Total | \$1,047,900 | |
| Importance Code A | \$984,700 | |
| Importance Code C | \$63,200 | |
| Total | \$1,047,900 | |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|----------------|---------|---------|---------|
| Bulkheads | \$9,800 | | | |
| Total | \$9,800 | | | |
| Importance Code A | | | | |
| Importance Code B | \$9,800 | | | |
| Importance Code C | | | | |
| Total | \$9,800 | | | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL BULKHEAD
Asset # : 24

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|---------------|-------------------|---|-------------------|--------------------|---------|----------------|-------------|----------|
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | |
| Structural | Gravity Wall | | | | | | | |
| | Concrete | 85% | 4+ | \$943,100 | LIFE | * * | 5 | \$1,200 |
| | | <i>Not Plumb, Extent : Light, Area Affected : 40%</i> | | | | | | |
| | | <i>Location : Throughout</i> | | | | | | |
| | Concrete | 15% | 4+ | \$41,600 | LIFE | * * | 5 | \$200 |
| | | <i>Spalling, Extent : Moderate, Area Affected : 10%</i> | | | | | | |
| | | <i>Location : Throughout</i> | | | | | | |
| | | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Adjacent To Support Piles At Station I+80</i> | | | | | | |
| | | <i>Explanation : Undermining</i> | | | | | | |
| | Piles and Bracing | | | | | | | |
| | Steel | 10% | | | LIFE | * * | 5 | \$5,400 |
| | Not Accessible | 90% | | | | | | |
| | Revetment | | | | | | | |
| | Stone | 75% | | | LIFE | * * | 5 | \$1,600 |
| | Stone | 10% | Now | \$25,300 | LIFE | * * | 5 | \$200 |
| | | <i>Missing Part, Extent : Moderate, Area Affected : 50%</i> | | | | | | |
| | | <i>Location : At Station I+80</i> | | | | | | |
| | Stone | 15% | 2-4 | \$37,900 | LIFE | * * | 5 | \$300 |
| | | <i>Missing Part, Extent : Moderate, Area Affected : 25%</i> | | | | | | |
| | | <i>Location : Isolated Throughout</i> | | | | | | |
| | Sheet Piles | | | | | | | |
| | Timber | 50% | | | LIFE | * * | 4 | \$3,300 |
| | Not Accessible | 50% | | | | | | |
| Backfill | Fill | | | | | | | |
| | Not Accessible | 100% | | | | | | |
| | Surface | | | | | | | |
| | Concrete | 15% | | | 2032 | * * | 5 | \$600 |
| | Topsoil | 85% | Now | \$9,500 | 2023 | \$15,800 | 5 | \$700 |
| | | <i>Other Observation, Extent : Severe, Area Affected : 10%</i> | | | | | | |
| | | <i>Location : Isolated Locations</i> | | | | | | |
| Deck Elements | | <i>Explanation : Settlement</i> | | | | | | |
| | Railing | | | | | | | |
| | Fencing | 100% | | | 2024 | \$18,700 | 3 | \$100 |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : BUSH TERMINAL REVETMENT NORTH SIDE OF PIER 4
Address : FOOT OF 45TH ST. TO 52ND ST.
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 : 05-Jan-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 725 **Lot** : 1 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|--------------------|-----------------|
| Bulkheads | \$1,071,000 | \$91,600 |
| Total | \$1,071,000 | \$91,600 |
| Importance Code A | \$985,300 | |
| Importance Code B | \$85,700 | \$91,600 |
| Total | \$1,071,000 | \$91,600 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|----------------|---------|---------|
| Bulkheads | \$37,200 | \$3,600 | | |
| Total | \$37,200 | \$3,600 | | |
| Importance Code A | \$25,800 | | | |
| Importance Code B | \$11,400 | \$3,600 | | |
| Importance Code C | | | | |
| Total | \$37,200 | \$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
BUSH TERMINAL REVETMENT NORTH SIDE OF PIER 4
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 | | | | | | | | |
| Relieving Platform Top Concrete | 5% | Now | \$359,400 | LIFE | * * | 5 | \$800 | |
| | Other Observation, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : At South End | | | | | | | |
| | Explanation : Structure Failed | | | | | | | |
| No Component | 95% | | | | | | | |
| Piles and Bracing | | | | | | | | |
| Timber | 5% | Now | \$625,900 | 2038 | * * | 4 | \$32,500 | |
| | Other Observation, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : at south end | | | | | | | |
| | Explanation : Structure Failed | | | | | | | |
| No Component | 95% | | | | | | | |
| Revetment | | | | | | | | |
| Stone | 85% | | | LIFE | * * | 5 | \$22,100 | |
| | Recent Replace Evident, Extent : Light, Area Affected : 100% | | | | | | | |
| | Location : New Stone Revetment | | | | | | | |
| No Component | 5% | | | | | | | |
| Under Construction | 10% | | | | | | | |
| Pile Caps | | | | | | | | |
| Timber | 5% | Now | \$25,800 | LIFE | * * | 4 | \$1,700 | |
| | Other Observation, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : at south end | | | | | | | |
| | Explanation : Structure Failed | | | | | | | |
| No Component | 95% | | | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Topsoil | 5% | Now | \$45,700 | 2063 | * * | | | |
| | Other Observation, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : At South End | | | | | | | |
| | Explanation : Structure Failed | | | | | | | |
| Not Accessible | 95% | | | | | | | |
| Surface | | | | | | | | |
| Stone | 40% | | | 2038 | * * | 10 | | |
| | Recent Replace Evident, Extent : Light, Area Affected : 100% | | | | | | | |
| | Location : Inshore Of Revetment | | | | | | | |
| Topsoil | 5% | Now | \$11,400 | 2023 | \$11,400 | 5 | \$500 | |
| | Other Observation, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : At South End | | | | | | | |
| | Explanation : Structure Failed | | | | | | | |
| Topsoil | 35% | | | 2023 | \$80,100 | 5 | \$7,100 | |
| | Recent Replace Evident, Extent : Light, Area Affected : 100% | | | | | | | |
| | Location : Inshore Of Revetment | | | | | | | |
| Under Construction | 20% | | | | | | | |
| | Other Observation, Extent : Light, Area Affected : 0% | | | | | | | |
| | Location : Near 47th Street | | | | | | | |
| | Explanation : Filter Fabric In Place | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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 REVETMENT NORTH SIDE OF PIER 4
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 |
| Fender | | | | | | | | | |
| | Piles | | | | | | | | |
| | Timber | 5% | Now | \$40,000 | 2038 | * * | 4 | \$5,200 | |
| | | Other Observation, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : at south end | | | | | | | |
| | | Explanation : Structure Failed | | | | | | | |
| | 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : CINE MAGIC RIVERFRONT STUDIOS CONCRETE SEAWALL
Address : EAST RIVER AT FOOT OF SOUTH 8TH STREET
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0040.000 / 13953 **Yr Built/Renovated** :
Linear Ft : 102 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 18-Sep-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 2134 **Lot** : 156 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------|----------------|
| Bulkheads | \$64,300 | |
| Total | \$64,300 | |
| Importance Code A | \$64,300 | |
| Total | \$64,300 | |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|---------|---------|--------------|
| Bulkheads | \$22,500 | | | \$600 |
| Total | \$22,500 | | | \$600 |
| Importance Code A | \$11,900 | | | |
| Importance Code B | \$10,600 | | | \$600 |
| Total | \$22,500 | | | \$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
CINE MAGIC RIVERFRONT STUDIOS CONCRETE SEAWALL
Asset # : 13953

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|--------------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Structural Facing Concrete | 50% | | | LIFE | * * | 10 | | |
| | Other Observation, Extent : Light, Area Affected : 65% | | | | | | | |
| | Location : Tidal Zone | | | | | | | |
| | Explanation : Erosion And Spalling | | | | | | | |
| No Component | 40% | | | | | | | |
| Not Accessible | 10% | | | | | | | |
| Gravity Wall Concrete | 40% | 4+ | \$64,300 | LIFE | * * | 5 | \$200 | |
| | Displaced Elements, Extent : Light, Area Affected : 100% | | | | | | | |
| | Location : All Blocks Throughout | | | | | | | |
| | Progressing Scour, Extent : Light, Area Affected : 25% | | | | | | | |
| | Location : At Boundaries Of Newly Constructed Concrete Block Wall | | | | | | | |
| No Component | 60% | | | | | | | |
| Sheet Piles Steel | 5% | 4+ | \$11,900 | LIFE | * * | | | |
| | Corrosion, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Exposed Sheets Between Facing And Block Wall | | | | | | | |
| No Component | 40% | | | | | | | |
| Not Accessible | 55% | | | | | | | |
| Backfill Fill | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Surface Concrete | 100% | | | 2035 | * * | 5 | \$1,200 | |
| | Cracking, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | Location : Offshore Face Of Slab | | | | | | | |
| Fender Wales and Chocks Timber | 60% | 0-2 | \$10,600 | 2035 | * * | 4 | \$3,300 | |
| | Broken, Extent : Moderate, Area Affected : 50% | | | | | | | |
| | Location : Throughout | | | | | | | |
| 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.

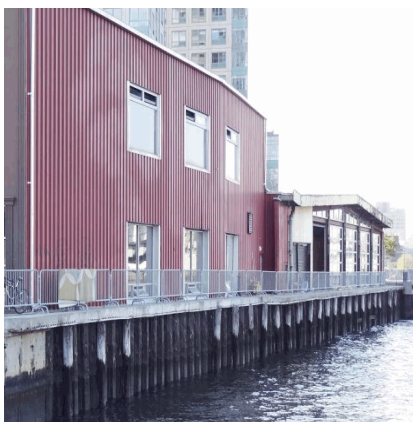
Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : CINE MAGIC RIVERFRONT STUDIOS STEEL SHEET PILE BULKHEAD
Address : EAST RIVER BETWEEN S 8TH AND S 9TH STREETS
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0041.000 / 13954 **Yr Built/Renovated** :
Linear Ft : 240 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 18-Sep-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 2134 **Lot** : 148 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|------------------|----------------|
| Bulkheads | \$672,500 | |
| Total | \$672,500 | |
| Importance Code A | \$586,600 | |
| Importance Code B | \$85,900 | |
| Total | \$672,500 | |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|---------|---------|--------------|---------|
| Bulkheads | | | \$700 | |
| Total | | | \$700 | |
| Importance Code B | | | \$700 | |
| Total | | | \$700 | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
CINE MAGIC RIVERFRONT STUDIOS STEEL SHEET PILE BULKHEAD
Asset # : 13954

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | |
|------------------------------|-------------------|--------------------------|---|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Structural | | | | | | | | |
| Sheet Piles | | | | | | | | |
| Steel | 70% | 2-4 | \$586,600 | LIFE | | * * | | |
| | | | <i>Corrosion, Extent : Severe, Area Affected : 100%</i> | | | | | |
| | | | <i>Location : At Tops Of Sheets And In Splash Zone</i> | | | | | |
| Not Accessible | 30% | | | | | | | |
| Backfill | | | | | | | | |
| Surface | | | | | | | | |
| Concrete | 50% | | | 2039 | | * * | 5 | \$1,400 |
| | | | <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> | | | | | |
| | | | <i>Location : Throughout</i> | | | | | |
| Not Accessible | 50% | | | | | | | |
| Fender | | | | | | | | |
| Piles | | | | | | | | |
| Timber | 50% | Now | \$22,100 | 2041 | | * * | 4 | \$2,900 |
| | | | <i>Other Observation, Extent : Severe, Area Affected : 50%</i> | | | | | |
| | | | <i>Location : Throughout</i> | | | | | |
| | | | <i>Explanation : Rot</i> | | | | | |
| Timber | 50% | 0-2 | \$22,100 | 2041 | | * * | 4 | \$2,900 |
| | | | <i>Other Observation, Extent : Severe, Area Affected : 50%</i> | | | | | |
| | | | <i>Location : Throughout</i> | | | | | |
| | | | <i>Explanation : Rot</i> | | | | | |
| Wales and Chocks | | | | | | | | |
| Timber | 100% | Now | \$41,700 | 2041 | | * * | 4 | \$13,000 |
| | | | <i>Missing Part, Extent : Severe, Area Affected : 100%</i> | | | | | |
| | | | <i>Location : Throughout</i> | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

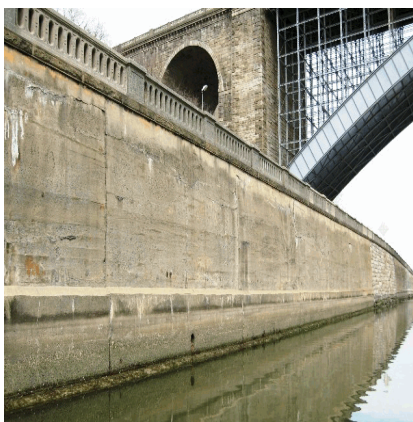
Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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 : 03-Dec-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 2106 **Lot** : 997 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|----------------|------------------|
| Bulkheads | | \$202,600 |
| Total | | \$202,600 |
| Importance Code B | | \$202,600 |
| Total | | \$202,600 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|----------------|---------|---------|
| Bulkheads | \$38,400 | \$1,100 | | |
| Total | \$38,400 | \$1,100 | | |
| Importance Code A | \$33,300 | | | |
| Importance Code B | \$5,100 | \$1,100 | | |
| Importance Code C | | | | |
| Total | \$38,400 | \$1,100 | | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
CONCRETE RETAINING WALL W/TIMBER CRIBBING FOUNDATION. BULKHEAD
Asset # : 13815

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|--|---------------|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Structural Coping/Curb Stone | 100% | | | LIFE | * * | 5 | \$500 | |
| <i>Other Observation, Extent : Light, Area Affected : 10%</i> <i>Location : Throughout At Top Of Wall</i> <i>Explanation : Partial Loss Of Mortar Bedding And Joint Seal</i> | | | | | | | | |
| Gravity Wall Concrete | 95% | | | LIFE | * * | 5 | \$1,100 | |
| <i>Cracking, Extent : Light, Area Affected : 5%</i> <i>Location : Throughout In Upper 10 Ft Of Wall</i> <i>Spalling, Extent : Light, Area Affected : 2%</i> <i>Location : Isolated At Joints</i> <i>Other Observation, Extent : Light, Area Affected : 5%</i> <i>Location : Throughout In Upper 10 Ft Of Wall</i> <i>Explanation : Efflorescence</i> | | | | | | | | |
| Concrete | 5% | 4+ | \$33,300 | LIFE | * * | 5 | \$100 | |
| <i>Cracking, Extent : Moderate, Area Affected : 100%</i> <i>Location : In Upper 10 Ft Of Wall At Southern 60ft Of Asset</i> <i>Spalling, Extent : Moderate, Area Affected : 50%</i> <i>Location : At Construction Joints, Stations 0+00 To 0+60 And 1+55 And 1+85 (From South)</i> | | | | | | | | |
| Backfill Fill | 100% | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Surface Asphalt | 70% | | | 2033 | * * | 5 | \$2,300 | |
| <i>Cracking, Extent : Light, Area Affected : 3%</i> <i>Location : Throughout</i> <i>Settlement, Extent : Light, Area Affected : 2%</i> <i>Location : Isolated Throughout</i> | | | | | | | | |
| No Component | 30% | | | | | | | |
| Deck Elements Parapet Concrete | 95% | | | 2025 | \$192,500 | | | |
| <i>Erosion, Extent : Light, Area Affected : 100%</i> <i>Location : Erosion/ Scaling Throughout Parapet</i> <i>Other Observation, Extent : Light, Area Affected : 5%</i> <i>Location : Atop Coping Throughout</i> <i>Explanation : Deteriorated Mortar Bedding</i> | | | | | | | | |
| Concrete | 5% | 4+ | \$5,100 | 2025 | \$10,100 | | | |
| <i>Erosion, Extent : Moderate, Area Affected : 100%</i> <i>Location : 20ft To 30ft From South; 128ft, 137ft, 210ft, 224ft, And 257ft From South</i> | | | | | | | | |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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 : 04-Dec-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 2106 **Lot** : 997 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------------|-----------------------|
| Bulkheads | \$370,100 | \$840,600 |
| Total | \$370,100 | \$840,600 |
| Importance Code A | \$270,700 | |
| Importance Code B | \$42,000 | \$840,600 |
| Importance Code C | \$57,300 | |
| Total | \$370,100 | \$840,600 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|----------------|----------------|----------------|----------------|
| 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 # : 13817

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Structural | | | | | | | | |
| Coping/Curb | | | | | | | | |
| Stone | 10% | 4+ | \$57,300 | 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+ | \$64,200 | LIFE | * * | 5 | \$10,500 | |
| | Other Observation, Extent : Light, Area Affected : 30% | | | | | | | |
| | Location : Outboard Bulkhead Face In Tidal Zone At South End Of Asset | | | | | | | |
| | Explanation : Loose Or Missing Block Seal | | | | | | | |
| Concrete | 67% | 4+ | \$123,500 | LIFE | * * | 5 | \$3,200 | |
| | Cracking, Extent : Light, Area Affected : 5% | | | | | | | |
| | Location : Outboard Bulkhead Face Above Mhw | | | | | | | |
| | Erosion, Extent : Light, Area Affected : 40% | | | | | | | |
| | Location : Throughout Tidal Zone | | | | | | | |
| | Exposed Reinforcement, Extent : Moderate, Area Affected : 5% | | | | | | | |
| | Location : Spall With Exposed Reinforcement 520ft From North | | | | | | | |
| | Spalling, Extent : Light, Area Affected : 25% | | | | | | | |
| | Location : From 600ft To 700ft From North, Above Mhw Line | | | | | | | |
| Concrete | 3% | Now | \$83,000 | LIFE | * * | 5 | \$100 | |
| | Not Plumb, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Wall Is Leaning Between Construction Joints At Sta. 9+95 And 10+30 | | | | | | | |
| Not Accessible | 20% | | | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Surface | | | | | | | | |
| Asphalt | 100% | | | 2037 | * * | 5 | \$13,400 | |
| | Cracking, Extent : Light, Area Affected : 5% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Settlement, Extent : Light, Area Affected : 5% | | | | | | | |
| | Location : Isolated Throughout | | | | | | | |
| | Other Observation, Extent : Light, Area Affected : 10% | | | | | | | |
| | Location : Isolated Between 1030ft And 1123ft From North, Adjacent To H. R. D.. | | | | | | | |
| | Explanation : Sinkholes | | | | | | | |
| Deck Elements | | | | | | | | |
| Parapet | | | | | | | | |
| Concrete | 100% | 4+ | \$42,000 | 2025 | \$840,600 | | | |
| | Erosion, Extent : Light, Area Affected : 100% | | | | | | | |
| | Location : Erosion/ Scaling Throughout | | | | | | | |
| | Spalling, Extent : Light, Area Affected : 25% | | | | | | | |
| | Location : 180ft And 265ft 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : CRIBBING BULKHEAD
Address : EASTERN SHORE OF SHERMAN CREEK SO SIDE OF CON ED SITE SUB 1 OF A/T
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR065.000 / 13807 **Yr Built/Renovated** :
Linear Ft : 315 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 27-Nov-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 2150 **Lot** : 997 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|--------------------|----------------|
| Bulkheads | \$1,500,200 | |
| Total | \$1,500,200 | |
| Importance Code A | \$1,500,200 | |
| Total | \$1,500,200 | |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|---------|---------|---------|
| Bulkheads | \$27,800 | | | |
| Total | \$27,800 | | | |
| Importance Code A | | | | |
| Importance Code B | \$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
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 | \$1,500,200 | LIFE | * * | 4 | \$9,200 | 1 |
| Broken, Extent : Severe, Area Affected : 50% | | | | | | | | |
| Location : Isolated Members Throughout | | | | | | | | |
| Missing Part, Extent : Severe, Area Affected : 15% | | | | | | | | |
| Location : Collapsed Between Sta 0+00 And 0+47 | | | | | | | | |
| 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 | \$16,700 | LIFE | * * | 5 | \$100 | |
| Erosion, Extent : Moderate, Area Affected : 50% | | | | | | | | |
| Location : Isolated Throughout At Top Of Wall | | | | | | | | |
| Not Accessible | 80% | | | | | | | |
| Surface | | | | | | | | |
| Concrete | 10% | Now | \$11,100 | 2039 | * * | 5 | \$200 | |
| Broken, Extent : Severe, Area Affected : 100% | | | | | | | | |
| Location : Stations 0+00 To 0+30 And 0+85 To 1+10 (From East) | | | | | | | | |
| 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : EAST RIVER BULKHEAD
Address : FROM NORTH SIDE PIER 11 TO NORTH SIDE FLETCHER ST.
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 : 04-Apr-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 36 **Lot** : 25 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|----------------|------------------|
| Bulkheads | | \$167,000 |
| Total | | \$167,000 |
| Importance Code B | | \$167,000 |
| Total | | \$167,000 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|----------------|---------|---------|---------|
| Bulkheads | \$3,300 | | | |
| Total | \$3,300 | | | |
| Importance Code A | | | | |
| Importance Code B | \$3,300 | | | |
| Importance Code C | | | | |
| Total | \$3,300 | | | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
EAST RIVER BULKHEAD
Asset # : 2581

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | | |
|---------------|----------------|----------------|-------------------|---|---------|----------------|-------------|----------------|----------|
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Structural | | | | | | | | | |
| | Coping/Curb | | | | | | | | |
| | Concrete | 20% | | | LIFE | * * | 5 | \$200 | |
| | No Component | 80% | | | | | | | |
| Facing | | | | | | | | | |
| | Timber | 15% | | | LIFE | * * | | | |
| | No Component | 85% | | | | | | | |
| Gravity Wall | | | | | | | | | |
| | Stone | 25% | | | LIFE | * * | 5 | \$18,900 | |
| | Not Accessible | 75% | | | | | | | |
| Sheet Piles | | | | | | | | | |
| | Steel | 2% | | | LIFE | * * | | | |
| | No Component | 95% | | | | | | | |
| | Not Accessible | 3% | | | | | | | |
| Backfill | | | | | | | | | |
| | Fill | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| Surface | | | | | | | | | |
| | Asphalt | 5% | | | 2032 | * * | 5 | \$500 | |
| | Asphalt Pavers | 60% | | | 2032 | * * | 5 | \$6,100 | |
| | | | | Settlement, Extent : Light, Area Affected : 10% | | | | | |
| | | | | Location : Stations 0+00, And 0+75 To 1+50 From South | | | | | |
| | Topsoil | 35% | | | 2021 | \$16,500 | 5 | \$1,500 | |
| Deck Elements | | | | | | | | | |
| | Railing | | | | | | | | |
| | Steel | 20% | | | 2022 | \$167,000 | | | |
| | 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : FORMER PIER 7 - MILLERS LAUNCH STEEL SHEET PILE BULKHEAD
Address : FOOT OF HANNAH ST / ALONG MURRAY HULBERT AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DGSP131.010 / 4261 **Yr Built/Renovated** :
Linear Ft : 495 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 04-Dec-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 487 **Lot** : 110 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|------------------|----------------|
| Bulkheads | \$345,700 | |
| Total | \$345,700 | |
| Importance Code A | \$345,700 | |
| Total | \$345,700 | |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|---------|----------------|--------------|
| Bulkheads | \$17,500 | | \$2,000 | \$100 |
| Total | \$17,500 | | \$2,000 | \$100 |
| Importance Code B | \$17,500 | | \$2,000 | \$100 |
| Total | \$17,500 | | \$2,000 | \$100 |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
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 | 60% | 4+ | \$345,700 | LIFE | | * * | | |
| | Corrosion, Extent : Moderate, Area Affected : 70% | | | | | | | |
| | Location : Above Mudline | | | | | | | |
| No Component | 15% | | | | | | | |
| | Other Observation, Extent : Light, Area Affected : 0% | | | | | | | |
| | Location : At Foot Of Pier | | | | | | | |
| | Explanation : No Component | | | | | | | |
| Not Accessible | 25% | | | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Surface | | | | | | | | |
| Asphalt | 70% | | | 2029 | | * * | 5 | \$4,000 |
| | Cracking, Extent : Light, Area Affected : 10% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Concrete | 10% | 4+ | \$17,500 | 2041 | | * * | 5 | \$300 |
| | Broken, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : 250 Ft To 390 From North (collapsed Pier) | | | | | | | |
| Gravel | 20% | | | 2035 | | * * | 2-5 | \$300 |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : GIANDO RESTAURANT REVETMENT/BULKHEAD
Address : 412 KENT AVE. BETWEEN BROADWAY AND S8TH ST
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR046.000 / 13506 **Yr Built/Renovated** :
Linear Ft : 245 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 09-Jan-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 2128 **Lot** : 15 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------|----------------|
| Bulkheads | \$64,600 | |
| Total | \$64,600 | |
| Importance Code C | \$64,600 | |
| Total | \$64,600 | |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|--------------|---------|---------|--------------|
| Bulkheads | \$300 | | | \$300 |
| Total | \$300 | | | \$300 |
| Importance Code A | | | | |
| Importance Code B | \$300 | | | \$300 |
| Total | \$300 | | | \$300 |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
GIANDO RESTAURANT REVETMENT/BULKHEAD

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 | 45% | | | LIFE | * * | 5 | \$400 | |
| | No Component | 55% | | | | | | | |
| Piles and Bracing | | | | | | | | | |
| | Steel | 1% | | | LIFE | * * | 5 | \$400 | |
| | | Corrosion, Extent : Light, Area Affected : 50% | | | | | | | |
| | | Location : At The Top Of Both Piles | | | | | | | |
| | No Component | 95% | | | | | | | |
| | Not Accessible | 4% | | | | | | | |
| Revetment | | | | | | | | | |
| | Concrete | 40% | Now | \$64,600 | LIFE | * * | | | |
| | | Broken, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | Concrete | 25% | | | LIFE | * * | | | |
| | No Component | 35% | | | | | | | |
| Backfill | | | | | | | | | |
| | Fill | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| Surface | | | | | | | | | |
| | Concrete | 85% | | | 2036 | * * | 5 | \$2,400 | |
| | Topsoil | 15% | | | 2021 | \$1,900 | 5 | \$200 | |
| Fender | | | | | | | | | |
| | Facing | | | | | | | | |
| | Timber | 10% | | | 2032 | * * | 3 | \$1,300 | |
| | No Component | 90% | | | | | | | |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

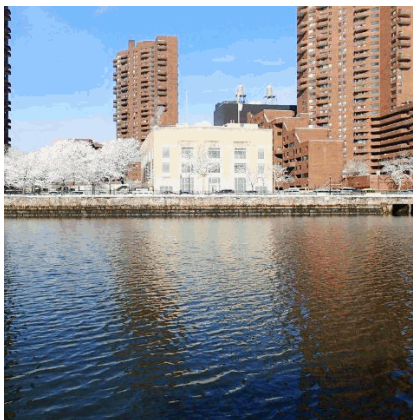
Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : GRAVITY RETAINING WALL / BULKHEAD
Address : E 110TH ST TO E 109TH ST HARLEM RIVER,SUB 1 OF ASSET TYPE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR086.000 / 13832 **Yr Built/Renovated** :
Linear Ft : 260 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 04-Feb-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 1703 **Lot** : 128 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|----------------|------------------|
| Bulkheads | | \$243,100 |
| Total | | \$243,100 |
| Importance Code B | | \$243,100 |
| Total | | \$243,100 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|---------|----------------|---------|
| Bulkheads | \$21,400 | | \$1,500 | |
| Total | \$21,400 | | \$1,500 | |
| Importance Code A | \$21,400 | | | |
| Importance Code B | | | \$1,500 | |
| Total | \$21,400 | | \$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 | 85% | | | LIFE | * * | 5 | \$19,900 | |
| | Cracking, Extent : Light, Area Affected : 20% | | | | | | | |
| | Location : Outboard Face Above Mhw | | | | | | | |
| | 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 | 15% | 2-4 | \$21,400 | LIFE | * * | 5 | \$3,500 | |
| | Erosion, Extent : Moderate, Area Affected : 30% | | | | | | | |
| | Location : Top Outboard Face Of Concrete | | | | | | | |
| | Spalling, Extent : Moderate, Area Affected : 30% | | | | | | | |
| | Location : Top Edge Of Concrete, In Some Locations Undermining Railing | | | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Surface | | | | | | | | |
| Asphalt Pavers | 98% | | | 2034 | * * | 5 | \$2,900 | |
| Topsoil | 2% | | | 2023 | \$300 | 5 | | |
| Deck Elements | | | | | | | | |
| Railing | | | | | | | | |
| Steel | 100% | | | 2023 | \$243,100 | | | |
| | 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : GRAVITY RETAINING WALL / BULKHEAD
Address : E 109TH ST TO E 108TH ST HARLEM RIVER,SUB 2 OF ASSET TYPE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR087.000 / 13833 **Yr Built/Renovated** :
Linear Ft : 270 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 04-Feb-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 1702 **Lot** : 22 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------|------------------|
| Bulkheads | \$37,000 | \$252,400 |
| Total | \$37,000 | \$252,400 |
| Importance Code A | \$37,000 | |
| Importance Code B | | \$252,400 |
| Total | \$37,000 | \$252,400 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|----------------|---------|----------------|---------|
| Bulkheads | \$1,100 | | \$1,400 | |
| Total | \$1,100 | | \$1,400 | |
| Importance Code A | | | | |
| Importance Code B | \$1,100 | | \$1,400 | |
| Total | \$1,100 | | \$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
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 : Throughout - At Top Of Wall | | | | | | | |
| | | Missing Block Seal, Extent : Moderate, Area Affected : 50% | | | | | | | |
| | | Location : Throughout - Within Tidal Zone | | | | | | | |
| | | Other Observation, Extent : Moderate, Area Affected : 30% | | | | | | | |
| | | Location : Throughout - At Top Of Wall | | | | | | | |
| | | Explanation : Efflorescence | | | | | | | |
| | Conc w/Stone Face | 25% | 2-4 | \$37,000 | LIFE | * * | 5 | \$6,100 | |
| | | Spalling, Extent : Moderate, Area Affected : 50% | | | | | | | |
| | | Location : Throughout Concrete Above Stone Face And At Top Surface Of Wall Below Railing | | | | | | | |
| Backfill | | | | | | | | | |
| | Fill | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| | Surface | | | | | | | | |
| | Asphalt Pavers | 94% | | | 2034 | * * | 5 | \$2,900 | |
| | Asphalt Pavers | 4% | 4+ | \$1,100 | 2038 | * * | 5 | \$100 | |
| | | Other Observation, Extent : Moderate, Area Affected : 50% | | | | | | | |
| | | Location : Near North End Of Asset Adjacent To Planter | | | | | | | |
| | | Explanation : Uplift Of Pavers | | | | | | | |
| | Topsoil | 2% | | | 2023 | \$300 | 5 | | |
| Deck Elements | | | | | | | | | |
| | Railing | | | | | | | | |
| | Steel | 100% | | | 2023 | \$252,400 | | | |
| | | 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : GRAVITY RETAINING WALL / BULKHEAD
Address : E 104TH ST TO E 102ND ST SUB 2 OF BL, SUB 1 OF ASSET TYPE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR090.000 / 13838 **Yr Built/Renovated** :
Linear Ft : 561 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 06-Feb-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 1696 **Lot** : 51 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|------------------|------------------|
| Bulkheads | \$123,100 | \$575,100 |
| Total | \$123,100 | \$575,100 |
| Importance Code A | \$123,100 | \$50,600 |
| Importance Code B | | \$524,500 |
| Total | \$123,100 | \$575,100 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|----------------|---------|----------------|---------|
| Bulkheads | \$5,600 | | \$2,900 | |
| Total | \$5,600 | | \$2,900 | |
| Importance Code B | \$5,600 | | \$2,900 | |
| Total | \$5,600 | | \$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 | 80% | | | LIFE | * * | 5 | \$40,400 | |
| | 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 | 20% | 2-4 | \$123,100 | LIFE | * * | 5 | \$10,100 | |
| | Spalling, Extent : Moderate, Area Affected : 50% | | | | | | | |
| | Location : Throughout Concrete Above Stone Face And At Top Surface Of Wall Below Railing | | | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Surface | | | | | | | | |
| Asphalt Pavers | 90% | | | 2034 | * * | 5 | \$5,800 | |
| Asphalt Pavers | 5% | 4+ | \$5,600 | 2034 | * * | 5 | \$200 | |
| | Settlement, Extent : Light, Area Affected : 100% | | | | | | | |
| | Location : 2ft Wide Offset 2 Ft From Outboard Edge Wall | | | | | | | |
| | Explanation : Missing | | | | | | | |
| Topsoil | 5% | | | 2024 | \$1,500 | 5 | \$100 | |
| Deck Elements | | | | | | | | |
| Railing | | | | | | | | |
| Steel | 100% | | | 2024 | \$524,500 | | | |
| | 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : GRAVITY RETAINING WALL / BULKHEAD
Address : E 102ND ST TO E 101ST ST HARLEM RIVER,SUB 2 OF ASSET TYPE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR091.000 / 13839 **Yr Built/Renovated** :
Linear Ft : 246 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 06-Feb-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 1695 **Lot** : 51 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------|------------------|
| Bulkheads | \$81,000 | \$230,000 |
| Total | \$81,000 | \$230,000 |
| Importance Code A | \$81,000 | |
| Importance Code B | | \$230,000 |
| Total | \$81,000 | \$230,000 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|----------------|---------|----------------|---------|
| Bulkheads | \$4,900 | | \$1,400 | |
| Total | \$4,900 | | \$1,400 | |
| Importance Code A | | | | |
| Importance Code B | \$4,900 | | \$1,400 | |
| Total | \$4,900 | | \$1,400 | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
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 | 15% | 2-4 | \$81,000 | LIFE | * * | 5 | \$3,300 | |
| | Missing Part, Extent : Moderate, Area Affected : 5% | | | | | | | |
| | Location : Missing Stones Around Outfall At 102nd Street | | | | | | | |
| | Spalling, Extent : Moderate, Area Affected : 50% | | | | | | | |
| | Location : Throughout Concrete Above Stone Face And At Top Surface Of Wall Below Railing | | | | | | | |
| Conc w/Stone Face | 85% | | | LIFE | * * | 5 | \$18,800 | |
| | 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% | | | 2034 | * * | 5 | \$2,700 | |
| Asphalt Pavers | 2% | 4+ | \$4,900 | 2040 | * * | 5 | | |
| | Settlement, Extent : Light, Area Affected : 100% | | | | | | | |
| | Location : At Former Planter And Throughout 2 Ft Offset From Wall | | | | | | | |
| Topsoil | 3% | | | 2024 | \$400 | 5 | | |
| Deck Elements | | | | | | | | |
| Railing | | | | | | | | |
| Steel | 100% | | | 2023 | \$230,000 | | | |
| | 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : GRAVITY RETAINING WALL / BULKHEAD
Address : E 101ST SOUTH FOR 50 FT SUB 3 OF ASSET TYPE, SUB 1 OF BL
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR092.000 / 13840 **Yr Built/Renovated** :
Linear Ft : 50 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 06-Feb-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 1694 **Lot** : 51 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|----------------|-----------------|
| Bulkheads | | \$46,700 |
| Total | | \$46,700 |
| Importance Code B | | \$46,700 |
| Total | | \$46,700 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|---------|--------------|---------|
| Bulkheads | \$16,200 | | \$300 | |
| Total | \$16,200 | | \$300 | |
| Importance Code A | \$13,700 | | | |
| Importance Code B | \$2,500 | | \$300 | |
| Total | \$16,200 | | \$300 | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY RETAINING WALL / BULKHEAD
Asset # : 13840

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| 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 | \$13,700 | LIFE | * * | 5 | \$200 | |
| | Cracking, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : At South End Of Asset | | | | | | | |
| | Spalling, Extent : Moderate, Area Affected : 5% | | | | | | | |
| | Location : Isolated At Top Of Concrete Beneath Railing | | | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Surface | | | | | | | | |
| Asphalt Pavers | 95% | | | 2034 | * * | 5 | \$500 | |
| Asphalt Pavers | 5% | 4+ | \$2,500 | 2040 | * * | 5 | | |
| | Settlement, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : At Former Planter And At South End Of Asset | | | | | | | |
| Deck Elements | | | | | | | | |
| Railing | | | | | | | | |
| Steel | 100% | | | 2023 | \$46,700 | | | |
| | 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : GRAVITY RETAINING WALL / BULKHEAD
Address : NO SIDE OF E 100TH ST TO E 99TH HARLEM RIVER,SUB 1 OF ASSET TYPE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR094.000 / 13842 **Yr Built/Renovated** :
Linear Ft : 305 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 04-Feb-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 1693 **Lot** : 30 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|------------------|------------------|
| Bulkheads | \$100,400 | \$285,200 |
| Total | \$100,400 | \$285,200 |
| Importance Code A | \$100,400 | |
| Importance Code B | | \$285,200 |
| Total | \$100,400 | \$285,200 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|----------------|---------|----------------|---------|
| Bulkheads | \$4,600 | | \$1,700 | |
| Total | \$4,600 | | \$1,700 | |
| Importance Code A | | | | |
| Importance Code B | \$4,600 | | \$1,700 | |
| Total | \$4,600 | | \$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
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 | 90% | | | LIFE | * * | 5 | \$24,700 | |
| | | 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 | 10% | 4+ | \$100,400 | LIFE | * * | 5 | \$2,700 | |
| | | Spalling, Extent : Light, Area Affected : 25% | | | | | | | |
| | | Location : Isolated Areas In Concrete Face And Along Top Of Concrete Wall | | | | | | | |
| Backfill | | | | | | | | | |
| | Fill | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| Surface | | | | | | | | | |
| | Asphalt Pavers | 5% | 4+ | \$4,600 | 2034 | * * | 5 | \$100 | |
| | | Other Observation, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | | Location : North End Of Asset | | | | | | | |
| | | Explanation : Upheaval | | | | | | | |
| | Asphalt Pavers | 95% | | | 2034 | * * | 5 | \$3,300 | |
| Deck Elements | | | | | | | | | |
| | Railing | | | | | | | | |
| | Steel | 100% | | | 2023 | \$285,200 | | | |
| | | 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : GRAVITY RETAINING WALL / BULKHEAD
Address : SO SIDE E 99TH ST SO 52 FT SUB 2 OF ASSET TYPE, SUB 1 OF BL
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR095.000 / 13843 **Yr Built/Renovated** :
Linear Ft : 52 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 04-Feb-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 1693 **Lot** : 30 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|----------------|-----------------|
| Bulkheads | | \$48,600 |
| Total | | \$48,600 |
| Importance Code B | | \$48,600 |
| Total | | \$48,600 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|---------|--------------|---------|
| Bulkheads | \$17,100 | | \$300 | |
| Total | \$17,100 | | \$300 | |
| Importance Code A | \$17,100 | | | |
| Importance Code B | | | \$300 | |
| Total | \$17,100 | | \$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
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 | 90% | | | LIFE | * * | 5 | \$4,200 | |
| | 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 | 10% | 4+ | \$17,100 | LIFE | * * | 5 | \$500 | |
| | Spalling, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | Location : Throughout Top Of Concrete Face | | | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Surface | | | | | | | | |
| Asphalt Pavers | 100% | | | 2034 | * * | 5 | \$600 | |
| | Settlement, Extent : Light, Area Affected : 5% | | | | | | | |
| | Location : Offset 3ft From Outboard Bulkhead Face | | | | | | | |
| Deck Elements | | | | | | | | |
| Railing | | | | | | | | |
| Steel | 100% | | | 2023 | \$48,600 | | | |
| | 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : GRAVITY RETAINING WALL / BULKHEAD
Address : MIDWAY BET. E 97TH & E 96TH ST TO NO SIDE E 96 TH SUB 2 OF BL
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR098.000 / 13846 **Yr Built/Renovated** :
Linear Ft : 180 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 05-Feb-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 1690 **Lot** : 10 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|------------------|----------------|
| Bulkheads | \$227,600 | |
| Total | \$227,600 | |
| Importance Code A | \$59,300 | |
| Importance Code B | \$168,300 | |
| Total | \$227,600 | |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|---------|---------|----------------|---------|
| 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+ | \$59,300 | LIFE | * * | 5 | \$4,900 | |
| | | Spalling, Extent : Moderate, Area Affected : 33% | | | | | | | |
| | | Location : 2 Locations Totaling 30 Ft Along Top Of Wall | | | | | | | |
| | 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% | | | 2034 | * * | 5 | \$2,100 | |
| | | Settlement, Extent : Light, Area Affected : 10% | | | | | | | |
| | | Location : Offset 3ft From Outboard Face | | | | | | | |
| Deck Elements | | | | | | | | | |
| | Railing | | | | | | | | |
| | Steel | 100% | | | 2020 | \$168,300 | | | |
| | | 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : GRAVITY RETAINING WALL / BULKHEAD
Address : E 94TH ST MIDWAY TO E 93RD ST HARLEM RIVER, SUB 2 OF BL
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR100.000 / 13848 **Yr Built/Renovated** :
Linear Ft : 200 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 06-Feb-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 1573 **Lot** : 52 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|------------------|------------------|
| Bulkheads | \$164,600 | \$187,000 |
| Total | \$164,600 | \$187,000 |
| Importance Code A | \$164,600 | |
| Importance Code B | | \$187,000 |
| Total | \$164,600 | \$187,000 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|----------------|---------|----------------|---------|
| Bulkheads | \$3,700 | | \$1,100 | |
| Total | \$3,700 | | \$1,100 | |
| Importance Code A | | | | |
| Importance Code B | \$3,700 | | \$1,100 | |
| Total | \$3,700 | | \$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 | \$164,600 | LIFE | * * | 5 | \$4,500 | |
| | | Displaced Elements, Extent : Severe, Area Affected : 25% | | | | | | | |
| | | Location : Stones Around Dep Outfall | | | | | | | |
| | | Spalling, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | | Location : Along Top Of Wall In Concrete Surface | | | | | | | |
| Backfill | | | | | | | | | |
| | Fill | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| | Surface | | | | | | | | |
| | Asphalt Pavers | 100% | | | 2034 | * * | 5 | \$2,300 | |
| | | Settlement, Extent : Light, Area Affected : 5% | | | | | | | |
| | | Location : Offset 3ft From Outboard Face | | | | | | | |
| Deck Elements | | | | | | | | | |
| | Railing | | | | | | | | |
| | Steel | 100% | 4+ | \$3,700 | 2023 | \$187,000 | | | |
| | | 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : GRAVITY RETAINING WALL BULKHEAD
Address : HIGHBRIDGE PK @ DYKMAN & 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 : 29-Nov-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 2150 **Lot** : 997 **BIN** :

CAPITAL**Total**

Importance Code

Total

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|--------------|--------------|---------|---------|
| Bulkheads | \$500 | \$100 | | |
| Total | \$500 | \$100 | | |
| Importance Code A | | | | |
| Importance Code B | \$500 | \$100 | | |
| Total | \$500 | \$100 | | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
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% | | | 2023 | \$2,900 | 5 | \$300 | |
| | | | | Settlement, Extent : Moderate, Area Affected : 20% | | | | | |
| | | | | Location : Station 1+14 To 1+19 (From North) Adjacent To Wall | | | | | |
| Deck Elements | | | | | | | | | |
| | Parapet | | | | | | | | |
| | Concrete | 85% | | | 2028 | * * | | | |
| | | | | Cracking, Extent : Light, Area Affected : 5% | | | | | |
| | | | | Location : At Vertical Construction Joints | | | | | |
| | | | | Spalling, Extent : Light, Area Affected : 5% | | | | | |
| | | | | Location : Isolated | | | | | |
| | 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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 : 30-Nov-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 2149 **Lot** : 997 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|------------------|----------------|
| Bulkheads | \$102,900 | |
| Total | \$102,900 | |
| Importance Code A | \$102,900 | |
| Total | \$102,900 | |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|----------------|--------------|---------|---------|
| Bulkheads | \$4,100 | \$800 | | |
| Total | \$4,100 | \$800 | | |
| Importance Code A | | | | |
| Importance Code B | \$4,100 | \$800 | | |
| Importance Code C | | | | |
| Total | \$4,100 | \$800 | | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY RETAINING WALL BULKHEAD
Asset # : 13813

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Structural | | | | | | | | |
| Coping/Curb | | | | | | | | |
| Stone | 100% | | | LIFE | * * | 5 | \$400 | |
| Other Observation, Extent : Light, Area Affected : 10% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Explanation : Partial Loss Of Mortar Bedding And Joint Seal | | | | | | | | |
| Gravity Wall | | | | | | | | |
| Stone | 100% | 4+ | \$102,900 | LIFE | * * | 5 | \$17,800 | |
| Missing Part, Extent : Severe, Area Affected : 4% | | | | | | | | |
| Location : Station 0+08, 1+10, And 1+80 (From South) | | | | | | | | |
| Missing Block Seal, Extent : Severe, Area Affected : 25% | | | | | | | | |
| Location : In Tidal Zone Station 0+00 To 1+25 | | | | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Topsoil | 2% | Now | \$900 | 2064 | * * | | | |
| Other Observation, Extent : Light, Area Affected : 100% | | | | | | | | |
| Location : Stations 0+89, 0+98, And 1+54 (From South) | | | | | | | | |
| Explanation : Small Sinkholes | | | | | | | | |
| Not Accessible | 98% | | | | | | | |
| Surface | | | | | | | | |
| Asphalt | 5% | Now | \$900 | 2039 | * * | 5 | \$100 | |
| Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | |
| Location : Stations 0+89, 0+98, And 1+54 (From South) | | | | | | | | |
| Explanation : Sinkholes | | | | | | | | |
| Asphalt | 25% | 4+ | \$2,300 | 2033 | * * | 5 | \$300 | |
| Other Observation, Extent : Moderate, Area Affected : 25% | | | | | | | | |
| Location : Stations 1+60 To 2+10 (From South) | | | | | | | | |
| Explanation : Root Damage And Cracking | | | | | | | | |
| Asphalt | 70% | | | 2033 | * * | 5 | \$1,700 | |
| Cracking, Extent : Light, Area Affected : 10% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Deck Elements | | | | | | | | |
| Parapet | | | | | | | | |
| Concrete | 100% | | | 2025 | | | | |
| 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : GRAVITY RETAINING WALL BULKHEAD
Address : E 119TH TO E 120TH ST SUB 2 OF ASSET TYPE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR078.000 / 13824 **Yr Built/Renovated** :
Linear Ft : 285 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 28-Jan-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 1816 **Lot** : 23 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------|------------------|
| Bulkheads | \$39,100 | \$266,500 |
| Total | \$39,100 | \$266,500 |
| Importance Code A | \$39,100 | |
| Importance Code B | | \$266,500 |
| Total | \$39,100 | \$266,500 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|----------------|---------|----------------|---------|
| Bulkheads | \$5,300 | | \$1,600 | |
| Total | \$5,300 | | \$1,600 | |
| Importance Code A | | | | |
| Importance Code B | \$5,300 | | \$1,600 | |
| Total | \$5,300 | | \$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% | 2-4 | \$39,100 | LIFE | * * | 5 | \$6,400 | |
| | Cracking, Extent : Light, Area Affected : 10% | | | | | | | |
| | Location : Outboard Face Above Mhw | | | | | | | |
| | Erosion, Extent : Moderate, Area Affected : 1% | | | | | | | |
| | Location : Outfall At 230 Ft From South | | | | | | | |
| | Spalling, Extent : Severe, Area Affected : 20% | | | | | | | |
| | Location : Outboard Face Above Mhw | | | | | | | |
| | Explanation : Surface Scaling / Spalling | | | | | | | |
| | Other Observation, Extent : Light, Area Affected : 20% | | | | | | | |
| | Location : Outboard Face Above Mhw | | | | | | | |
| | Explanation : Surface Scaling / Spalling | | | | | | | |
| Conc w/Stone Face | 50% | | | LIFE | * * | 5 | \$12,800 | |
| | Missing Block Seal, Extent : Light, Area Affected : 5% | | | | | | | |
| | Location : Isolated Areas In Tidal Zone | | | | | | | |
| Not Accessible | 25% | | | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Surface | | | | | | | | |
| Asphalt Pavers | 100% | | | 2034 | * * | 5 | \$3,300 | |
| | Settlement, Extent : Light, Area Affected : 2% | | | | | | | |
| | Location : Two 5 Ft By 5 Ft Areas Of Settlement At 134 And 180 Ft From North End | | | | | | | |
| Deck Elements | | | | | | | | |
| Railing | | | | | | | | |
| Steel | 100% | 4+ | \$5,300 | 2023 | \$266,500 | | | |
| | Corrosion, Extent : Light, Area Affected : 2% | | | | | | | |
| | Location : Primarily At Baseplates | | | | | | | |
| | Missing Coating, Extent : Light, Area Affected : 2% | | | | | | | |
| | 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : GRAVITY RETAINING WALL BULKHEAD
Address : FROM E 116TH ST SO FOR 118 FT HARLEM RIVER, SUB 10F BLK & LOT
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR082.000 / 13828 **Yr Built/Renovated** :
Linear Ft : 110 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 29-Jan-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 1713 **Lot** : 38 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|----------------|------------------|
| Bulkheads | | \$102,800 |
| Total | | \$102,800 |
| Importance Code B | | \$102,800 |
| Total | | \$102,800 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|---------|--------------|---------|
| Bulkheads | \$16,200 | | \$600 | |
| Total | \$16,200 | | \$600 | |
| Importance Code A | \$13,000 | | | |
| Importance Code B | \$3,200 | | \$600 | |
| Total | \$16,200 | | \$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
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% | 2-4 | \$13,000 | 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 | 90% | | | 2034 | * * | 5 | \$1,100 | |
| | Settlement, Extent : Light, Area Affected : 5% | | | | | | | |
| | Location : Isolated Throughout | | | | | | | |
| Asphalt Pavers | 5% | 4+ | \$1,100 | 2034 | * * | 5 | | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : 25 Ft From South End | | | | | | | |
| | Explanation : Missing And Loose Pavers | | | | | | | |
| Topsoil | 5% | | | 2023 | \$300 | 5 | | |
| Deck Elements | | | | | | | | |
| Railing Steel | 100% | 4+ | \$2,100 | 2023 | \$102,800 | | | |
| | 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : GRAVITY RETAINING WALL BULKHEAD - SUB 1 OF ASSET TYPE
Address : PED OVERPASS SO. OF TRIBORO BRDG 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 : 06-Dec-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 1808 **Lot** : 28 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------------|-----------------------|
| Bulkheads | \$622,300 | \$808,400 |
| Total | \$622,300 | \$808,400 |
| Importance Code A | \$622,300 | \$51,100 |
| Importance Code B | | \$757,300 |
| Total | \$622,300 | \$808,400 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads | \$37,900 | \$300 | | |
| Total | \$37,900 | \$300 | | |
| Importance Code B | \$37,900 | \$300 | | |
| Total | \$37,900 | \$300 | | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY RETAINING WALL BULKHEAD - SUB 1 OF ASSET TYPE
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+ | \$444,500 | LIFE | * * | 5 | \$36,500 | |
| | | Cracking, Extent : Light, Area Affected : 15% | | | | | | | |
| | | Location : Outboard Face Above Mhw | | | | | | | |
| | | 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 | \$177,800 | LIFE | * * | 5 | \$14,600 | |
| | | Spalling, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : Widespread Spalling Along Top 2 Ft Of Wall | | | | | | | |
| | Not Accessible | 30% | | | | | | | |
| Backfill | | | | | | | | | |
| | Fill | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| Surface | | | | | | | | | |
| | Asphalt Pavers | 80% | | | 2037 | * * | 5 | \$7,400 | |
| | Asphalt Pavers | 5% | Now | \$12,200 | 2039 | * * | 5 | \$200 | |
| | | Settlement, Extent : Moderate, Area Affected : 20% | | | | | | | |
| | | Location : Offshore 2ft For 122ft Length Starting 100ft South Of Northern Limit Of Asset | | | | | | | |
| | Topsoil | 15% | | | 2023 | \$6,400 | 5 | \$600 | |
| Deck Elements | | | | | | | | | |
| | Railing | | | | | | | | |
| | Steel | 95% | 4+ | \$14,400 | 2023 | \$719,500 | | | |
| | | Other Observation, Extent : Light, Area Affected : 5% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | | Explanation : Coating Loss | | | | | | | |
| | Steel | 5% | Now | \$7,600 | 2022 | \$37,900 | | | |
| | | Loose Connections, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : Exposed Railing Posts And Loose Railing Starting 134 ft South Of Northern Limit Of Asset And Extending For 33 Ft In Length | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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 : 1,620 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 04-Dec-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 2106 **Lot** : 997 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------|------------------|
| Bulkheads | \$71,100 | \$134,100 |
| Total | \$71,100 | \$134,100 |
| Importance Code A | \$71,100 | \$58,400 |
| Importance Code B | | \$75,700 |
| Total | \$71,100 | \$134,100 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|----------------|---------|---------|
| Bulkheads | \$93,000 | \$2,200 | | |
| Total | \$93,000 | \$2,200 | | |
| Importance Code A | \$28,600 | | | |
| Importance Code B | \$48,500 | \$2,200 | | |
| Importance Code C | \$15,900 | | | |
| Total | \$93,000 | \$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
GRAVITY RETAINING WALL W/TIMBER CRIBBING FOUNDATION
Asset # : 13819

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Structural | | | | | | | | |
| Coping/Curb | | | | | | | | |
| Concrete | 55% | | | LIFE | * * | 5 | \$800 | |
| | Other Observation, Extent : Light, Area Affected : 25% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Explanation : Partial Loose Or Missing Mortar Bedding | | | | | | | |
| Stone | 5% | 2-4 | \$15,900 | LIFE | * * | 5 | \$100 | |
| | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | |
| | Location : 1565 Ft From North | | | | | | | |
| | Explanation : Displaced Elements Due To Upheaval Resulting From Tree Roots | | | | | | | |
| Stone | 40% | | | LIFE | * * | 5 | \$1,100 | |
| | Other Observation, Extent : Light, Area Affected : 10% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Explanation : Loose Partial Missing Mortar Bedding | | | | | | | |
| Gravity Wall | | | | | | | | |
| Conc w/Stone Face | 38% | | | LIFE | * * | 5 | \$55,500 | |
| | Erosion, Extent : Light, Area Affected : 2% | | | | | | | |
| | Location : Isolated Joints In Tidal Zone | | | | | | | |
| | Missing Block Seal, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | Location : Throughout In Tidal Zone | | | | | | | |
| Conc w/Stone Face | 2% | 4+ | \$71,100 | LIFE | * * | 5 | \$2,900 | |
| | Cracking, Extent : Moderate, Area Affected : 30% | | | | | | | |
| | Location : 425ft And 1210ft From South At Drainage Outfall | | | | | | | |
| | Exposed Reinforcement, Extent : Light, Area Affected : 1% | | | | | | | |
| | Location : 425 Ft And 820 Ft From South | | | | | | | |
| | Spalling, Extent : Moderate, Area Affected : 30% | | | | | | | |
| | Location : 1210 Ft From South At Drainage Outfall; At Isolated Construction Joints | | | | | | | |
| | Other Observation, Extent : Light, Area Affected : 1% | | | | | | | |
| | Location : Missing Block 1210 Ft From South | | | | | | | |
| | Explanation : Missing Block | | | | | | | |
| Concrete | 29% | | | LIFE | * * | 5 | \$1,900 | |
| | 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 | | | | | | | |
| Concrete | 1% | 4+ | \$12,800 | LIFE | * * | 5 | \$100 | |
| | Spalling, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Isolated At Joints Along Length | | | | | | | |
| Stone | 4% | | | LIFE | * * | 5 | \$5,500 | |
| | Missing Block Seal, Extent : Moderate, Area Affected : 33% | | | | | | | |
| | Location : Throughout Within Tidal Zone | | | | | | | |
| Stone | 1% | 4+ | \$15,900 | LIFE | * * | 5 | \$1,400 | |
| | Missing Part, Extent : Severe, Area Affected : 10% | | | | | | | |
| | Location : Two Missing Blocks Between 100ft And 145ft From South | | | | | | | |
| 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
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 | | | | | | | | |
| Fill | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Surface | | | | | | | | |
| Asphalt | 45% | 4+ | \$12,900 | 2033 | * * | 5 | \$4,200 | |
| <i>Cracking, Extent : Light, Area Affected : 2%</i> | | | | | | | | |
| <i>Location : Isolated Throughout 310ft To 1565ft From North</i> | | | | | | | | |
| <i>Settlement, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Root Upheaval At 490 Ft From North</i> | | | | | | | | |
| Asphalt | 20% | 4+ | \$8,600 | 2039 | * * | 5 | \$1,800 | |
| <i>Settlement, Extent : Moderate, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Other Observation, Extent : Light, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Explanation : Upheaval Resulting From Tree Roots</i> | | | | | | | | |
| Concrete | 20% | | | 2033 | * * | 5 | \$3,700 | |
| <i>Cracking, Extent : Light, Area Affected : 2%</i> | | | | | | | | |
| <i>Location : Isolated Throughout; And Northern 300 Ft</i> | | | | | | | | |
| <i>Surface Wearing/Scaling, Extent : Light, Area Affected : 2%</i> | | | | | | | | |
| <i>Location : Isolated Throughout; Sta 0+00 To 3+10 (from North)</i> | | | | | | | | |
| Topsoil | 10% | | | 2023 | \$8,500 | 5 | \$800 | |
| <i>Settlement, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Between 1560ft To 1620ft From North</i> | | | | | | | | |
| Not Accessible | 5% | | | | | | | |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i> | | | | | | | | |
| <i>Location : Between 1020 Ft And 1560 Ft From North</i> | | | | | | | | |
| <i>Explanation : Debris Covering Surface</i> | | | | | | | | |
| Deck Elements | | | | | | | | |
| Railing | | | | | | | | |
| Steel | 5% | 0-2 | \$3,800 | 2022 | \$75,700 | | | |
| <i>Loose Connections, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : At Base Of Railing</i> | | | | | | | | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout Between 1560 Ft To 1620 Ft From North</i> | | | | | | | | |
| <i>Explanation : Minor Corrosion Typical; Moderate Corrosion At Base Of Railing</i> | | | | | | | | |
| No Component | 95% | | | | | | | |
| Parapet | | | | | | | | |
| Concrete | 90% | | | 2028 | * * | | | |
| <i>Other Observation, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Explanation : Loose Or Missing Mortar With Cracking</i> | | | | | | | | |
| Concrete | 5% | 2-4 | \$23,300 | 2029 | * * | | | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : 1565 Ft From North</i> | | | | | | | | |
| <i>Explanation : Displaced Elements Resulting From Tree Upheaval</i> | | | | | | | | |
| No Component | 5% | | | | | | | |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : GRAVITY RETAINING WALL W/TIMBER PILES & 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 : 04-Dec-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 2106 **Lot** : 997 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------------|-----------------------|
| Bulkheads | \$242,600 | \$54,500 |
| Total | \$242,600 | \$54,500 |
| Importance Code A | \$173,200 | \$54,500 |
| Importance Code B | \$69,300 | |
| Total | \$242,600 | \$54,500 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads | \$14,100 | | \$5,100 | |
| Total | \$14,100 | | \$5,100 | |
| Importance Code A | | | | |
| Importance Code B | \$4,400 | | \$5,100 | |
| Importance Code C | \$9,700 | | | |
| Total | \$14,100 | | \$5,100 | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY RETAINING WALL W/TIMBER PILES & CRIBBING FOUNDATION
Asset # : 13818

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Structural | | | | | | | | |
| Coping/Curb | | | | | | | | |
| Concrete | 5% | | | LIFE | * * | 5 | | |
| | Erosion, Extent : Light, Area Affected : 100% | | | | | | | |
| | Location : Erosion/ Scaling Throughout | | | | | | | |
| | Other Observation, Extent : Light, Area Affected : 10% | | | | | | | |
| | Location : Northern 30ft Of Asset | | | | | | | |
| | Explanation : Loose Or Missing Mortar Bedding | | | | | | | |
| Stone | 90% | | | LIFE | * * | 5 | \$1,500 | |
| | Other Observation, Extent : Light, Area Affected : 10% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Explanation : Loose Or Missing Mortar Bedding | | | | | | | |
| Stone | 5% | 2-4 | \$9,700 | LIFE | * * | 5 | \$100 | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : 950ft From North | | | | | | | |
| | Explanation : Tree Upheaval Resulting In Displaced Elements | | | | | | | |
| Gravity Wall | | | | | | | | |
| Stone | 65% | 4+ | \$126,100 | LIFE | * * | 5 | \$54,500 | |
| | Missing Block Seal, Extent : Severe, Area Affected : 20% | | | | | | | |
| | Location : Throughout In Tidal Zone | | | | | | | |
| Timber Crib w/Stone | 5% | 4+ | \$47,100 | LIFE | * * | 4 | \$1,400 | |
| | Rotting/Splitting, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | Location : Throughout At Outboard End In Tidal Zone | | | | | | | |
| Not Accessible | 30% | | | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Surface | | | | | | | | |
| Asphalt | 90% | | | 2039 | * * | 5 | \$10,200 | |
| | Cracking, Extent : Light, Area Affected : 20% | | | | | | | |
| | Location : Throughout Northern 200 Ft Of Asset | | | | | | | |
| Asphalt | 5% | Now | \$4,400 | 2039 | * * | 5 | \$300 | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : 950ft 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 135ft Of Asset | | | | | | | |
| | Explanation : Harlem River Drive | | | | | | | |
| Deck Elements | | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY RETAINING WALL W/TIMBER PILES & CRIBBING FOUNDATION
Asset # : 13818

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | |
|--|---------------|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Deck Elements | | | | | | | | |
| Parapet | | | | | | | | |
| Concrete | 95% | 4+ | \$33,800 | 2028 | | * * | | |
| <i>Other Observation, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Explanation : Loose Or Missing Mortar</i> | | | | | | | | |
| Concrete | 5% | 2-4 | \$35,600 | 2029 | | * * | | |
| <i>Displaced Elements, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Broken/ Cracks/ Displaced Due To Tree Upheaval Between 920ft And 953ft</i> | | | | | | | | |
| <i>From North</i> | | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : GRAVITY WALL WEST HARLEM PIERS PARK
Address : WEST 125TH (ST. CLAIRS PL) TO W 133RD STS. 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 : 05-Mar-2013 **Landmark Status** : NONE
Areas Surveyed :
Block : 2004 **Lot** : 1 **BIN** :

CAPITAL**Total**

Importance Code

Total

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|--------------|----------------|---------|
| Bulkheads | \$82,400 | \$900 | \$8,000 | |
| Total | \$82,400 | \$900 | \$8,000 | |
| Importance Code A | \$78,200 | | | |
| Importance Code B | \$4,100 | \$900 | \$8,000 | |
| Total | \$82,400 | \$900 | \$8,000 | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
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 | | | | | | | | |
| Gravity Wall | | | | | | | | |
| Conc w/Stone Face | 10% | 4+ | \$24,300 | LIFE | * * | 5 | \$10,000 | |
| | Missing Block Seal, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Concrete | 5% | 4+ | \$21,800 | LIFE | * * | 5 | \$200 | |
| | Erosion, Extent : Light, Area Affected : 5% | | | | | | | |
| | Location : Throughout Top Of Wall | | | | | | | |
| No Component | 5% | | | | | | | |
| | Other Observation, Extent : Light, Area Affected : 0% | | | | | | | |
| | Location : Starts 36ft North Of 125th St | | | | | | | |
| | Explanation : Outfall | | | | | | | |
| Not Accessible | 80% | | | | | | | |
| | Other Observation, Extent : Light, Area Affected : 0% | | | | | | | |
| | Location : Mudline To Above The Tidal Zone | | | | | | | |
| | Explanation : Composite Sheeting Formwork | | | | | | | |
| Sheet Piles | | | | | | | | |
| Steel | 5% | 4+ | \$32,200 | LIFE | * * | | | |
| | Corrosion, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Throughout Wall | | | | | | | |
| No Component | 95% | | | | | | | |
| Wales | | | | | | | | |
| Composite, 5' Water | 5% | | | LIFE | * * | | | |
| No Component | 95% | | | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Surface | | | | | | | | |
| Asphalt Pavers | 5% | | | 2037 | * * | 5 | \$600 | |
| Concrete | 60% | | | 2037 | * * | 5 | \$7,600 | |
| Topsoil | 35% | | | 2023 | \$20,400 | 5 | \$1,800 | |
| Fender | | | | | | | | |
| Facing | | | | | | | | |
| Timber | 55% | | | 2037 | * * | 3 | \$23,900 | |
| No Component | 30% | | | | | | | |
| Not Accessible | 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : GRAVITY WALL (STACKED STONE)
Address : ALONG BANK STREET FROM ST PETERS PLACE EAST
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DBS0036.000 / 13926 **Yr Built/Renovated** :
Linear Ft : 450 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 16-Dec-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 2 **Lot** : 601 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|------------------|-----------------|
| Bulkheads | \$132,300 | \$38,100 |
| Total | \$132,300 | \$38,100 |
| Importance Code A | \$132,300 | \$38,100 |
| Total | \$132,300 | \$38,100 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|---------|---------|---------|
| Bulkheads | \$45,800 | | | |
| Total | \$45,800 | | | |
| Importance Code A | \$32,400 | | | |
| Importance Code B | \$13,400 | | | |
| Total | \$45,800 | | | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY WALL (STACKED STONE)
Asset # : 13926

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|---|---------------|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Structural | | | | | | | | |
| Gravity Wall | | | | | | | | |
| Stone | 15% | Now | \$132,300 | LIFE | * * | 5 | \$5,700 | |
| <i>Displaced Elements, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Western End Of Asset</i> | | | | | | | | |
| Stone | 85% | | | LIFE | * * | 5 | \$64,800 | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Sand | 15% | Now | \$8,900 | 2056 | * * | 5 | \$100 | |
| <i>Loss of Backfill, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Behind Displaced Wall</i> | | | | | | | | |
| Not Accessible | 85% | | | | | | | |
| Surface | | | | | | | | |
| Topsoil | 15% | Now | \$3,600 | 2026 | \$3,600 | 5 | \$200 | |
| <i>Erosion, Extent : Severe, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Throughout Behind Gravity Wall</i> | | | | | | | | |
| Topsoil | 85% | | | 2021 | \$20,100 | 5 | \$1,800 | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : GRAVITY WALL BET FULTON FERRY LANDING & PIER 1
Address : EAST RIVER FURMAN STREET & OLD FULTON ST.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0045.000 / 13958 **Yr Built/Renovated** :
Linear Ft : 70 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 17-Sep-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 199 **Lot** : 1 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------|-----------------|
| Bulkheads | \$66,200 | \$65,400 |
| Total | \$66,200 | \$65,400 |
| Importance Code A | \$66,200 | |
| Importance Code B | | \$65,400 |
| Total | \$66,200 | \$65,400 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|--------------|---------|---------|--------------|
| Bulkheads | \$100 | | | \$100 |
| Total | \$100 | | | \$100 |
| Importance Code A | \$100 | | | |
| Importance Code B | | | | \$100 |
| 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
GRAVITY WALL BET FULTON FERRY LANDING & PIER 1
Asset # : 13958

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|-----------------------------|--|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Structural | | | | | | | | |
| Gravity Wall | | | | | | | | |
| Concrete | 60% | 4+ | \$66,200 | LIFE | * * | 5 | \$200 | |
| | Cracking, Extent : Moderate, Area Affected : 20% | | | | | | | |
| | Location : Throughout Top Of Wall | | | | | | | |
| | Erosion, Extent : Moderate, Area Affected : 70% | | | | | | | |
| | Location : Tidal Zone | | | | | | | |
| | Spalling, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | Location : At Top Of Wall At Pier 1 | | | | | | | |
| Concrete | 40% | | | LIFE | * * | 5-10 | \$200 | |
| | Cracking, Extent : Light, Area Affected : 25% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Surface | | | | | | | | |
| Gravel | 100% | | | 2035 | * * | 2-5 | \$200 | |
| Deck Elements | | | | | | | | |
| Railing | | | | | | | | |
| Steel | 100% | | | 2024 | \$65,400 | | | |

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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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 : 03-Dec-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 2106 **Lot** : 997 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------|----------------|
| Bulkheads | \$56,200 | |
| Total | \$56,200 | |
| Importance Code A | \$56,200 | |
| Total | \$56,200 | |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|---------|----------------|---------|---------|
| Bulkheads | | \$1,100 | | |
| Total | | \$1,100 | | |
| Importance Code A | | | | |
| Importance Code B | | \$1,100 | | |
| Importance Code C | | | | |
| Total | | \$1,100 | | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY WALL WITH MASONRY FACE BULKHEAD
Asset # : 13816

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | | |
|---|--|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| 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+ | \$56,200 | 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% | | | 2033 | * * | 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% | | | 2025 | | | | |
| | 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.

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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 : 17-Jan-2013 **Landmark Status** : NONE
Areas Surveyed :
Block : 5778 **Lot** : 1 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|------------------|----------------|
| Bulkheads | \$698,600 | |
| Total | \$698,600 | |
| Importance Code A | \$698,600 | |
| Total | \$698,600 | |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|---------|---------|---------|
| Bulkheads | \$34,800 | | | |
| Total | \$34,800 | | | |
| Importance Code A | | | | |
| Importance Code B | \$34,800 | | | |
| Importance Code C | | | | |
| Total | \$34,800 | | | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
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 | 15% | Now | \$124,100 | LIFE | * * | 5 | \$300 | |
| | Progressing Scour, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : Beneath Building Up To 10 Ft Deep Now | | | | | | | |
| | Other Observation, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : Beneath Building. Previous Inspector Says Failure Of Bulkhead Does Not Threaten Stability Of The Pile Supported Building | | | | | | | |
| | Explanation : Failure And Fill Loss | | | | | | | |
| Concrete | 17% | 4+ | \$140,700 | LIFE | * * | 5 | \$400 | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Beneath Wharf | | | | | | | |
| | Explanation : General Deterioration | | | | | | | |
| No Component | 68% | | | | | | | |
| Revetment | | | | | | | | |
| Stone | 20% | | | LIFE | * * | 5 | \$600 | |
| No Component | 80% | | | | | | | |
| Sheet Piles | | | | | | | | |
| Steel | 17% | 4+ | \$311,600 | LIFE | * * | | | |
| | Corrosion, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | Location : Splash And Tidal Zones | | | | | | | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : 110 Ft Long Section West Of Wharf | | | | | | | |
| | Explanation : Installed Out Of Plumb | | | | | | | |
| Steel | 10% | Now | \$122,200 | LIFE | * * | | | |
| | Broken, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Beneath Building For 60 Ft | | | | | | | |
| | Progressing Scour, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : Beneath Building | | | | | | | |
| Steel | 16% | | | LIFE | * * | | | |
| | Corrosion, Extent : Light, Area Affected : 2% | | | | | | | |
| | Location : Isolated Throughout | | | | | | | |
| No Component | 52% | | | | | | | |
| Not Accessible | 5% | | | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Sand | 25% | Now | \$28,900 | 2054 | * * | 5 | \$100 | |
| | Loss of Backfill, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : Beneath Building Up To 130 Ft Long And 15 Ft Deep | | | | | | | |
| Not Accessible | 75% | | | | | | | |
| Surface | | | | | | | | |
| Asphalt | 10% | | | 2037 | * * | 5 | \$600 | |
| Topsoil | 20% | 2-4 | \$5,500 | 2024 | \$5,500 | 5 | \$200 | |
| | Settlement, Extent : Moderate, Area Affected : 50% | | | | | | | |
| | Location : Behind Sheet Pile Wall West Of Wharf | | | | | | | |
| Not Accessible | 70% | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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 : 27-Nov-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 2183 **Lot** : 997 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|------------------|----------------|
| Bulkheads | \$239,500 | |
| Total | \$239,500 | |
| Importance Code A | \$239,500 | |
| Total | \$239,500 | |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|---------|---------|---------|
| Bulkheads | \$53,600 | | | |
| Total | \$53,600 | | | |
| Importance Code A | | | | |
| Importance Code B | \$53,600 | | | |
| Total | \$53,600 | | | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
HIGH-LEVEL DECK (WHARF) 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 | 15% | 4+ | \$44,700 | LIFE | * * | 5 | \$200 |
| | Erosion, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : At Joints Stations 0+00 To 2+35 | | | | | | | |
| | Concrete | 55% | 4+ | \$32,800 | LIFE | * * | 5 | \$800 |
| | Cracking, Extent : Light, Area Affected : 5% | | | | | | | |
| Location : Throughout | | | | | | | | |
| Erosion, Extent : Light, Area Affected : 20% | | | | | | | | |
| Location : Throughout In Tidal Zone And At Top Of Wall | | | | | | | | |
| Timber Crib w/Stone | 15% | Now | \$162,000 | LIFE | * * | 4 | \$1,700 | |
| | Other Observation, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : Stations 3+15 To 3+85 (From East) | | | | | | | |
| | Explanation : Collapse | | | | | | | |
| No Component | 15% | | | | | | | |
| Backfill | | | | | | | | |
| Fill | Topsoil | 15% | Now | \$3,600 | 2064 | * * | | |
| | Other Observation, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : Station 3+15 To 3+85 | | | | | | | |
| | 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+ | \$16,700 | 2039 | * * | 5 | \$1,100 | |
| | Cracking, Extent : Moderate, Area Affected : 20% | | | | | | | |
| | Location : Throughout From 0+00 To 1+90 (From East) | | | | | | | |
| | Other Observation, Extent : Moderate, Area Affected : 30% | | | | | | | |
| | Location : Throughout From 0+00 To 1+90 | | | | | | | |
| | Explanation : Vegetation Growth | | | | | | | |
| Concrete | 10% | 4+ | \$13,300 | 2039 | * * | 5 | \$200 | |
| | Cracking, Extent : Moderate, Area Affected : 30% | | | | | | | |
| | Location : Above Dep Outfall Station 2+85 To 3+15 (From East) | | | | | | | |
| | Settlement, Extent : Moderate, Area Affected : 50% | | | | | | | |
| | Location : Above Dep Outfall Station 2+85 To 3+15 | | | | | | | |
| Concrete | 15% | Now | \$20,000 | 2039 | * * | 5 | \$300 | |
| | Other Observation, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : Station 3+15 To 3+85 | | | | | | | |
| | Explanation : Complete Failure | | | | | | | |
| No Component | 15% | | | | | | | |
| | Other Observation, Extent : Light, Area Affected : 0% | | | | | | | |
| | Location : At Intake Location | | | | | | | |
| | Explanation : No Surface | | | | | | | |
| Not Accessible | 10% | | | | | | | |
| | Other Observation, Extent : Light, Area Affected : 0% | | | | | | | |
| | Location : East Of Intake Location | | | | | | | |
| | Explanation : Vegetation | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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-Mar-2013 **Landmark Status** : NONE
Areas Surveyed :
Block : 2770 **Lot** : 1 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|------------------|-----------------|
| Bulkheads | \$749,100 | \$68,200 |
| Total | \$749,100 | \$68,200 |
| Importance Code B | \$51,100 | \$68,200 |
| Importance Code C | \$698,000 | |
| Total | \$749,100 | \$68,200 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|--------------|---------|---------|---------|
| Bulkheads | \$800 | | | |
| Total | \$800 | | | |
| Importance Code B | \$800 | | | |
| Importance Code C | | | | |
| Total | \$800 | | | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
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+ | \$651,500 | LIFE | * * | 5 | \$5,400 | |
| | Other Observation, Extent : Light, Area Affected : 50% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Explanation : Non-engineered Revetment | | | | | | | |
| Stone | 5% | Now | \$46,500 | 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 | \$51,100 | 2024 | \$51,100 | 5 | \$2,300 | |
| | Erosion, Extent : Moderate, Area Affected : 60% | | | | | | | |
| | Location : | | | | | | | |
| Topsoil | 25% | | | 2022 | \$17,000 | 5 | \$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.*

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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-Mar-2013 **Landmark Status** : NONE
Areas Surveyed :
Block : 2781 **Lot** : 500 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|----------------|-----------------|
| Bulkheads | | \$61,900 |
| Total | | \$61,900 |
| Importance Code B | | \$61,900 |
| Total | | \$61,900 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|----------------|----------------|---------|---------|
| Bulkheads | \$9,300 | \$2,700 | | |
| Total | \$9,300 | \$2,700 | | |
| Importance Code A | | | | |
| Importance Code B | \$9,300 | \$2,700 | | |
| Importance Code C | | | | |
| Total | \$9,300 | \$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
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 | | | | | | | | |
| | Topsoil | 3% | 0-2 | \$7,400 | 2064 | * * | | | |
| | | Erosion, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | | Location : North End Of Gravity Wall | | | | | | | |
| | Not Accessible | 97% | | | | | | | |
| | Surface | | | | | | | | |
| | Topsoil | 97% | | | 2023 | \$60,000 | 5 | \$5,300 | |
| | Topsoil | 3% | 0-2 | \$1,900 | 2024 | \$1,900 | 5 | \$100 | |
| | | Erosion, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | | Location : North End Of Gravity Wall | | | | | | | |
| Deck Elements | | | | | | | | | |
| | Railing | | | | | | | | |
| | No Component | 25% | | | | | | | |
| | Under Construction | 75% | | | | | | | |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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-Mar-2013 **Landmark Status** : NONE
Areas Surveyed :
Block : 2781 **Lot** : 500 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|------------------|-----------------|
| Bulkheads | \$137,900 | \$69,100 |
| Total | \$137,900 | \$69,100 |
| Importance Code B | | \$69,100 |
| Importance Code C | \$137,900 | |
| Total | \$137,900 | \$69,100 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|----------------|--------------|---------|
| Bulkheads | \$16,000 | \$2,300 | \$400 | |
| Total | \$16,000 | \$2,300 | \$400 | |
| Importance Code A | | | | |
| Importance Code B | \$16,000 | \$2,300 | \$400 | |
| Importance Code C | | | | |
| Total | \$16,000 | \$2,300 | \$400 | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT PENINSULA, KRASDALE FOODS INC. (KFI)

Asset # : 4234

| Bulkheads | | Current Repair | | | Future Replacement | | Maintenance | | |
|--|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Structural | | | | | | | | | |
| Gravity Wall | Concrete | 80% | | | LIFE | * * | 5 | \$4,400 | |
| | No Component | 20% | | | | | | | |
| Revetment | | | | | | | | | |
| Stone | | 5% | 0-2 | \$49,300 | LIFE | * * | 5 | \$400 | |
| | Missing Part, Extent : Moderate, Area Affected : 100% Location : Throughout With The Worst Area 150 From North End | | | | | | | | |
| | Stone | 15% | 4+ | \$88,700 | LIFE | * * | 5 | \$1,200 | |
| Other Observation, Extent : Light, Area Affected : 50% Location : Throughout Explanation : Loose Stones | | | | | | | | | |
| Stone | | 80% | | | LIFE | * * | 5 | \$6,600 | |
| Backfill | | | | | | | | | |
| Fill | | | | | | | | | |
| Topsoil | | 2% | Now | \$5,800 | 2064 | * * | | | |
| | Erosion, Extent : Severe, Area Affected : 50% Location : One Sinkhole At North End And One 150 Ft From North End | | | | | | | | |
| Not Accessible | | 98% | | | | | | | |
| Surface | | | | | | | | | |
| Asphalt | | 20% | | | 2033 | * * | 5 | \$3,100 | |
| | Asphalt | 5% | Now | \$6,000 | 2039 | * * | 5 | \$400 | |
| Settlement, Extent : Severe, Area Affected : 50% Location : One Sinkhole At North End And One 150 Ft From North End | | | | | | | | | |
| Gravel | | 54% | | | 2033 | * * | 2-5 | \$2,300 | |
| | Gravel | 1% | Now | \$1,200 | 2039 | * * | 2-5 | | |
| Settlement, Extent : Severe, Area Affected : 50% Location : Sinkhole And Settlement 480 Ft From South End | | | | | | | | | |
| Topsoil | | 20% | | | 2022 | \$14,400 | 5 | \$1,300 | |
| | Settlement, Extent : Light, Area Affected : 10% Location : Isolated Areas Throughout | | | | | | | | |
| Deck Elements | | | | | | | | | |
| Railing | | | | | | | | | |
| Fencing | | 95% | | | 2025 | \$69,100 | 3 | \$500 | |
| | Fencing | 5% | 0-2 | \$2,200 | 2028 | * * | 3 | | |
| Broken, Extent : Light, Area Affected : 75% Location : 4 Locations Of Broken Fence Posts From Impact | | | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

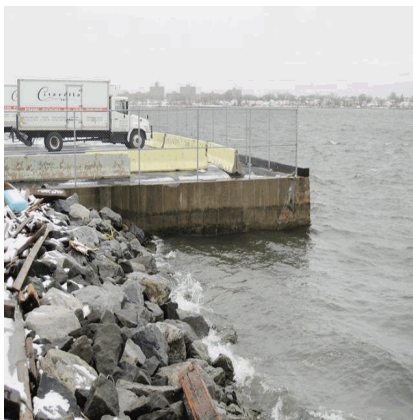
Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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-Mar-2013 **Landmark Status** : NONE
Areas Surveyed :
Block : 2781 **Lot** : 500 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|------------------|----------------|
| Bulkheads | \$745,000 | |
| Total | \$745,000 | |
| Importance Code A | \$548,200 | |
| Importance Code B | \$196,800 | |
| Total | \$745,000 | |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|----------------|--------------|---------|
| Bulkheads | \$11,700 | \$4,300 | \$100 | |
| Total | \$11,700 | \$4,300 | \$100 | |
| Importance Code A | | | | |
| Importance Code B | \$11,700 | \$4,300 | \$100 | |
| Importance Code C | | | | |
| Total | \$11,700 | \$4,300 | \$100 | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
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 | 40% | | | LIFE | * * | 5 | \$200 | |
| No Component | 60% | | | | | | | |
| Pile Supported Wall | | | | | | | | |
| Concrete | 70% | 4+ | \$548,200 | 2033 | * * | 5 | \$11,000 | |
| | | | Other Observation, Extent : Light, Area Affected : 5% | | | | | |
| | | | Location : Bottom Edge Of Wall | | | | | |
| | | | Explanation : Erosion And Spalling With Exposed Reinforcement | | | | | |
| No Component | 30% | | | | | | | |
| Piles and Bracing | | | | | | | | |
| No Component | 30% | | | | | | | |
| Not Accessible | 70% | | | | | | | |
| Revetment | | | | | | | | |
| Stone | 30% | | | LIFE | * * | 5 | \$1,400 | |
| No Component | 70% | | | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Topsoil | 5% | 0-2 | \$8,300 | 2064 | * * | | | |
| | | | Erosion, Extent : Moderate, Area Affected : 100% | | | | | |
| | | | Location : Sinkhole At Northern End Of Platform | | | | | |
| Not Accessible | 95% | | | | | | | |
| Surface | | | | | | | | |
| Asphalt | 95% | | | 2033 | * * | 5 | \$8,500 | |
| Asphalt | 5% | Now | \$3,500 | 2039 | * * | 5 | \$200 | |
| | | | Settlement, Extent : Severe, Area Affected : 100% | | | | | |
| | | | Location : Sinkhole At Northern End Of Platform | | | | | |
| Fender | | | | | | | | |
| Piles | | | | | | | | |
| Timber | 70% | Now | \$101,200 | 2039 | * * | 4 | \$13,200 | |
| | | | 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 | 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
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 |
| Fender | | | | | | | | | |
| | Wales and Chocks | | | | | | | | |
| | Timber | 70% | Now | \$95,600 | 2039 | * * | 4 | \$29,900 | |
| | | 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 | 30% | | | | | | | |
| Deck Elements | | | | | | | | | |
| | Railing | | | | | | | | |
| | Fencing | 100% | | | 2028 | * * | 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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-Mar-2013 **Landmark Status** : NONE
Areas Surveyed :
Block : 2770 **Lot** : 1 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|------------------|------------------|
| Bulkheads | \$370,200 | \$137,700 |
| Total | \$370,200 | \$137,700 |
| Importance Code B | \$41,300 | \$137,700 |
| Importance Code C | \$328,900 | |
| Total | \$370,200 | \$137,700 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|---------|---------|---------|
| Bulkheads | \$12,500 | | | |
| Total | \$12,500 | | | |
| Importance Code B | \$12,500 | | | |
| Importance Code C | | | | |
| Total | \$12,500 | | | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
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 | 35% | | | LIFE | * * | 5 | \$5,500 | |
| | Stone | 35% | 4+ | \$328,900 | LIFE | * * | 5 | \$5,500 | |
| | | 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 | \$8,200 | 2064 | * * | | | |
| | | Other Observation, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | | Location : 4 Locations Behind Sheet Pile Cells | | | | | | | |
| | | Explanation : Sinkholes | | | | | | | |
| | Not Accessible | 95% | | | | | | | |
| Surface | | | | | | | | | |
| | Topsoil | 30% | Now | \$41,300 | 2024 | \$41,300 | 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% | | | 2022 | \$96,400 | 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.

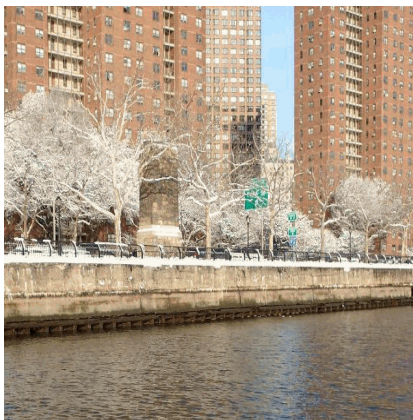
Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : LOW-LEVEL RELIEVING PLATFORM / TIMBER PILE SUPPORTED BULKHEAD
Address : MIDWAY E 94TH & E 93RD ST TO E 93 ST SUB 3 OF BL, SUB 1 OF AT
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR101.000 / 13849 **Yr Built/Renovated** :
Linear Ft : 250 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 06-Feb-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 1573 **Lot** : 52 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|------------------|------------------|
| Bulkheads | \$184,000 | \$233,700 |
| Total | \$184,000 | \$233,700 |
| Importance Code A | \$184,000 | |
| Importance Code B | | \$233,700 |
| Total | \$184,000 | \$233,700 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|----------------|---------|----------------|---------|
| Bulkheads | \$4,700 | | \$1,400 | |
| Total | \$4,700 | | \$1,400 | |
| Importance Code A | | | | |
| Importance Code B | \$4,700 | | \$1,400 | |
| Total | \$4,700 | | \$1,400 | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
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 | \$50,700 | 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 | | | | | | | | |
| Timber | 15% | Now | \$133,400 | LIFE | | * * | 4 | \$300 |
| | Rotting/Splitting, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : At Outboard Ends | | | | | | | |
| Not Accessible | 85% | | | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Surface | | | | | | | | |
| Asphalt Pavers | 100% | | | 2034 | | * * | 5 | \$2,900 |
| | Settlement, Extent : Light, Area Affected : 5% | | | | | | | |
| | Location : Offset 3ft From Outboard Face Throughout | | | | | | | |
| Deck Elements | | | | | | | | |
| Railing | | | | | | | | |
| Steel | 100% | 4+ | \$4,700 | 2024 | \$233,700 | | | |
| | 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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 : 26-Nov-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 2183 **Lot** : 997 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|------------------|----------------|
| Bulkheads | \$579,400 | |
| Total | \$579,400 | |
| Importance Code A | \$527,600 | |
| Importance Code B | \$51,900 | |
| Total | \$579,400 | |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|---------|---------|---------|
| Bulkheads | \$67,400 | | | |
| Total | \$67,400 | | | |
| Importance Code A | | | | |
| Importance Code B | \$48,700 | | | |
| Importance Code C | \$18,600 | | | |
| Total | \$67,400 | | | |



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 BULKHEAD

Asset # : 13804

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Structural | | | | | | | | |
| Coping/Curb | | | | | | | | |
| Timber | 100% | Now | \$18,600 | 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+ | \$38,700 | LIFE | * * | 5 | \$6,400 | |
| | Missing Block Seal, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Concrete | 55% | Now | \$488,900 | LIFE | * * | 5 | \$600 | |
| | Displaced Elements, Extent : Severe, Area Affected : 50% | | | | | | | |
| | Location : Missing/ Displaced Stones At 0+30 To 0+50 And 1+47 To 1+95 | | | | | | | |
| | Other Observation, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : Station 1+95 To 2+82 (From North) | | | | | | | |
| | Explanation : Collapsed | | | | | | | |
| Not Accessible | 20% | | | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Sand | 30% | Now | \$18,700 | 2054 | * * | 5 | \$100 | |
| | Loss of Backfill, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : Station 1+95 To 2+82 (From North) | | | | | | | |
| Not Accessible | 70% | | | | | | | |
| Surface | | | | | | | | |
| Asphalt | 23% | 4+ | \$5,700 | 2039 | * * | 5 | \$400 | |
| | Cracking, Extent : Moderate, Area Affected : 50% | | | | | | | |
| | Location : Throughout From Station 0+00 To 0+94 | | | | | | | |
| Asphalt | 30% | Now | \$7,500 | 2039 | * * | 5 | \$500 | |
| | Other Observation, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : Station 1+95 To 2+82 (From North) | | | | | | | |
| | Explanation : Surface Failed Due To Loss Of Backfill | | | | | | | |
| Concrete | 17% | 4+ | \$16,900 | 2039 | * * | 5 | \$300 | |
| | Cracking, Extent : Moderate, Area Affected : 50% | | | | | | | |
| | Location : Throughout Station 0+94 To 1+95 (From North) | | | | | | | |
| Not Accessible | 30% | | | | | | | |
| | Other Observation, Extent : Light, Area Affected : 0% | | | | | | | |
| | Location : | | | | | | | |
| | Explanation : Obscured By Vegetation | | | | | | | |
| Fender | | | | | | | | |
| Piles | | | | | | | | |
| Timber | 100% | Now | \$51,900 | 2039 | * * | 4 | \$6,800 | 1 |
| | Missing Pile, Extent : Severe, Area Affected : 90% | | | | | | | |
| | 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Address : E 118TH TO E 119TH ST SUB 1 OF ASSET TYPE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR079.000 / 13825 **Yr Built/Renovated** :
Linear Ft : 305 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 28-Jan-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 1815 **Lot** : 25 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------------|-----------------------|
| Bulkheads | \$123,600 | \$285,200 |
| Total | \$123,600 | \$285,200 |
| Importance Code A | \$123,600 | |
| Importance Code B | | \$285,200 |
| Total | \$123,600 | \$285,200 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads | \$23,800 | \$1,700 | | \$1,100 |
| Total | \$23,800 | \$1,700 | | \$1,100 |
| Importance Code A | \$18,100 | | | \$1,100 |
| Importance Code B | \$5,700 | \$1,700 | | |
| Total | \$23,800 | \$1,700 | | \$1,100 |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Asset # : 13825

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | |
|---------------------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| 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% | 2-4 | \$123,600 | LIFE | | * * | | |
| | Broken, Extent : Severe, Area Affected : 1% | | | | | | | |
| | Location : Stone Face At Outfall 25 Ft From South | | | | | | | |
| | Cracking, Extent : Light, Area Affected : 10% | | | | | | | |
| | Location : Outboard Face Above Mhw | | | | | | | |
| | Spalling, Extent : Moderate, Area Affected : 20% | | | | | | | |
| | Location : 7 Locations Totalling 60ft Along Top Of Wall | | | | | | | |
| | Other Observation, Extent : Moderate, Area Affected : 75% | | | | | | | |
| | Location : Outboard Face Above Mhw | | | | | | | |
| | Explanation : Surface Scaling/spalls | | | | | | | |
| Concrete/Stone | 50% | | | LIFE | | * * | | |
| | Missing Block Seal, Extent : Light, Area Affected : 25% | | | | | | | |
| | Location : Between Stone Facing In Tidal Zone | | | | | | | |
| Piles and Bracing | | | | | | | | |
| Timber | 5% | | | 2028 | | * * | 4 | \$2,300 |
| Not Accessible | 95% | | | | | | | |
| Pile Caps | | | | | | | | |
| Timber | 10% | 4+ | \$18,100 | 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 |
| Deck Elements | | | | | | | | |
| Railing | | | | | | | | |
| Steel | 100% | 4+ | \$5,700 | 2024 | \$285,200 | | | |
| | Corrosion, Extent : Light, Area Affected : 2% | | | | | | | |
| | 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Address : E 117TH TO E 118TH ST SUB 2 OF ASSET TYPE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR080.000 / 13826 **Yr Built/Renovated** :
Linear Ft : 260 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 28-Jan-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 1716 **Lot** : 28 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------|------------------|
| Bulkheads | \$52,700 | \$121,500 |
| Total | \$52,700 | \$121,500 |
| Importance Code A | \$52,700 | |
| Importance Code B | | \$121,500 |
| Total | \$52,700 | \$121,500 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|----------------|---------|----------------|
| Bulkheads | \$32,400 | \$1,500 | | \$1,000 |
| Total | \$32,400 | \$1,500 | | \$1,000 |
| Importance Code A | \$23,100 | | | \$1,000 |
| Importance Code B | \$9,300 | \$1,500 | | |
| Total | \$32,400 | \$1,500 | | \$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 | 25% | | | 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 | 25% | 2-4 | \$52,700 | LIFE | | * * | | |
| | Other Observation, Extent : Moderate, Area Affected : 50% | | | | | | | |
| | Location : Outboard Face Above Mhw Elevation | | | | | | | |
| | Explanation : Surface Scaling / Spalls | | | | | | | |
| Not Accessible | 50% | | | | | | | |
| Piles and Bracing | | | | | | | | |
| Timber | 5% | | | 2028 | | * * | 4 | \$1,900 |
| Not Accessible | 95% | | | | | | | |
| Pile Caps | | | | | | | | |
| Timber | 5% | 4+ | \$23,100 | 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 | 100% | | | 2038 | | * * | 5 | \$3,000 |
| Settlement, Extent : Light, Area Affected : 5% | | | | | | | | |
| Location : At North Side Of Pier | | | | | | | | |
| Deck Elements | | | | | | | | |
| Railing | | | | | | | | |
| Fencing | 50% | Now | \$6,900 | 2030 | | * * | 3 | \$100 |
| Displaced Elements, Extent : Moderate, Area Affected : 100% | | | | | | | | |
| Location : Foot Of Pier On South End Of Asset | | | | | | | | |
| Steel | 50% | 4+ | \$2,400 | 2024 | \$121,500 | | | |
| | Corrosion, Extent : Light, Area Affected : 5% | | | | | | | |
| | Location : Primarily In Baseplates | | | | | | | |
| | Missing Coating, Extent : Moderate, Area Affected : 5% | | | | | | | |
| Location : Primarily In Baseplates | | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Address : E 117TH TO E 116TH ST SUB 3 OF ASSET TYPE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR081.000 / 13827 **Yr Built/Renovated** :
Linear Ft : 270 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 29-Jan-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 1715 **Lot** : 53 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------------|-----------------------|
| Bulkheads | \$131,300 | \$252,400 |
| Total | \$131,300 | \$252,400 |
| Importance Code A | \$131,300 | |
| Importance Code B | | \$252,400 |
| Total | \$131,300 | \$252,400 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads | \$37,100 | \$100 | \$1,400 | \$1,000 |
| Total | \$37,100 | \$100 | \$1,400 | \$1,000 |
| Importance Code A | \$32,000 | | | \$1,000 |
| Importance Code B | \$5,000 | \$100 | \$1,400 | |
| Total | \$37,100 | \$100 | \$1,400 | \$1,000 |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
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 | \$131,300 | LIFE | | * * | | |
| | Cracking, Extent : Light, Area Affected : 25% | | | | | | | |
| | Location : Outboard Face Above Mhw | | | | | | | |
| | Spalling, Extent : Light, Area Affected : 10% | | | | | | | |
| | Location : Isolated Locations Along Top Of Wall | | | | | | | |
| | Other Observation, Extent : Moderate, Area Affected : 50% | | | | | | | |
| | Location : Outboard Face Above Mhw | | | | | | | |
| | Explanation : Surface Scaling/spalling | | | | | | | |
| | Concrete/Stone | 40% | | | LIFE | | * * | |
| | Missing Block Seal, Extent : Moderate, Area Affected : 75% | | | | | | | |
| Location : Throughout Tidal Zone | | | | | | | | |
| Piles and Bracing | | | | | | | | |
| Timber | 5% | | | 2028 | | * * | 4 | \$2,000 |
| Not Accessible | 95% | | | | | | | |
| Pile Caps | | | | | | | | |
| Timber | 10% | 4+ | \$32,000 | 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% | | | 2034 | | * * | 5 | \$2,800 |
| Settlement, Extent : Light, Area Affected : 5% | | | | | | | | |
| Location : 4 Asphalt Patch Areas | | | | | | | | |
| Topsoil | 10% | | | 2023 | \$1,400 | 5 | | \$100 |
| Deck Elements | | | | | | | | |
| Railing | | | | | | | | |
| Steel | 100% | 4+ | \$5,000 | 2024 | \$252,400 | | | |
| Corrosion, Extent : Light, Area Affected : 5% | | | | | | | | |
| Location : Primarily In Baseplates | | | | | | | | |
| Missing Coating, Extent : Moderate, Area Affected : 5% | | | | | | | | |
| Location : Primarily In Baseplates | | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Address : E 114TH ST TO NO SIDE E 111TH ST HARLEM RIVER,SUB 2 OF ASSET TYPE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR084.000 / 13830 **Yr Built/Renovated** :
Linear Ft : 850 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 30-Jan-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 1705 **Lot** : 21 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|------------------|------------------|
| Bulkheads | \$211,200 | \$794,700 |
| Total | \$211,200 | \$794,700 |
| Importance Code A | \$211,200 | |
| Importance Code B | | \$794,700 |
| Total | \$211,200 | \$794,700 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|---------|---------|---------|
| Bulkheads | \$43,500 | | | |
| Total | \$43,500 | | | |
| Importance Code A | \$25,200 | | | |
| Importance Code B | \$18,300 | | | |
| Total | \$43,500 | | | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
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 | \$137,800 | LIFE | | * * | | |
| | Spalling, Extent : Moderate, Area Affected : 50% | | | | | | | |
| | Location : Intermittent From 111th St North For 575 Ft | | | | | | | |
| Piles and Bracing Timber | 5% | 4+ | \$73,400 | 2034 | | * * | 4 | \$6,400 |
| | Rotting/Splitting, Extent : Light, Area Affected : 10% | | | | | | | |
| | Location : Outboard End | | | | | | | |
| Not Accessible | 95% | | | | | | | |
| Pile Caps Timber | 5% | 4+ | \$25,200 | LIFE | | * * | 4 | \$300 |
| | Rotting/Splitting, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | Location : Outboard End | | | | | | | |
| Not Accessible | 95% | | | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Surface | | | | | | | | |
| Asphalt Pavers | 98% | 4+ | \$16,700 | 2038 | | * * | 5 | \$4,800 |
| | Other Observation, Extent : Moderate, Area Affected : 1% | | | | | | | |
| | Location : 5 Ft South Of E 114th St | | | | | | | |
| | Explanation : Upheaval | | | | | | | |
| Topsoil | 2% | | | 2024 | \$900 | 5 | \$100 | |
| Deck Elements | | | | | | | | |
| Railing Steel | 90% | | | 2023 | \$715,200 | | | |
| | Missing Coating, Extent : Light, Area Affected : 5% | | | | | | | |
| | Location : Throughout Primarily At Baseplates | | | | | | | |
| | Rusted Steel Surface, Extent : Light, Area Affected : 5% | | | | | | | |
| | Location : Throughout Primarily At Baseplates | | | | | | | |
| Steel | 10% | 0-2 | \$1,600 | 2023 | \$79,500 | | | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Explanation : Undermining Of Baseplates Due To Spalling | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Address : E 111TH ST TO E 110TH ST HARLEM RIVER,SUB 3 OF ASSET TYPE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR085.000 / 13831 **Yr Built/Renovated** :
Linear Ft : 272 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 30-Jan-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 1704 **Lot** : 2 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|----------------|------------------|
| Bulkheads | | \$254,300 |
| Total | | \$254,300 |
| Importance Code B | | \$254,300 |
| Total | | \$254,300 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|----------------|---------|---------|
| Bulkheads | \$67,800 | \$1,400 | | |
| Total | \$67,800 | \$1,400 | | |
| Importance Code A | \$49,900 | | | |
| Importance Code B | \$17,900 | \$1,400 | | |
| Total | \$67,800 | \$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 Mhw | | | | | | | |
| | Other Observation, Extent : Light, Area Affected : 50% | | | | | | | |
| | Location : Outboard Face Above Mhw | | | | | | | |
| | Explanation : Efflorescence | | | | | | | |
| Concrete/Stone | 20% | 2-4 | \$22,100 | LIFE | | * * | | |
| | Spalling, Extent : Moderate, Area Affected : 50% | | | | | | | |
| | Location : Outboard Face Above Mhw | | | | | | | |
| Not Accessible | 30% | | | | | | | |
| Piles and Bracing | | | | | | | | |
| Timber | 5% | 4+ | \$11,700 | 2034 | | * * | 4 | \$2,000 |
| | Rotting/Splitting, Extent : Light, Area Affected : 10% | | | | | | | |
| | Location : Throughout On Outboard Face | | | | | | | |
| Not Accessible | 95% | | | | | | | |
| Pile Caps | | | | | | | | |
| Timber | 10% | 4+ | \$16,100 | 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+ | \$8,200 | 2034 | | * * | 5 | \$100 |
| | Settlement, Extent : Moderate, Area Affected : 5% | | | | | | | |
| | Location : 270 Ft From North | | | | | | | |
| | Other Observation, Extent : Light, Area Affected : 5% | | | | | | | |
| | Location : 155 Ft And 173 Ft From North | | | | | | | |
| | Explanation : Upheaval | | | | | | | |
| Asphalt Pavers | 90% | | | 2038 | | * * | 5 | \$2,800 |
| | Settlement, Extent : Light, Area Affected : 20% | | | | | | | |
| | Location : Isolated Lengths 3 Ft Offset From Outboard Face | | | | | | | |
| Topsoil | 5% | | | 2023 | \$700 | | 5 | \$100 |
| Deck Elements | | | | | | | | |
| Railing Steel | 90% | 4+ | \$4,600 | 2023 | \$228,900 | | | |
| | Missing Coating, Extent : Light, Area Affected : 5% | | | | | | | |
| | Location : Throughout Primarily At Baseplates | | | | | | | |
| | Rusted Steel Surface, Extent : Light, Area Affected : 5% | | | | | | | |
| | Location : Throughout Primarily At Baseplates | | | | | | | |
| Steel | 10% | 0-2 | \$5,100 | 2023 | \$25,400 | | | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Isolated Baseplates | | | | | | | |
| | Explanation : Undermining Of Baseplates Due To Spalling | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Asset # : 13831

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Address : E 106TH ST TO E 105TH ST HARLEM RIVER,SUB 2 OF ASSET TYPE
Borough : MANHATTAN Agency's Number : N/A
Program / Asset # : DBSR088.000 / 13836 Yr Built/Renovated :
Linear Ft : 270 Project Type : ECONOMIC DEVELOPMENT
Date of Survey : 05-Feb-2014 Landmark Status : NONE
Areas Surveyed :
Block : 1699 Lot : 64 BIN :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------|------------------|
| Bulkheads | \$80,000 | \$252,400 |
| Total | \$80,000 | \$252,400 |
| Importance Code A | \$80,000 | |
| Importance Code B | | \$252,400 |
| Total | \$80,000 | \$252,400 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|---------|----------------|---------|
| Bulkheads | \$32,800 | | \$1,500 | |
| Total | \$32,800 | | \$1,500 | |
| Importance Code A | \$32,800 | | | |
| Importance Code B | | | \$1,500 | |
| Total | \$32,800 | | \$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 | 80% | | | LIFE | | * * | | |
| | Cracking, Extent : Moderate, Area Affected : 50% | | | | | | | |
| | Location : Offshore Concrete Face With Efflorescence | | | | | | | |
| Concrete/Stone | 20% | 0-2 | \$32,800 | LIFE | | * * | | |
| | Spalling, Extent : Severe, Area Affected : 50% | | | | | | | |
| | Location : Locations Throughout Top Of Concrete Wall, Totaling 60 Ft; Undermining Railing | | | | | | | |
| Piles and Bracing | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Pile Caps | | | | | | | | |
| Timber | 5% | 4+ | \$40,000 | LIFE | | * * | 4 | \$100 |
| | Rotting/Splitting, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Offshore Ends Throughout | | | | | | | |
| Timber | 5% | Now | \$40,000 | LIFE | | * * | 4 | \$100 |
| | Rotting/Splitting, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : Offshore Ends Throughout | | | | | | | |
| Not Accessible | 90% | | | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Surface | | | | | | | | |
| Asphalt Pavers | 100% | | | 2034 | | * * | 5 | \$3,100 |
| Deck Elements | | | | | | | | |
| Railing | | | | | | | | |
| Steel | 100% | | | 2024 | \$252,400 | | | |
| | 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Address : E 105TH ST TO E 104TH ST SUB 3 OF ASSET TYPE, SUB 1 OF BL
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR089.000 / 13837 **Yr Built/Renovated** :
Linear Ft : 258 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 05-Feb-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 1696 **Lot** : 51 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|------------------|------------------|
| Bulkheads | \$115,700 | \$241,200 |
| Total | \$115,700 | \$241,200 |
| Importance Code A | \$115,700 | |
| Importance Code B | | \$241,200 |
| Total | \$115,700 | \$241,200 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|---------|----------------|---------|---------|
| 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
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 | 75% | | | LIFE | | * * | | |
| | Cracking, Extent : Moderate, Area Affected : 50% | | | | | | | |
| | Location : Offshore Concrete Face With Efflorescence | | | | | | | |
| Concrete/Stone | 25% | 0-2 | \$39,200 | LIFE | | * * | | |
| | Spalling, Extent : Severe, Area Affected : 50% | | | | | | | |
| | Location : Throughout Top Of Wall In Multiple Locations; Undermining Railing | | | | | | | |
| Piles and Bracing | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Pile Caps | | | | | | | | |
| Timber | 10% | 4+ | \$76,500 | LIFE | | * * | 4 | \$200 |
| | Rotting/Splitting, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | Location : Offshore End Of Pile Caps | | | | | | | |
| Not Accessible | 90% | | | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Surface | | | | | | | | |
| Asphalt Pavers | 100% | | | 2038 | | * * | 5 | \$2,900 |
| Deck Elements | | | | | | | | |
| Railing Steel | 100% | | | 2024 | \$241,200 | | | |
| | 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Address : 50 FT SO OF E 101 ST TO E 100TH HARLEM RIVER, SUB 2 OF BL
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR093.000 / 13841 **Yr Built/Renovated** :
Linear Ft : 232 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 04-Feb-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 1694 **Lot** : 51 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------------|-----------------------|
| Bulkheads | \$68,800 | \$216,900 |
| Total | \$68,800 | \$216,900 |
| Importance Code A | \$68,800 | |
| Importance Code B | | \$216,900 |
| Total | \$68,800 | \$216,900 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads | \$26,300 | | \$1,300 | |
| Total | \$26,300 | | \$1,300 | |
| Importance Code A | \$23,500 | | | |
| Importance Code B | \$2,800 | | \$1,300 | |
| Total | \$26,300 | | \$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 Ft Of Concrete Wall With Efflorescence | | | | | | | |
| | Missing Block Seal, Extent : Moderate, Area Affected : 5% | | | | | | | |
| | Location : Throughout In Tidal Zone | | | | | | | |
| Concrete/Stone | 5% | 4+ | \$23,500 | LIFE | | * * | | |
| | Spalling, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Isolated Throughout Concrete Face And Along Top | | | | | | | |
| Piles and Bracing | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Pile Caps | | | | | | | | |
| Timber | 10% | Now | \$68,800 | LIFE | | * * | 4 | \$200 |
| | Rotting/Splitting, Extent : Severe, Area Affected : 90% | | | | | | | |
| | Location : Eastern End Of Pile Caps | | | | | | | |
| Not Accessible | 90% | | | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Surface | | | | | | | | |
| Asphalt Pavers | 95% | | | 2034 | | * * | 5 | \$2,500 |
| Asphalt Pavers | 4% | 4+ | \$2,800 | 2034 | | * * | 5 | \$100 |
| | Settlement, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Around Planters | | | | | | | |
| Topsoil | 1% | | | 2023 | \$100 | 5 | | |
| Deck Elements | | | | | | | | |
| Railing | | | | | | | | |
| Steel | 100% | | | 2023 | \$216,900 | | | |
| | 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Address : E 99TH ST TO E 97TH ST SUB 2 OF BL, SUB 1 OF ASSET TYPE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR096.000 / 13844 **Yr Built/Renovated** :
Linear Ft : 535 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 05-Feb-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 1691 **Lot** : 6 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|------------------|------------------|
| Bulkheads | \$193,600 | \$500,200 |
| Total | \$193,600 | \$500,200 |
| Importance Code A | \$193,600 | |
| Importance Code B | | \$500,200 |
| Total | \$193,600 | \$500,200 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|---------|---------|----------------|---------|
| Bulkheads | | | \$3,100 | |
| Total | | | \$3,100 | |
| Importance Code A | | | | |
| Importance Code B | | | \$3,100 | |
| Total | | | \$3,100 | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Asset # : 13844

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | | |
|-------------------|---------------------------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| 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% | 4+ | \$130,100 | LIFE | * * | | | |
| | | Spalling, Extent : Moderate, Area Affected : 20% | | | | | | | |
| | | Location : Throughout Top Of Wall In Multiple Locations | | | | | | | |
| | Concrete/Stone | 80% | | | LIFE | * * | | | |
| | | Cracking, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | | Location : Throughout Concrete Surface With Efflorescence | | | | | | | |
| Piles and Bracing | | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| Pile Caps | | | | | | | | | |
| | Timber | 10% | 0-2 | \$63,400 | LIFE | * * | 4 | \$400 | |
| | | Rotting/Splitting, Extent : Severe, Area Affected : 75% | | | | | | | |
| | | Location : Outboard End Of Pile Caps | | | | | | | |
| | Not Accessible | 90% | | | | | | | |
| Backfill | | | | | | | | | |
| | Fill | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| Surface | | | | | | | | | |
| | Asphalt Pavers | 100% | | | 2034 | * * | 5 | \$6,100 | |
| | | Settlement, Extent : Light, Area Affected : 5% | | | | | | | |
| | | Location : Along Offshore Edge | | | | | | | |
| Deck Elements | | | | | | | | | |
| | Railing | | | | | | | | |
| | Steel | 100% | | | 2023 | \$500,200 | | | |
| | | 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.

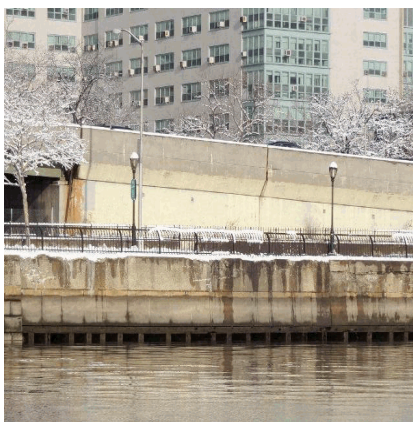
Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Address : BET 96TH & 97TH STS. TO E 96 ST. SUB 2 OF ASSET TYPE, SUB 1 OF BL
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR097.000 / 13845 **Yr Built/Renovated** :
Linear Ft : 85 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 05-Feb-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 1690 **Lot** : 10 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------|----------------|
| Bulkheads | \$79,500 | |
| Total | \$79,500 | |
| Importance Code B | \$79,500 | |
| Total | \$79,500 | |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|---------|--------------|---------|
| Bulkheads | \$40,800 | | \$500 | |
| Total | \$40,800 | | \$500 | |
| Importance Code A | \$40,800 | | | |
| Importance Code B | | | \$500 | |
| Total | \$40,800 | | \$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 | 20% | 4+ | \$20,700 | LIFE | * * | | | |
| | | Spalling, Extent : Moderate, Area Affected : 50% Location : At Top Of Concrete Wall | | | | | | | |
| | Concrete/Stone | 80% | | | LIFE | * * | | | |
| | | Cracking, Extent : Moderate, Area Affected : 50% Location : Throughout Concrete Surface With Efflorescence | | | | | | | |
| Piles and Bracing | | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| Pile Caps | | | | | | | | | |
| | Timber | 10% | 4+ | \$20,200 | LIFE | * * | 4 | \$100 | |
| | | Rotting/Splitting, Extent : Light, Area Affected : 20% Location : Outboard Ends Of Pile Caps | | | | | | | |
| | Not Accessible | 90% | | | | | | | |
| Backfill | | | | | | | | | |
| | Fill | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| Surface | | | | | | | | | |
| | Asphalt Pavers | 100% | | | 2034 | * * | 5 | \$1,000 | |
| | | Settlement, Extent : Light, Area Affected : 30% Location : Offset 3 Ft From Outboard Face | | | | | | | |
| Deck Elements | | | | | | | | | |
| | Railing | | | | | | | | |
| | Steel | 100% | | | 2020 | \$79,500 | | | |
| | | 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : LOW-LEVEL RELIEVING PLATFROM TIMBER PILE SUPPORTED BULKHEAD
Address : E 116TH ST TO E 114TH ST / SUB 2 OF BL, SUB 1 OF ASSET TYPE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR083.000 / 13829 **Yr Built/Renovated** :
Linear Ft : 518 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 30-Jan-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 1713 **Lot** : 38 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------------|-----------------------|
| Bulkheads | \$446,300 | \$484,300 |
| Total | \$446,300 | \$484,300 |
| Importance Code A | \$446,300 | |
| Importance Code B | | \$484,300 |
| Total | \$446,300 | \$484,300 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads | \$45,400 | | \$2,700 | |
| Total | \$45,400 | | \$2,700 | |
| Importance Code A | | | | |
| Importance Code B | \$45,400 | | \$2,700 | |
| Total | \$45,400 | | \$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
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 | 20% | Now | \$171,300 | LIFE | * * | 5 | \$400 |
| | | Broken, Extent : Severe, Area Affected : 80% | | | | | | |
| | | Location : From E 114th Street North For 111 Ft | | | | | | |
| | Concrete | 35% | 2-4 | \$59,900 | LIFE | * * | 5 | \$700 |
| | | Cracking, Extent : Moderate, Area Affected : 20% | | | | | | |
| | | Location : Outboard Face Above Mhw | | | | | | |
| | | Spalling, Extent : Moderate, Area Affected : 20% | | | | | | |
| | | Location : At 111 Ft North Of E 114th St And North For 175 Ft Intermittently | | | | | | |
| | | Other Observation, Extent : Light, Area Affected : 10% | | | | | | |
| | | Location : Outboard Face Above Mhw | | | | | | |
| | | Explanation : Efflorescence | | | | | | |
| | Concrete/Stone | 45% | 4+ | \$94,500 | LIFE | * * | | |
| | Cracking, Extent : Moderate, Area Affected : 20% | | | | | | | |
| | Location : Outboard Face Above Mhw | | | | | | | |
| | 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 225 Ft | | | | | | | |
| | Other Observation, Extent : Moderate, Area Affected : 20% | | | | | | | |
| | Location : Outboard Face Above Mhw | | | | | | | |
| | Explanation : Efflorescence | | | | | | | |
| Piles and Bracing | | | | | | | | |
| Timber | 10% | 4+ | \$74,600 | 2034 | * * | 4 | \$7,800 | |
| | Rotting/Splitting, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | Location : Outboard End | | | | | | | |
| Not Accessible | 90% | | | | | | | |
| Pile Caps | | | | | | | | |
| Timber | 15% | 4+ | \$46,100 | LIFE | * * | 4 | \$600 | |
| | Rotting/Splitting, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | Location : Outboard End Of Pile Caps | | | | | | | |
| Not Accessible | 85% | | | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Topsoil | 20% | Now | \$21,800 | 2065 | * * | | | |
| | Other Observation, Extent : Severe, Area Affected : 50% | | | | | | | |
| | Location : From 114th St North For 111 Ft | | | | | | | |
| | Explanation : Fill Loss | | | | | | | |
| Not Accessible | 80% | | | | | | | |
| Surface | | | | | | | | |
| Asphalt Pavers | 93% | | | 2034 | * * | 5 | \$5,500 | |
| Asphalt Pavers | 5% | 4+ | \$5,200 | 2034 | * * | 5 | \$100 | |
| | Settlement, Extent : Light, Area Affected : 25% | | | | | | | |
| | Location : 108 Ft North Of E 114th St | | | | | | | |
| Topsoil | 2% | | | 2023 | \$500 | 5 | \$100 | |
| Deck Elements | | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
LOW-LEVEL RELIEVING PLATFROM TIMBER PILE SUPPORTED BULKHEAD
Asset # : 13829

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|-----------------------------|---|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Deck Elements | | | | | | | | |
| Railing | | | | | | | | |
| Steel | 90% | 4+ | \$8,700 | 2023 | \$435,900 | | | |
| | <i>Corrosion, Extent : Light, Area Affected : 5%</i> | | | | | | | |
| | <i>Location : Primarily At Baseplates</i> | | | | | | | |
| | <i>Missing Coating, Extent : Light, Area Affected : 5%</i> | | | | | | | |
| | <i>Location : Primarily At Baseplates</i> | | | | | | | |
| Steel | 10% | 0-2 | \$9,700 | 2023 | \$48,400 | | | |
| | <i>Other Observation, Extent : Severe, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| | <i>Explanation : Undermining Of Baseplates Due To Spalling</i> | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : LUMBER EXCHANGE TERMINAL RELIEVING PLATFORM/WHARF
Address : WEST ST FOOT OF DUPONT ST
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR047.000 / 13507 **Yr Built/Renovated** :
Linear Ft : 738 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 17-Jan-2013 **Landmark Status** : NONE
Areas Surveyed :
Block : 2472 **Lot** : 32 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|------------------|----------------|
| Bulkheads | \$305,800 | |
| Total | \$305,800 | |
| Importance Code A | \$195,200 | |
| Importance Code B | \$110,600 | |
| Total | \$305,800 | |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|----------------|---------|---------|
| Bulkheads | \$21,300 | \$3,800 | | |
| Total | \$21,300 | \$3,800 | | |
| Importance Code A | | | | |
| Importance Code B | \$6,500 | \$3,800 | | |
| Importance Code C | \$14,800 | | | |
| Total | \$21,300 | \$3,800 | | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
LUMBER EXCHANGE TERMINAL RELIEVING PLATFORM/WHARF
Asset # : 13507

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| 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% | 4+ | \$85,400 | LIFE | * * | 5 | \$1,900 | |
| | Cracking, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | Location : Isolated Throughout | | | | | | | |
| Concrete | 30% | 2-4 | \$109,800 | LIFE | * * | 5 | \$800 | |
| | Cracking, Extent : Severe, Area Affected : 10% | | | | | | | |
| | Location : At Areas Of Severe Erosion And Isolated Throughout | | | | | | | |
| | Erosion, Extent : Severe, Area Affected : 40% | | | | | | | |
| | Location : At 450 Ft From South Corner And At South Corner | | | | | | | |
| | Exposed Reinforcement, Extent : Severe, Area Affected : 15% | | | | | | | |
| | Location : In Tidal Zone | | | | | | | |
| Coping/Curb | | | | | | | | |
| Concrete | 90% | | | LIFE | * * | 5 | \$600 | |
| | Cracking, Extent : Light, Area Affected : 10% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Concrete | 10% | 4+ | \$14,800 | LIFE | * * | 5 | \$100 | |
| | Cracking, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | Location : Isolated Throughout | | | | | | | |
| | Spalling, Extent : Moderate, Area Affected : 20% | | | | | | | |
| | Location : At 450 Ft And 620 Ft From South | | | | | | | |
| Piles and Bracing | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Pile Caps | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Surface | | | | | | | | |
| Asphalt | 88% | | | 2033 | * * | 5 | \$7,400 | |
| | Settlement, Extent : Light, Area Affected : 5% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Asphalt | 10% | 4+ | \$6,500 | 2039 | * * | 5 | \$400 | |
| | Settlement, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Near Sewer Drains | | | | | | | |
| Concrete | 2% | | | 2033 | * * | 5 | \$200 | |
| Fender | | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
LUMBER EXCHANGE TERMINAL RELIEVING PLATFORM/WHARF
Asset # : 13507

| Bulkheads | | Current Repair | | | Future Replacement | | Maintenance | | |
|-----------|------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| 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% | Now | \$28,900 | 2039 | * * | 4 | \$6,000 | |
| | | Broken, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : Two Broken Areas: South End And 250 Ft North Of South End | | | | | | | |
| | | Rotting/Splitting, Extent : Severe, Area Affected : 30% | | | | | | | |
| | | Location : Tidal Zone Throughout | | | | | | | |
| | Timber | 85% | 4+ | \$81,800 | 2037 | * * | 4 | \$34,000 | |
| | | Displaced Elements, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : Entire System Is Seized In Sliding Tracks And Cannot Function As Designed | | | | | | | |
| | | Rotting/Splitting, 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.

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : NAVY HOMEPORT RIPRAP AND PLATFORM
Address : WATER ST SOUTH TO NORTH OF VANDERBILT AVE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DGS0047.020 / 13503 **Yr Built/Renovated** :
Linear Ft : 1,497 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 05-Jan-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 487 **Lot** : 100 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------------|-----------------------|
| Bulkheads | \$1,605,700 | \$102,700 |
| Total | \$1,605,700 | \$102,700 |
| Importance Code A | \$1,004,900 | |
| Importance Code B | \$63,000 | \$102,700 |
| Importance Code C | \$537,900 | |
| Total | \$1,605,700 | \$102,700 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads | \$49,600 | \$100 | | |
| Total | \$49,600 | \$100 | | |
| Importance Code A | | | | |
| Importance Code B | \$45,100 | \$100 | | |
| Importance Code C | \$4,500 | | | |
| Total | \$49,600 | \$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
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 | | | | | | | | |
| Relieving Platform Top Concrete | 30% | Now | \$742,500 | LIFE | * * | 5 | \$1,700 | |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : North End Of Asset</i> | | | | | | | | |
| <i>Explanation : Collapsed Structure</i> | | | | | | | | |
| No Component | 70% | | | | | | | |
| Piles and Bracing Timber | 30% | Now | \$129,300 | 2041 | * * | 4 | \$67,200 | |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : North End Of Asset</i> | | | | | | | | |
| <i>Explanation : Collapsed Structure</i> | | | | | | | | |
| No Component | 70% | | | | | | | |
| Revetment Stone | 50% | | | LIFE | * * | 5 | \$9,000 | |
| Stone | 50% | 2-4 | \$537,900 | LIFE | * * | 5 | \$4,500 | |
| <i>Missing Part, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout Along Top Of Revetment</i> | | | | | | | | |
| Pile Caps Timber | 30% | Now | \$133,100 | LIFE | * * | 4 | \$3,500 | |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : North End Of Asset</i> | | | | | | | | |
| <i>Explanation : Collapsed Structure</i> | | | | | | | | |
| No Component | 70% | | | | | | | |
| Backfill | | | | | | | | |
| Fill Topsoil | 20% | Now | \$63,000 | 2066 | * * | | | |
| <i>Erosion, Extent : Severe, Area Affected : 40%</i> | | | | | | | | |
| <i>Location : Sloughing Of Fill Adjacent To Pavement</i> | | | | | | | | |
| Not Accessible | 80% | | | | | | | |
| Surface Asphalt | 20% | Now | \$26,400 | 2041 | * * | 5 | \$1,700 | |
| <i>Erosion, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout Along Pavement</i> | | | | | | | | |
| Topsoil | 80% | | | 2021 | \$63,000 | 5 | \$5,600 | |
| Deck Elements | | | | | | | | |
| Railing Fencing | 50% | | | 2024 | \$39,700 | 3 | \$300 | |
| Fencing | 20% | Now | \$15,900 | 2031 | * * | 3 | \$100 | |
| <i>Broken, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| No Component | 30% | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : NAVY HOMEPORT STEEL SHEET PILE BULKHEAD
Address : CLINTON ST SOUTH TO WATER ST
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : PAR0205.000 / 13949 **Yr Built/Renovated** :
Linear Ft : 1,640 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 05-Jan-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 487 **Lot** : 100 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------|----------------|
| Bulkheads | \$70,300 | |
| Total | \$70,300 | |
| Importance Code A | \$70,300 | |
| Total | \$70,300 | |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|---------|----------------|---------|
| Bulkheads | \$68,500 | | \$3,700 | |
| Total | \$68,500 | | \$3,700 | |
| Importance Code A | \$4,400 | | | |
| Importance Code B | \$64,000 | | \$3,700 | |
| Total | \$68,500 | | \$3,700 | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
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 | | | | | | | | |
| Sheet Piles | | | | | | | | |
| Steel | 50% | | | LIFE | * * | 10 | | |
| | Corrosion, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Splash Zone | | | | | | | |
| | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | |
| | Location : 20 Ft, 490 Ft, 515 Ft, And 1375 Ft From North | | | | | | | |
| | Explanation : Outfalls | | | | | | | |
| Not Accessible | 50% | | | | | | | |
| Pile Caps | | | | | | | | |
| Concrete | 90% | | | LIFE | * * | 5 | \$8,900 | |
| Concrete | 5% | 4+ | \$35,200 | LIFE | * * | 5 | \$200 | |
| | Spalling, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Spalls With Exposed Rebar At 240, 500 To 620, 1430, and 1525 ft from north | | | | | | | |
| Concrete | 5% | Now | \$35,200 | LIFE | * * | 5 | \$200 | |
| | Broken, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : 90 Ft Long Section On North Side Of Sullivan Pier | | | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Topsoil | 10% | Now | \$34,500 | 2066 | * * | | | |
| | Sinkhole, Extent : Severe, Area Affected : 40% | | | | | | | |
| | Location : At 350 To 450, 500, 525, And 575 Ft From North | | | | | | | |
| Not Accessible | 90% | | | | | | | |
| Surface | | | | | | | | |
| Asphalt | 40% | | | 2029 | * * | 5 | \$7,500 | |
| Asphalt | 10% | Now | \$14,500 | 2041 | * * | 5 | \$900 | |
| | Settlement, Extent : Severe, Area Affected : 40% | | | | | | | |
| | Location : Sinkholes At 350 To 450, 500, 525, And 575 Ft From North | | | | | | | |
| Under Construction | 50% | | | | | | | |
| | Other Observation, Extent : Light, Area Affected : 0% | | | | | | | |
| | Location : South Of Sullivan Pier | | | | | | | |
| | Explanation : Location | | | | | | | |
| Fender | | | | | | | | |
| Piles | | | | | | | | |
| Timber | 5% | 0-2 | \$15,100 | 2041 | * * | 4 | \$2,000 | |
| | Worn, Extent : Moderate, Area Affected : 75% | | | | | | | |
| | Location : Southern 200 Ft Of Asset | | | | | | | |
| No Component | 90% | | | | | | | |
| Not Accessible | 5% | | | | | | | |
| Deck Elements | | | | | | | | |
| Railing | | | | | | | | |
| Fencing | 20% | | | 2024 | \$17,400 | 3 | \$100 | |
| No Component | 80% | | | | | | | |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : NAVY HOMEPORT WHARF, BULKHEAD, SEAWALL
Address : SWAN ST SOUTH TO CLINTON ST.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DGS0047.010 / 13502 **Yr Built/Renovated** :
Linear Ft : 1,245 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 11-Dec-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 487 **Lot** : 110 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|--------------------|----------------|
| Bulkheads | \$1,762,600 | |
| Total | \$1,762,600 | |
| Importance Code A | \$362,300 | |
| Importance Code B | \$266,800 | |
| Importance Code C | \$1,133,500 | |
| Total | \$1,762,600 | |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|---------|---------|---------|---------|
| Bulkheads | | | | |
| Total | | | | |
| Importance Code B | | | | |
| Importance Code C | | | | |
| Total | | | | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
NAVY HOMEPORT WHARF, BULKHEAD, SEAWALL

Asset # : 13502

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | | |
|-------------|----------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| 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 | \$312,900 | LIFE | * * | 5 | \$900 | |
| | | Missing Part, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : One Location Totaling 930 Ft | | | | | | | |
| | No Component | 25% | | | | | | | |
| Revetment | Concrete | 100% | Now | \$820,700 | LIFE | * * | | | |
| | | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | | Explanation : Collapsed Concrete Structure | | | | | | | |
| Sheet Piles | Steel | 25% | 4+ | \$362,300 | LIFE | * * | | | |
| | | Corrosion, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | No Component | 75% | | | | | | | |
| Backfill | Fill | | | | | | | | |
| | Topsoil | 100% | Now | \$157,100 | 2066 | * * | | | |
| | | Erosion, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : Throughout Upland Area Of Sheeting And Inshore Of Concrete Riprap | | | | | | | |
| Surface | Asphalt | 100% | Now | \$109,800 | 2041 | * * | 5 | \$7,100 | |
| | | Broken, Extent : Severe, Area Affected : 50% | | | | | | | |
| | | Location : Throughout Area Adjacent To Sheeting And Riprap | | | | | | | |
| | | Settlement, Extent : Severe, Area Affected : 50% | | | | | | | |
| | | Location : Inshore Of Broken Asphalt Surface For Entire Length Of Asset | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : NICKS NORTHERN PARKING LOT GABION GRAVITY WALL
Address : 2777 FLATBUSH AVE. MILL BASIN
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR026.063 / 17 **Yr Built/Renovated** :
Linear Ft : 405 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 15-Dec-2011 **Landmark Status** : NONE
Areas Surveyed :
Block : 8591 **Lot** : 980 **BIN** :

CAPITAL**Total**

Importance Code

Total

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|---------|---------|---------|--------------|
| Bulkheads | | | | \$100 |
| Total | | | | \$100 |
| Importance Code A | | | | \$100 |
| Importance Code B | | | | |
| Importance Code C | | | | |
| 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
NICKS NORTHERN PARKING LOT GABION GRAVITY WALL

Asset # : 17

| Bulkheads | | Current 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 | \$400 | |
| | Gravity Wall | | | | | | | | |
| | Stone Gabion | 70% | | | LIFE | * * | 3 | \$300 | |
| | Not Accessible | 30% | | | | | | | |
| Backfill | | | | | | | | | |
| | Fill | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| | Surface | | | | | | | | |
| | Asphalt | 100% | | | 2036 | * * | 5 | \$4,600 | |
| 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : PASSENGER SHIP TERMINAL BULKHEAD, PIERS 88, 90, 92
Address : HUDSON RIVER WEST 48TH TO 52ND STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBS0025.025 / 1763 **Yr Built/Renovated** :
Linear Ft : 1,333 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 28-Feb-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 1107 **Lot** : 12 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|----------------|------------------|
| Bulkheads | | \$102,900 |
| Total | | \$102,900 |
| Importance Code A | | \$102,900 |
| Total | | \$102,900 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|---------|-----------------|----------------|---------|
| Bulkheads | | \$12,400 | \$3,000 | |
| Total | | \$12,400 | \$3,000 | |
| Importance Code A | | | | |
| Importance Code B | | \$12,400 | \$3,000 | |
| Total | | \$12,400 | \$3,000 | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
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 | 100% | | | LIFE | * * | 5 | \$5,000 | |
| Gravity Wall | | | | | | | | |
| Concrete | 20% | | | LIFE | * * | 5 | \$1,100 | |
| | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Explanation : Minor Spalling And Cracking | | | | | | | |
| Not Accessible | 80% | | | | | | | |
| Piles and Bracing | | | | | | | | |
| Steel | 50% | | | LIFE | * * | 5 | \$102,900 | |
| Not Accessible | 50% | | | | | | | |
| Pile Caps | | | | | | | | |
| Concrete | 100% | | | LIFE | * * | 5 | \$4,000 | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Surface | | | | | | | | |
| Concrete | 40% | | | 2034 | * * | 5 | \$6,100 | |
| Not Accessible | 60% | | | | | | | |
| Fender | | | | | | | | |
| Piles | | | | | | | | |
| Timber | 10% | | | 2034 | * * | 4 | \$4,800 | |
| No Component | 70% | | | | | | | |
| Not Accessible | 20% | | | | | | | |
| Wales and Chocks | | | | | | | | |
| Timber | 30% | | | 2034 | * * | 4 | \$32,500 | |
| 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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 : 28-Nov-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------------|-----------------------|
| Bulkheads | \$661,200 | \$35,800 |
| Total | \$661,200 | \$35,800 |
| Importance Code A | \$98,900 | \$35,800 |
| Importance Code B | \$562,300 | |
| Total | \$661,200 | \$35,800 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|----------------|----------------|----------------|----------------|
| Bulkheads | \$9,400 | \$1,100 | | |
| Total | \$9,400 | \$1,100 | | |
| Importance Code A | | | | |
| Importance Code B | \$9,400 | \$1,100 | | |
| Importance Code C | | | | |
| Total | \$9,400 | \$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
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% | | | 2033 | * * | 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+ | \$63,100 | 2033 | * * | 5 | \$6,300 | | |
| | Erosion, Extent : Moderate, Area Affected : 50% | | | | | | | | |
| | Location : Throughout In Tidal Zone | | | | | | | | |
| | Spalling, Extent : Moderate, Area Affected : 50% | | | | | | | | |
| | Location : At West Face | | | | | | | | |
| Piles and Bracing | | | | | | | | | |
| Not Accessible | 100% | | | | | | | | |
| Pile Caps | | | | | | | | | |
| Not Accessible | 100% | | | | | | | | |
| Backfill | | | | | | | | | |
| Fill | | | | | | | | | |
| Gravel | 1% | Now | \$1,800 | 2039 | * * | 5 | | | |
| | Sinkhole, Extent : Moderate, Area Affected : 100% | | | | | | | | |
| | Location : At Station 10+50 And Station 14+02 (Station 0+00 At Southeast Corner Of Asset) | | | | | | | | |
| Not Accessible | 99% | | | | | | | | |
| Surface | | | | | | | | | |
| Asphalt | 9% | | | 2033 | * * | 5 | \$2,200 | | |
| Asphalt Pavers | 1% | Now | \$6,400 | 2039 | * * | 5 | \$100 | | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | |
| | Location : At The Southwest Corner, West End, And Northwest Corner Of Asset | | | | | | | | |
| | Explanation : Missing Pavers | | | | | | | | |
| Concrete | 10% | | | 2037 | * * | 5 | \$2,400 | | |
| Not Accessible | 80% | | | | | | | | |
| Fender | | | | | | | | | |
| Buffer | | | | | | | | | |
| Rubber | 5% | Now | \$10,300 | 2039 | * * | 4-5 | \$1,800 | | |
| | Missing Part, Extent : Severe, Area Affected : 100% | | | | | | | | |
| | Location : Earth Mover Tires Missing At One Location | | | | | | | | |
| Rubber | 45% | 0-2 | \$185,400 | 2039 | * * | 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% | | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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 | % of | Fail Date | Estimated Cost | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
| | Type | Total | (Years) | | FY | | (Yrs) | | |

Fender

Wales and Chocks

Timber

| | | | | | | |
|------|-----|-----------|------|-----|---|-----------|
| 100% | Now | \$366,600 | 2039 | * * | 4 | \$114,500 |
|------|-----|-----------|------|-----|---|-----------|

*Broken, Extent : Severe, Area Affected : 100%**Location : Stations 0+00 To 1+04; 16+86 To 20+50**Other Observation, Extent : Severe, Area Affected : 100%**Location : Stations 1+04 To 16+86; 20+50 To 21+10**Explanation : 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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 : **11-Dec-2012** **Landmark Status** : **NONE**
Areas Surveyed :
Block : **2023** **Lot** : **1** **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------------|-----------------------|
| Bulkheads | \$413,300 | |
| Total | \$413,300 | |
| Importance Code A | \$181,800 | |
| Importance Code B | \$231,500 | |
| Total | \$413,300 | |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|-----------------|----------------|----------------|
| Bulkheads | \$43,600 | \$39,700 | | |
| Total | \$43,600 | \$39,700 | | |
| Importance Code A | | \$32,800 | | |
| Importance Code B | \$43,600 | \$6,900 | | |
| Total | \$43,600 | \$39,700 | | |



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 | 90% | | | 2033 | * * | 5 | \$65,600 | |
| | 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 | 10% | 4+ | \$181,800 | 2033 | * * | 5 | \$3,600 | |
| | 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 | | | | | | | | |
| Topsoil | 1% | Now | \$3,800 | 2064 | * * | | | |
| | Erosion, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : 4 Void Locations Just Behind Seawall | | | | | | | |
| Not Accessible | 99% | | | | | | | |
| Surface | | | | | | | | |
| Asphalt | 20% | | | 2037 | * * | 5 | \$4,200 | |
| Asphalt | 25% | 4+ | \$24,100 | 2037 | * * | 5 | \$2,600 | |
| | Cracking, Extent : Light, Area Affected : 30% | | | | | | | |
| | Location : Throughout Pier | | | | | | | |
| Asphalt Blocks | 15% | 4+ | \$57,000 | 2033 | * * | 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% | | | 2033 | * * | 5 | \$4,200 | |
| Concrete | 5% | | | 2033 | * * | 5 | \$1,000 | |
| | Cracking, Extent : Light, Area Affected : 10% | | | | | | | |
| | Location : At Isolated Concrete Patches Throughout Pier | | | | | | | |
| Not Accessible | 15% | | | | | | | |
| Fender | | | | | | | | |
| Buffer | | | | | | | | |
| Rubber | 25% | | | 2033 | * * | 4-5 | \$13,700 | |
| Rubber | 5% | Now | \$11,900 | 2039 | * * | 4-5 | \$1,500 | |
| | Broken, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : Broken/ Missing Extruded Arch Fender 371 Ft From Southwest | | | | | | | |
| No Component | 70% | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
PIER K INCLUDING PERIMETER BULKHEAD / BERTHS 19, 20
Asset # : 13523

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|-----------------------------|---------------|---|----------------|--------------------|----------------|----------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Fender | | | | | | | | |
| Wales and Chocks | | | | | | | | |
| Timber | 55% | Now | \$174,400 | 2039 | * * | 4 | \$54,500 | |
| | | <i>Broken, Extent : Severe, Area Affected : 50%</i> | | | | | | |
| | | <i>Location : North And West Face</i> | | | | | | |
| No Component | 45% | | | | | | | |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : RELIEVING PLATFORM
Address : E. 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 : 07-Mar-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 968 **Lot** : 50 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------------|-----------------------|
| Bulkheads | \$35,500 | \$427,500 |
| Total | \$35,500 | \$427,500 |
| Importance Code A | \$35,500 | |
| Importance Code B | | \$427,500 |
| Total | \$35,500 | \$427,500 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads | \$47,000 | \$400 | \$2,300 | \$200 |
| Total | \$47,000 | \$400 | \$2,300 | \$200 |
| Importance Code A | \$24,200 | | | |
| Importance Code B | \$3,000 | \$400 | \$2,300 | \$200 |
| Importance Code C | \$19,800 | | | |
| Total | \$47,000 | \$400 | \$2,300 | \$200 |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801
RELIEVING PLATFORM
Asset # : 4087

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|------------------------------|---|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Structural | | | | | | | | |
| Coping/Curb | | | | | | | | |
| Concrete | 80% | | | LIFE | * * | 5 | \$400 | |
| | <i>Displaced Elements, Extent : Light, Area Affected : 10%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| Concrete | 10% | 2-4 | \$17,000 | LIFE | * * | 5 | | |
| | <i>Broken, Extent : Moderate, Area Affected : 50%</i> | | | | | | | |
| | <i>Location : Isolated Throughout</i> | | | | | | | |
| | <i>Missing Part, Extent : Severe, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : At Stations 2+58 And 2+85 From North</i> | | | | | | | |
| | <i>Other Observation, Extent : Severe, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : At Stations 3+31 And 3+77 From North</i> | | | | | | | |
| | <i>Explanation : Broken Light Pole Hanging In Water And Missing Light Pole With Exposed Wires</i> | | | | | | | |
| Timber | 5% | | | LIFE | * * | 5 | | |
| Timber | 5% | 2-4 | \$2,800 | LIFE | * * | 5 | | |
| | <i>Rotting/Splitting, Extent : Severe, Area Affected : 50%</i> | | | | | | | |
| | <i>Location : At South End</i> | | | | | | | |
| Pile Supported Wall | | | | | | | | |
| Conc w/Stone Face | 5% | Now | \$35,500 | LIFE | * * | 5 | \$2,000 | |
| | <i>Other Observation, Extent : Severe, Area Affected : 50%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| | <i>Explanation : Erosion Along Bottom Of Stone Face</i> | | | | | | | |
| Conc w/Stone Face | 35% | | | LIFE | * * | 5 | \$14,200 | |
| | <i>Other Observation, Extent : Light, Area Affected : 50%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| | <i>Explanation : Minor Erosion</i> | | | | | | | |
| Not Accessible | 60% | | | | | | | |
| Piles and Bracing | | | | | | | | |
| Timber | 2% | Now | \$17,600 | 2032 | * * | 4 | \$1,500 | |
| | <i>Rotting/Splitting, Extent : Moderate, Area Affected : 30%</i> | | | | | | | |
| | <i>Location : At Tops Of Piles Along Bulkhead Face</i> | | | | | | | |
| Not Accessible | 98% | | | | | | | |
| Lowlevel Pile Caps | | | | | | | | |
| Timber | 5% | Now | \$6,600 | LIFE | * * | | | |
| | <i>Missing Part, Extent : Severe, Area Affected : 60%</i> | | | | | | | |
| | <i>Location : Along Bulkhead Face Throughout</i> | | | | | | | |
| | <i>Rotting/Splitting, Extent : Severe, Area Affected : 30%</i> | | | | | | | |
| | <i>Location : Along Bulkhead Face Throughout</i> | | | | | | | |
| Not Accessible | 95% | | | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Not Accessible | 100% | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
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 |
| Backfill | | | | | | | | |
| Surface | | | | | | | | |
| Brick Pavers | 78% | | | 2039 | * * | 5 | \$4,500 | |
| | Other Observation, Extent : Light, Area Affected : 50% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Explanation : Settlement | | | | | | | |
| Brick Pavers | 2% | Now | \$2,200 | 2039 | * * | 5 | \$100 | |
| | Missing Part, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | Location : At Station 2+58 | | | | | | | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : At Station 2+93 | | | | | | | |
| | Explanation : Settlement | | | | | | | |
| Cobblestone | 10% | | | 2043 | * * | 5 | \$800 | |
| Concrete | 10% | | | 2032 | * * | 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% | | | 2032 | * * | 4-5 | \$1,300 | |
| No Component | 90% | | | | | | | |
| Deck Elements | | | | | | | | |
| Railing | | | | | | | | |
| Concrete | 10% | | | 2024 | \$12,200 | | | |
| | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | |
| | Location : At South End | | | | | | | |
| | Explanation : Concrete Parapet Wall | | | | | | | |
| Steel | 90% | | | 2022 | \$427,500 | | | |

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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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 : 260 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 21-Nov-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 2184 **Lot** : 40 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|------------------|-----------------|
| Bulkheads | \$270,200 | \$60,800 |
| Total | \$270,200 | \$60,800 |
| Importance Code A | \$225,000 | |
| Importance Code B | \$45,200 | \$60,800 |
| Total | \$270,200 | \$60,800 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|---------|---------|---------|
| Bulkheads | \$27,900 | | | |
| Total | \$27,900 | | | |
| Importance Code A | \$26,400 | | | |
| Importance Code B | \$1,500 | | | |
| Total | \$27,900 | | | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
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+ | \$163,300 | LIFE | * * | 5 | \$900 | |
| | 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 Ft Of Concrete Along Full Length Of Wall | | | | | | | |
| | Other Observation, Extent : Light, Area Affected : 5% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Explanation : Isolated Map Cracking | | | | | | | |
| Concrete/Stone | 5% | Now | \$26,400 | 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 Timber | 10% | 4+ | \$61,600 | LIFE | * * | 4 | \$200 | |
| | Rotting/Splitting, Extent : Light, Area Affected : 100% | | | | | | | |
| | Location : At Eastern Ends Of Pile Caps | | | | | | | |
| Not Accessible | 90% | | | | | | | |
| Backfill | | | | | | | | |
| Fill Gravel | 5% | Now | \$1,100 | 2039 | * * | 5 | | |
| | Other Observation, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : At Stone Masonry Wall At North End Of Asset | | | | | | | |
| | Explanation : Fill Loss Due To Failed Wall | | | | | | | |
| Not Accessible | 95% | | | | | | | |
| Surface Concrete | 30% | | | 2037 | * * | 5 | \$900 | |
| Not Accessible | 70% | | | | | | | |
| Fender | | | | | | | | |
| Wales and Chocks Timber | 100% | Now | \$45,200 | 2039 | * * | 4 | \$14,100 | |
| | Broken, Extent : Severe, Area Affected : 10% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Missing Part, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Deck Elements | | | | | | | | |
| Railing Fencing | 75% | | | 2022 | \$10,300 | 3 | \$100 | |
| | Corrosion, Extent : Light, Area Affected : 75% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Steel | 25% | | | 2023 | \$60,800 | | | |
| | 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : RELIEVING PLATFORM AND REVETMENT (SURROUNDED BY CONCRETE BLOCK)
Address : NORTH OF GRAND AVE. BRIDGE AND SOUTH OF 57-00 47TH AVE.
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DBSR035.000 / 13481 **Yr Built/Renovated** :
Linear Ft : 265 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 09-Apr-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 2601 **Lot** : 25 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|------------------|----------------|
| Bulkheads | \$168,200 | |
| Total | \$168,200 | |
| Importance Code A | \$87,600 | |
| Importance Code B | \$80,600 | |
| Total | \$168,200 | |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|---------|---------|---------|
| Bulkheads | \$32,300 | | | |
| Total | \$32,300 | | | |
| Importance Code A | \$5,800 | | | |
| Importance Code B | \$3,600 | | | |
| Importance Code C | \$22,900 | | | |
| Total | \$32,300 | | | |



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 AND REVETMENT (SURROUNDED BY CONCRETE BLOCK)
Asset # : 13481

| Bulkheads | | Current 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% | | | LIFE | * * | 5 | \$500 | |
| Concrete | 20% | Now | \$87,600 | LIFE | * * | 5 | \$200 | |
| Broken, Extent : Severe, Area Affected : 100% | | | | | | | | |
| Location : At North End | | | | | | | | |
| Displaced Elements, Extent : Severe, Area Affected : 100% | | | | | | | | |
| Location : Isolated And At North End | | | | | | | | |
| Erosion, Extent : Severe, Area Affected : 100% | | | | | | | | |
| Location : Isolated And At North End | | | | | | | | |
| No Component | 30% | | | | | | | |
| Piles and Bracing | | | | | | | | |
| No Component | 30% | | | | | | | |
| Not Accessible | 70% | | | | | | | |
| Revetment | | | | | | | | |
| Stone | 30% | 4+ | \$22,900 | LIFE | * * | 5 | \$500 | |
| Other Observation, Extent : Moderate, Area Affected : 40% | | | | | | | | |
| Location : Throughout; North End Of Asset | | | | | | | | |
| Explanation : Poorly Graded And Installed | | | | | | | | |
| No Component | 70% | | | | | | | |
| Lowlevel Pile Caps | | | | | | | | |
| Timber | 65% | | | LIFE | * * | | | |
| Timber | 5% | 4+ | \$5,800 | LIFE | * * | | | |
| Rotting/Splitting, Extent : Moderate, Area Affected : 50% | | | | | | | | |
| Location : At The Western Exposed Ends Of Pile Caps | | | | | | | | |
| No Component | 30% | | | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Gravel | 10% | Now | \$2,300 | 2038 | * * | 5 | | |
| Other Observation, Extent : Severe, Area Affected : 100% | | | | | | | | |
| Location : At Northern End Of Pile Supported Wall | | | | | | | | |
| Explanation : Sinkhole/ Fill Loss | | | | | | | | |
| Not Accessible | 90% | | | | | | | |
| Surface | | | | | | | | |
| Topsoil | 70% | | | 2021 | \$9,800 | 5 | \$900 | |
| Topsoil | 10% | Now | \$1,400 | 2023 | \$1,400 | 5 | \$100 | |
| Settlement, Extent : Severe, Area Affected : 100% | | | | | | | | |
| Location : At North End Of Pile Supported Wall And Isolated Throughout | | | | | | | | |
| Not Accessible | 20% | | | | | | | |
| Fender | | | | | | | | |
| Wales and Chocks | | | | | | | | |
| Timber | 70% | Now | \$80,600 | 2038 | * * | 4 | \$10,100 | |
| Missing Part, Extent : Severe, Area Affected : 100% | | | | | | | | |
| Location : Missing Along Relieving Platform | | | | | | | | |
| No Component | 30% | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : REVETMENT
Address : RICHMOND TERR FROM CLINTON AVE TO TYSEN STREET
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DBS0037.000 / 13930 **Yr Built/Renovated** :
Linear Ft : 145 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 18-Dec-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 68 **Lot** : 40 **BIN** :

CAPITAL**Total**

Importance Code

Total

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|--------------|---------|--------------|---------|
| Bulkheads | \$900 | | \$300 | |
| Total | \$900 | | \$300 | |
| Importance Code B | | | \$300 | |
| Importance Code C | \$900 | | | |
| Total | \$900 | | \$300 | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
REVTMENT
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 | \$1,700 | |
| | | Settlement, Extent : Light, Area Affected : 5% | | | | | | | |
| | | Location : Isolated Throughout | | | | | | | |
| | | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | | Explanation : Non-engineered Revetment | | | | | | | |
| Backfill | Fill | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| Surface | Topsoil | 100% | | | 2024 | \$7,600 | 5 | \$700 | |
| | | Erosion, 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : REVETMENT
Address : RICHMOND TERR FROM 100FT WEST OF TYSEN ST TO E SNUG HARBOR RD
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DBS0038.000 / 13931 **Yr Built/Renovated** :
Linear Ft : 1,195 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 18-Dec-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 68 **Lot** : 35 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|------------------|-----------------|
| Bulkheads | \$343,500 | \$62,900 |
| Total | \$343,500 | \$62,900 |
| Importance Code B | | \$62,900 |
| Importance Code C | \$343,500 | |
| Total | \$343,500 | \$62,900 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|---------|---------|---------|
| Bulkheads | \$16,100 | | | |
| Total | \$16,100 | | | |
| Importance Code B | \$11,800 | | | |
| Importance Code C | \$4,300 | | | |
| Total | \$16,100 | | | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
REVTMENT
Asset # : 13931

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | | |
|------------|----------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| 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 | \$8,600 | |
| | | Settlement, Extent : Light, Area Affected : 10% | | | | | | | |
| | | Location : Near Western End Of Asset | | | | | | | |
| | | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | | Explanation : Non-engineered Revetment | | | | | | | |
| | Stone | 40% | 4+ | \$343,500 | LIFE | * * | 5 | \$2,900 | |
| | | Erosion, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | | Location : Sections Totaling 475 Ft | | | | | | | |
| Backfill | | | | | | | | | |
| | Fill | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| Surface | | | | | | | | | |
| | Topsoil | 15% | 4+ | \$9,400 | 2026 | \$9,400 | 5 | \$400 | |
| | | Erosion, Extent : Light, Area Affected : 5% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | Topsoil | 85% | | | 2021 | \$53,500 | 5 | \$4,800 | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : REVETMENT
Address : EAST RIVER /FOOT OF METROPOLITAN AVE AND RIVER STREET
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0039.000 / 13951 **Yr Built/Renovated** :
Linear Ft : 64 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 16-Sep-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 2355 **Lot** : 20 **BIN** :

CAPITAL**Total**

Importance Code

Total

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|---------|---------|---------|
| Bulkheads | \$14,500 | | | |
| Total | \$14,500 | | | |
| Importance Code B | \$14,100 | | | |
| Importance Code C | \$400 | | | |
| Total | \$14,500 | | | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
REVTMENT
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 | \$800 | |
| | | Other Observation, Extent : Light, Area Affected : 2% | | | | | | | |
| | | Location : 25 Ft From North | | | | | | | |
| | | Explanation : Outfall | | | | | | | |
| Backfill | | | | | | | | | |
| | Fill | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| Surface | | | | | | | | | |
| | Asphalt | 10% | Now | \$600 | 2041 | * * | 5 | | |
| | | Broken, Extent : Severe, Area Affected : 50% | | | | | | | |
| | | Location : Sinkhole Around Storm Drain | | | | | | | |
| | Concrete | 60% | 0-2 | \$13,500 | 2041 | * * | 5 | \$200 | |
| | | Settlement, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : Undermining Along Abandoned Sidewalk, Full Length | | | | | | | |
| | Gravel | 30% | | | 2035 | * * | 2-5 | \$100 | |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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 : **25-Jan-2013** **Landmark Status** : **NONE**
Areas Surveyed :
Block : **8470** **Lot** : **1** **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------------|-----------------------|
| Bulkheads | \$344,800 | |
| Total | \$344,800 | |
| Importance Code C | \$344,800 | |
| Total | \$344,800 | |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|----------------|----------------|----------------|----------------|
| Bulkheads | \$9,000 | | | |
| Total | \$9,000 | | | |
| Importance Code B | \$9,000 | | | |
| Importance Code C | | | | |
| Total | \$9,000 | | | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
REVTMENT
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 | 15% | Now | \$54,400 | LIFE | * * | 5 | \$500 | |
| | | Erosion, Extent : Severe, Area Affected : 25% | | | | | | | |
| | | Location : Loss Of Soil At Top Of Revetment | | | | | | | |
| | | Other Observation, Extent : Severe, Area Affected : 25% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | | Explanation : Missing Stone | | | | | | | |
| | Stone | 80% | 4+ | \$290,300 | LIFE | * * | 5 | \$2,400 | |
| | | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | Explanation : Improper Slope; Loss Of Topsoil | | | | | | | | |
| | Not Accessible | 5% | | | | | | | |
| | | Other Observation, Extent : Light, Area Affected : 0% | | | | | | | |
| | | Location : | | | | | | | |
| | | Explanation : Topsoil Compacted Haul Ramp Placed Over Original Revetment | | | | | | | |
| Backfill | Fill | | | | | | | | |
| | Topsoil | 15% | Now | \$6,400 | 2052 | * * | | | |
| | | Other Observation, Extent : Moderate, Area Affected : 40% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | | Explanation : Fill Eroding At The Top Of The Revetment | | | | | | | |
| | | Not Accessible | 85% | | | | | | |
| Surface | Topsoil | 85% | | | 2022 | \$22,600 | 5 | \$2,000 | |
| | Topsoil | 15% | Now | \$1,600 | 2023 | \$4,000 | 5 | \$200 | |
| | | Erosion, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | | Location : Located At Top Of Revetment Throughout And In Area Of Backfill 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : **REVTMENT /EAST AND WEST OF BALLPARK WHARF**
Address : **WEST END OF FERRY TERMINAL WEST**
Borough : **STATEN ISLAND** **Agency's Number** : **N/A**
Program / Asset # : **DGS0060.000 / 13925** **Yr Built/Renovated** :
Linear Ft : **2,920** **Project Type** : **ECONOMIC DEVELOPMENT**
Date of Survey : **03-Dec-2014** **Landmark Status** : **NONE**
Areas Surveyed :
Block : **2** **Lot** : **20** **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------------|-----------------------|
| Bulkheads | \$2,037,800 | \$411,300 |
| Total | \$2,037,800 | \$411,300 |
| Importance Code B | \$157,900 | \$411,300 |
| Importance Code C | \$1,879,800 | |
| Total | \$2,037,800 | \$411,300 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads | \$41,200 | | \$3,800 | \$1,300 |
| Total | \$41,200 | | \$3,800 | \$1,300 |
| Importance Code A | \$3,500 | | | |
| Importance Code B | \$32,500 | | \$3,800 | \$1,300 |
| Importance Code C | \$5,200 | | | |
| Total | \$41,200 | | \$3,800 | \$1,300 |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
REVTMENT /EAST AND WEST OF BALLPARK WHARF
Asset # : 13925

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Structural | | | | | | | | |
| Coping/Curb | | | | | | | | |
| Concrete | 70% | Now | \$410,900 | LIFE | * * | 5 | \$1,900 | |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Undermined And Unsupported For Full Length</i> | | | | | | | | |
| <i>Explanation : Undermined</i> | | | | | | | | |
| No Component | 30% | | | | | | | |
| Gravity Wall | | | | | | | | |
| Concrete | 30% | | | LIFE | * * | 5-10 | \$7,100 | |
| No Component | 70% | | | | | | | |
| Revetment | | | | | | | | |
| Stone | 30% | | | LIFE | * * | 5 | \$10,500 | |
| Stone | 70% | 4+ | \$1,468,900 | LIFE | * * | 5 | \$12,200 | |
| <i>Other Observation, Extent : Severe, Area Affected : 75%</i> | | | | | | | | |
| <i>Location : Throughout West Of Ballpark Wharf And For 80 Ft East Of Wharf</i> | | | | | | | | |
| <i>Explanation : Inadequate Armor Protection</i> | | | | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Gravel | 70% | Now | \$104,100 | 2041 | * * | 5 | \$1,900 | |
| <i>Sinkhole, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Beneath And Behind Concrete Surface West Of Ballpark Wharf</i> | | | | | | | | |
| Not Accessible | 30% | | | | | | | |
| Surface | | | | | | | | |
| Asphalt | 3% | | | 2035 | * * | 5 | \$1,000 | |
| Asphalt | 2% | Now | \$5,100 | 2041 | * * | 5 | \$300 | |
| <i>Cracking, Extent : Severe, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Isolated Throughout</i> | | | | | | | | |
| <i>Settlement, Extent : Moderate, Area Affected : 75%</i> | | | | | | | | |
| <i>Location : Section Of Encroaching Settlement 1700 Ft West Of Ferry Terminal</i> | | | | | | | | |
| Concrete | 5% | | | 2035 | * * | 5 | \$1,700 | |
| Topsoil | 55% | | | 2024 | \$84,500 | 5 | \$7,500 | |
| Topsoil | 35% | Now | \$53,800 | 2026 | \$53,800 | 5 | \$2,400 | |
| <i>Missing Part, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : At Sinkholes Inshore Of Concrete Surface West Of Ballpark Wharf</i> | | | | | | | | |
| Deck Elements | | | | | | | | |
| Railing | | | | | | | | |
| Steel | 10% | Now | \$27,300 | 2025 | \$273,000 | | | |
| <i>Missing Part, Extent : Severe, Area Affected : 33%</i> | | | | | | | | |
| <i>Location : 80 Ft Of Temporary Plywood Railing</i> | | | | | | | | |
| No Component | 90% | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : **REVTMENT NORTH OF NICKS LOBSTER HOUSE**
Address : **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 : **15-Dec-2011** **Landmark Status** : **NONE**
Areas Surveyed :
Block : **8591** **Lot** : **980** **BIN** :

CAPITAL**Total**

Importance Code

Total

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|----------------|---------|---------|---------|
| Bulkheads | \$6,700 | | | |
| Total | \$6,700 | | | |
| Importance Code B | \$700 | | | |
| Importance Code C | \$6,100 | | | |
| 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
REVTMENT 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 | | | | | | | | | |
| | Revetment | | | | | | | | |
| | Stone | 98% | | | LIFE | * * | 5 | \$4,100 | |
| | Stone | 2% | 4+ | \$6,100 | LIFE | * * | 5 | \$100 | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | |
| | Location : Northern Section Of Revetment | | | | | | | | |
| | Explanation : Missing Stone | | | | | | | | |
| Backfill | | | | | | | | | |
| | Fill | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| | Surface | | | | | | | | |
| | Topsoil | 40% | | | 2022 | \$14,800 | 5 | \$1,300 | |
| | 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : **REVTMENT NORTH SIDE OF 65TH ST. RAIL YARD**
Address : **FOOT OF 65TH STREET**
Borough : **BROOKLYN** **Agency's Number** : **N/A**
Program / Asset # : **DBS0051.000 / 13969** **Yr Built/Renovated** :
Linear Ft : **203** **Project Type** : **ECONOMIC DEVELOPMENT**
Date of Survey : **24-Sep-2014** **Landmark Status** : **NONE**
Areas Surveyed :
Block : **5804** **Lot** : **2** **BIN** :

CAPITAL**Total**

Importance Code

Total

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|---------|--------------|---------|
| Bulkheads | \$30,200 | | \$200 | |
| Total | \$30,200 | | \$200 | |
| Importance Code B | | | \$200 | |
| Importance Code C | \$30,100 | | | |
| Total | \$30,200 | | \$200 | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
REVTMENT NORTH SIDE OF 65TH ST. RAIL YARD
Asset # : 13969

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | | |
|------------|---|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Structural | | | | | | | | | |
| | Revetment | | | | | | | | |
| | Stone | 80% | | | LIFE | * * | 5 | \$1,900 | |
| | Stone | 20% | 4+ | \$29,200 | LIFE | * * | 5 | \$200 | |
| | Erosion, Extent : Moderate, Area Affected : 100% | | | | | | | | |
| | Location : Southern 50 Ft Toward Transfer Station | | | | | | | | |
| Backfill | | | | | | | | | |
| | Fill | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| | Surface | | | | | | | | |
| | Gravel | 100% | | | 2039 | * * | 2-5 | \$600 | |
| | Erosion, Extent : Light, Area Affected : 10% | | | | | | | | |
| | Location : Isolated Above Revetment | | | | | | | | |
| | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | | |
| | Location : Throughout | | | | | | | | |
| | Explanation : 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : REVETMENT SEA TRAVELERS
Address : FLATBUSH AVE. MILL BASIN
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR026.067 / 21 **Yr Built/Renovated** :
Linear Ft : 967 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 21-Dec-2011 **Landmark Status** : NONE
Areas Surveyed :
Block : 8591 **Lot** : 100 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------------|-----------------------|
| Bulkheads | \$125,100 | \$35,600 |
| Total | \$125,100 | \$35,600 |
| Importance Code B | | \$35,600 |
| Importance Code C | \$125,100 | |
| Total | \$125,100 | \$35,600 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|----------------|----------------|----------------|----------------|
| Bulkheads | \$3,800 | | | |
| Total | \$3,800 | | | |
| Importance Code A | \$3,600 | | | |
| Importance Code B | \$200 | | | |
| Importance Code C | | | | |
| Total | \$3,800 | | | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
REVTMENT SEA TRAVELERS
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 | | | | | | | | |
| | Stone | 90% | 4+ | \$125,100 | LIFE | * * | 5 | \$5,200 | |
| | | Erosion, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | | Location : Isolated Throughout | | | | | | | |
| | | Other Observation, Extent : Moderate, Area Affected : 20% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | | Explanation : Poor Placement Of Stone | | | | | | | |
| | No Component | 10% | | | | | | | |
| Sheet Piles | | | | | | | | | |
| | Steel, 10' Water | 8% | | | LIFE | * * | 5 | \$24,200 | |
| | | Corrosion, Extent : Light, Area Affected : 35% | | | | | | | |
| | | Location : At Boat Lift, Above Mlw Elevation | | | | | | | |
| | | Other Observation, Extent : Moderate, Area Affected : 5% | | | | | | | |
| | | Location : At Boat Lift, Above Mlw Elevation | | | | | | | |
| | | Explanation : Corrosion | | | | | | | |
| | Timber | 2% | 4+ | \$3,600 | LIFE | * * | 4 | \$400 | |
| | | Other Observation, Extent : Light, Area Affected : 30% | | | | | | | |
| | | Location : At Boat Lift | | | | | | | |
| | | Explanation : Fill Loss | | | | | | | |
| | No Component | 90% | | | | | | | |
| Backfill | | | | | | | | | |
| | Fill | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| Surface | | | | | | | | | |
| | Concrete | 10% | | | 2036 | * * | 5 | \$1,100 | |
| | Gravel | 20% | | | 2032 | * * | 2-5 | \$600 | |
| | Topsoil | 70% | | | 2021 | \$35,600 | 5 | \$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.

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : **REVTMENT - RIPRAP BULKHEAD**
Address : **BETWEEN W 220TH ST & W 219TH ST TO SO.OF W 218TH ST HARLEM RIVER**
Borough : **MANHATTAN** **Agency's Number** : **N/A**
Program / Asset # : **DBSR055.000 / 13793** **Yr Built/Renovated** :
Linear Ft : **615** **Project Type** : **ECONOMIC DEVELOPMENT**
Date of Survey : **19-Nov-2012** **Landmark Status** : **NONE**
Areas Surveyed :
Block : **2197** **Lot** : **75** **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------------|-----------------------|
| Bulkheads | \$149,300 | |
| Total | \$149,300 | |
| Importance Code B | \$38,800 | |
| Importance Code C | \$110,500 | |
| Total | \$149,300 | |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|----------------|----------------|----------------|----------------|
| Bulkheads | \$9,700 | \$700 | | |
| Total | \$9,700 | \$700 | | |
| Importance Code B | \$9,700 | \$700 | | |
| Importance Code C | | | | |
| Total | \$9,700 | \$700 | | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
REVTMENT - RIPRAP BULKHEAD
Asset # : 13793

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Structural | | | | | | | | |
| Revetment | | | | | | | | |
| Stone | 50% | 4+ | \$110,500 | LIFE | * * | 5 | \$1,800 | |
| <i>Other Observation, Extent : Light, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Typical</i> | | | | | | | | |
| <i>Explanation : Non-engineered Shoreline Protection. Inadequate Placement. Evidence Of Material Loss</i> | | | | | | | | |
| Stone | 50% | | | LIFE | * * | 5 | \$1,800 | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Typical Throughout</i> | | | | | | | | |
| <i>Explanation : Non-engineered Shoreline Protection</i> | | | | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Topsoil | 25% | Now | \$19,400 | 2059 | * * | | | |
| <i>Erosion, Extent : Light, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Above Revetment Throughout</i> | | | | | | | | |
| Topsoil | 25% | Now | \$19,400 | 2059 | * * | | | |
| <i>Erosion, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Above Revetment 150 Ft Near South End</i> | | | | | | | | |
| Not Accessible | 50% | | | | | | | |
| Surface | | | | | | | | |
| Topsoil | 25% | Now | \$4,900 | 2022 | \$8,100 | 5 | \$400 | |
| <i>Erosion, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Above Revetment Throughout</i> | | | | | | | | |
| Topsoil | 50% | | | 2023 | \$16,200 | 5 | \$1,400 | |
| Topsoil | 25% | Now | \$4,900 | 2022 | \$8,100 | 5 | \$400 | |
| <i>Erosion, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : 150ft Near South End</i> | | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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 : **20-Nov-2012** **Landmark Status** : **NONE**
Areas Surveyed :
Block : **2187** **Lot** : **20** **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------------|-----------------------|
| Bulkheads | \$183,300 | |
| Total | \$183,300 | |
| Importance Code C | \$183,300 | |
| Total | \$183,300 | |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads | \$11,800 | | | |
| Total | \$11,800 | | | |
| Importance Code B | \$11,800 | | | |
| Importance Code C | | | | |
| Total | \$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
REVTMENT - RIPRAP BULKHEAD
Asset # : 13797

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Structural | | | | | | | | |
| Revetment | | | | | | | | |
| Stone | 65% | 4+ | \$119,100 | LIFE | * * | 5 | \$1,000 | |
| | <i>Erosion, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| | <i>Explanation : Non-engineered, Inadequate Placement/ Protection, 50 Percent Conc Debris, 50 Percent Quarry Stone</i> | | | | | | | |
| Stone | 35% | Now | \$64,100 | LIFE | * * | 5 | \$500 | |
| | <i>Erosion, Extent : Severe, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : At 206th St Park And At Mid-asset, Minimal Shoreline Protection, Steeper Than Desired Slope</i> | | | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Topsoil | 40% | Now | \$10,700 | 2052 | * * | | | |
| | <i>Other Observation, Extent : Severe, Area Affected : 50%</i> | | | | | | | |
| | <i>Location : Mid-asset And At Southern End Of Asset</i> | | | | | | | |
| | <i>Explanation : Erosion Above Revetment And Under Upland Concrete Slab</i> | | | | | | | |
| Not Accessible | 60% | | | | | | | |
| Surface | | | | | | | | |
| Topsoil | 15% | Now | \$1,000 | 2022 | \$2,000 | 5 | \$100 | |
| | <i>Erosion, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : At Southern end of Asset</i> | | | | | | | |
| Topsoil | 10% | | | 2022 | \$1,300 | 5 | \$100 | |
| Not Accessible | 75% | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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 : **21-Nov-2012** **Landmark Status** : **NONE**
Areas Surveyed :
Block : **2185** **Lot** : **36** **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------------|-----------------------|
| Bulkheads | \$183,300 | |
| Total | \$183,300 | |
| Importance Code C | \$183,300 | |
| Total | \$183,300 | |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads | \$24,100 | | | |
| Total | \$24,100 | | | |
| Importance Code B | \$24,100 | | | |
| Importance Code C | | | | |
| Total | \$24,100 | | | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
REVTMENT - RIPRAP BULKHEAD
Asset # : 13799

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Structural | | | | | | | | |
| Coping/Curb Concrete | 25% | | | LIFE | * * | 5 | \$100 | |
| | Recent Replace Evident, Extent : Light, Area Affected : 100% | | | | | | | |
| | Location : New Concrete Curb At Southern End Of Asset | | | | | | | |
| No Component | 75% | | | | | | | |
| Revtment | | | | | | | | |
| Stone | 100% | Now | \$183,300 | LIFE | * * | 5 | \$1,500 | |
| | Other Observation, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Explanation : Non-engineered, Inadequate Placement/ Protection, Concrete Debris | | | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Topsoil | 20% | Now | \$10,700 | 2064 | * * | | | |
| | Erosion, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Explanation : Slope Instability | | | | | | | |
| Not Accessible | 80% | | | | | | | |
| Surface | | | | | | | | |
| Topsoil | 100% | 4+ | \$13,400 | 2024 | \$13,400 | 5 | \$600 | |
| | Erosion, Extent : Moderate, 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.

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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 : **21-Nov-2012** **Landmark Status** : **NONE**
Areas Surveyed :
Block : **2185** **Lot** : **10** **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------------|-----------------------|
| Bulkheads | \$161,700 | |
| Total | \$161,700 | |
| Importance Code C | \$161,700 | |
| Total | \$161,700 | |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads | \$30,800 | | | |
| Total | \$30,800 | | | |
| Importance Code B | \$30,800 | | | |
| Importance Code C | | | | |
| Total | \$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
REVTMENT - RIPRAP BULKHEAD
Asset # : 13800

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Structural | | | | | | | | |
| Revetment | | | | | | | | |
| Stone | 100% | Now | \$161,700 | LIFE | * * | 5 | \$1,300 | |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Explanation : Non-engineered, Inadequate Placement/ Protection, Concrete Debris</i> | | | | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Topsoil | 40% | 4+ | \$18,900 | 2064 | * * | | | |
| <i>Erosion, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Explanation : Slope Exposure And Instability</i> | | | | | | | | |
| Not Accessible | 60% | | | | | | | |
| Surface | | | | | | | | |
| Topsoil | 55% | Now | \$6,500 | 2024 | \$6,500 | 5 | \$300 | |
| <i>Erosion, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Topsoil | 45% | 4+ | \$5,300 | 2024 | \$5,300 | 5 | \$200 | |
| <i>Erosion, Extent : Light, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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 : **04-Dec-2012** **Landmark Status** : **NONE**
Areas Surveyed :
Block : **2106** **Lot** : **997** **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------------|-----------------------|
| Bulkheads | | \$48,200 |
| Total | | \$48,200 |
| Importance Code B | | \$48,200 |
| Total | | \$48,200 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads | \$16,400 | \$2,000 | | |
| Total | \$16,400 | \$2,000 | | |
| Importance Code B | \$8,100 | \$2,000 | | |
| Importance Code C | \$8,200 | | | |
| Total | \$16,400 | \$2,000 | | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
REVETMENT - RIPRAP NO END OVER LAPS GRAVITY WALL
Asset # : 13820

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Structural | | | | | | | | |
| Revetment | | | | | | | | |
| Stone | 80% | | | LIFE | * * | 5 | \$5,500 | |
| Stone | 15% | | | LIFE | * * | 5 | \$1,000 | |
| Settlement, Extent : Light, Area Affected : 40% | | | | | | | | |
| Location : From 160 ft To 340 ft From South Outfalls, And At 1180 ft To 1215 Ft At North End | | | | | | | | |
| Stone | 5% | 4+ | \$8,200 | LIFE | * * | 5 | \$300 | |
| Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | |
| Location : Inshore Of Outfalls 400 ft And 800 ft From South Sinkholes At 572 Ft And 590 Ft From South. Sliding Of Revetment At 430 Ft And 850 Ft From South. | | | | | | | | |
| Explanation : Sliding/ Erosion With Inadequate Protection | | | | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Topsoil | 5% | Now | \$7,200 | 2064 | * * | | | |
| Other Observation, Extent : Severe, Area Affected : 100% | | | | | | | | |
| Location : Erosion Of Fill Inshore Of Outfalls | | | | | | | | |
| Explanation : Erosion | | | | | | | | |
| Not Accessible | 95% | | | | | | | |
| Surface | | | | | | | | |
| Topsoil | 75% | | | 2023 | \$45,200 | 5 | \$4,000 | |
| Other Observation, Extent : Light, Area Affected : 100% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Explanation : Heavy Vegetation | | | | | | | | |
| Topsoil | 5% | Now | \$900 | 2024 | \$3,000 | 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : REVETMENT #1
Address : ALONG BANK STREET FROM ST PETERS PLACE WEST
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DGS0061.000 / 13927 **Yr Built/Renovated** :
Linear Ft : 524 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 16-Dec-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 2 **Lot** : 800 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------------|-----------------------|
| Bulkheads | \$415,100 | |
| Total | \$415,100 | |
| Importance Code B | \$38,600 | |
| Importance Code C | \$376,600 | |
| Total | \$415,100 | |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads | \$10,500 | | | |
| Total | \$10,500 | | | |
| Importance Code B | \$10,500 | | | |
| Importance Code C | | | | |
| Total | \$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
REVTMENT #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+ | \$244,800 | LIFE | * * | 5 | \$2,000 | |
| | | Other Observation, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| Structural | Stone | 35% | Now | \$131,800 | LIFE | * * | 5 | \$1,100 | |
| | | Erosion, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : Revetment Failure At Sections Throughout | | | | | | | |
| | | | | | | | | | |
| Backfill | Fill | | | | | | | | |
| | Topsoil | 35% | Now | \$38,600 | 2066 | * * | | | |
| | | Erosion, Extent : Severe, Area Affected : 70% | | | | | | | |
| | | Location : Sloughing At Areas Of Revetment Failure | | | | | | | |
| Surface | Not Accessible | 65% | | | | | | | |
| | Topsoil | 65% | | | 2021 | \$17,900 | 5 | \$1,600 | |
| | Topsoil | 35% | Now | \$9,700 | 2026 | \$9,700 | 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : **REVTMENT #2**
Address : **ALONG BANK STREET MIDWAY BN ST PETERS & WESTERVELT**
Borough : **STATEN ISLAND** **Agency's Number** : **N/A**
Program / Asset # : **DGS0062.000 / 13928** **Yr Built/Renovated** :
Linear Ft : **256** **Project Type** : **ECONOMIC DEVELOPMENT**
Date of Survey : **16-Dec-2014** **Landmark Status** : **NONE**
Areas Surveyed :
Block : **2** **Lot** : **801** **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------------|-----------------------|
| Bulkheads | \$184,000 | |
| Total | \$184,000 | |
| Importance Code C | \$184,000 | |
| Total | \$184,000 | |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads | \$20,600 | | \$9,400 | |
| Total | \$20,600 | | \$9,400 | |
| Importance Code B | \$20,600 | | \$9,400 | |
| Importance Code C | | | | |
| Total | \$20,600 | | \$9,400 | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
REVTMENT #2
Asset # : 13928

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | | |
|------------|----------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Structural | Revetment | | | | | | | | |
| | Stone | 100% | Now | \$184,000 | LIFE | * * | 5 | \$1,500 | |
| | | Progressing Scour, Extent : Severe, Area Affected : 5% | | | | | | | |
| | | Location : 40 Ft East Of Lightpole #r007646, Undermining Sidewalk | | | | | | | |
| | | Other Observation, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | | Explanation : Insufficient Armor | | | | | | | |
| Backfill | Fill | | | | | | | | |
| | Topsoil | 30% | Now | \$16,100 | 2066 | * * | | | |
| | | Erosion, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | Not Accessible | 70% | | | | | | | |
| Surface | Topsoil | 70% | | | 2019 | \$9,400 | 5 | \$800 | |
| | Topsoil | 30% | Now | \$4,000 | 2026 | \$4,000 | 5 | \$200 | |
| | | Erosion, 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : REVETMENT & TIMBER SHEET PILES
Address : HARLEM RIVER, N SIDE OF 9TH AVE TO BWAY BRDG, N OF STEEL PILES
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR053.000 / 13791 **Yr Built/Renovated** :
Linear Ft : 531 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 08-Oct-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 2215 **Lot** : 997 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|------------------|----------------|
| Bulkheads | \$738,600 | |
| Total | \$738,600 | |
| Importance Code A | \$398,000 | |
| Importance Code B | \$111,600 | |
| Importance Code C | \$229,000 | |
| Total | \$738,600 | |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|---------|---------|---------|
| Bulkheads | \$28,000 | | | |
| Total | \$28,000 | | | |
| Importance Code A | | | | |
| Importance Code B | \$28,000 | | | |
| Importance Code C | | | | |
| Total | \$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
REVTMENT & 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+ | \$229,000 | LIFE | * * | 5 | \$1,900 | |
| | | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | | Explanation : Insufficient Armor Stone | | | | | | | |
| | No Component | 40% | | | | | | | |
| Sheet Piles | Timber | 40% | Now | \$398,000 | LIFE | * * | 4 | \$4,000 | |
| | | Broken, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : From Broadway Bridge South | | | | | | | |
| | | | | | | | | | |
| | No Component | 60% | | | | | | | |
| Backfill | Fill | | | | | | | | |
| | Topsoil | 100% | Now | \$111,600 | 2066 | * * | | | |
| | | Erosion, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | | | | | | | | | |
| Surface | Topsoil | 100% | Now | \$28,000 | 2026 | \$28,000 | 5 | \$1,200 | |
| | | Erosion, 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : **REVTMENT AND SHORELINE QUEENS NORTH SHORE GREENWAY**
Address : **EAST SIDE RIKERS ISLAND BRIDGE AROUND POINT INTO BOWERY BAY**
Borough : **QUEENS** **Agency's Number** : **N/A**
Program / Asset # : **DSB0053.000 / 14023** **Yr Built/Renovated** :
Linear Ft : **1,740** **Project Type** : **ECONOMIC DEVELOPMENT**
Date of Survey : **22-Mar-2012** **Landmark Status** : **NONE**
Areas Surveyed :
Block : **926** **Lot** : **40** **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------------|-----------------------|
| Bulkheads | | \$91,600 |
| Total | | \$91,600 |
| Importance Code B | | \$91,600 |
| Total | | \$91,600 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|----------------|----------------|----------------|----------------|
| 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 AND SHORELINE QUEENS NORTH SHORE GREENWAY
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 | \$10,400 | |
| Backfill | | | | | | | | | |
| | Fill | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| Surface | | | | | | | | | |
| | Topsoil | 100% | | | 2021 | \$91,600 | 5 | \$8,100 | |
| Erosion, Extent : Light, Area Affected : 5% | | | | | | | | | |
| 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : **REVTMENT AT BKLYN ARMY TERMINAL**
Address : **ADJACENT HARBOR CHARLIE TO SOUTHSIDE OF PIER 4**
Borough : **BROOKLYN** **Agency's Number** : **N/A**
Program / Asset # : **DBSR051.000 / 13646** **Yr Built/Renovated** : **1997 /**
Linear Ft : **915** **Project Type** : **ECONOMIC DEVELOPMENT**
Date of Survey : **17-Jan-2013** **Landmark Status** : **NONE**
Areas Surveyed :
Block : **5778** **Lot** : **1** **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------------|-----------------------|
| Bulkheads | \$85,500 | \$855,500 |
| Total | \$85,500 | \$855,500 |
| Importance Code B | \$85,500 | \$855,500 |
| Total | \$85,500 | \$855,500 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads | \$20,200 | \$3,900 | | |
| Total | \$20,200 | \$3,900 | | |
| Importance Code A | | | | |
| Importance Code B | \$20,200 | \$3,900 | | |
| Importance Code C | | | | |
| Total | \$20,200 | \$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
REVTMENT 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 | * * | | | |
| Not Accessible | 98% | | | | | | | |
| Pile Caps | | | | | | | | |
| Concrete | 100% | | | LIFE | * * | 5 | \$2,800 | |
| Cracking, Extent : Light, Area Affected : 5% | | | | | | | | |
| Location : Isolated Throughout | | | | | | | | |
| Spalling, Extent : Light, Area Affected : 5% | | | | | | | | |
| Location : Isolated Throughout | | | | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Other Observation, Extent : Light, Area Affected : 0% | | | | | | | | |
| Location : | | | | | | | | |
| Explanation : Sheet Bulkhead Adjacent Inland Of Revetment | | | | | | | | |
| Surface | | | | | | | | |
| Asphalt | 75% | | | 2033 | * * | 5 | \$7,800 | |
| Settlement, Extent : Light, Area Affected : 100% | | | | | | | | |
| Location : Typical Throughout | | | | | | | | |
| Worn, Extent : Light, Area Affected : 100% | | | | | | | | |
| Location : Typical Throughout | | | | | | | | |
| Asphalt | 25% | 2-4 | \$20,200 | 2039 | * * | 5 | \$1,300 | |
| Settlement, Extent : Severe, Area Affected : 10% | | | | | | | | |
| Location : Northern End 30 Ft Long | | | | | | | | |
| Other Observation, Extent : Light, Area Affected : 100% | | | | | | | | |
| Location : Throughout, Behind Bulkhead Line | | | | | | | | |
| Explanation : Settlement | | | | | | | | |
| Deck Elements | | | | | | | | |
| Railing | | | | | | | | |
| Steel | 100% | 2-4 | \$85,500 | 2023 | \$855,500 | | | |
| Broken, Extent : Light, Area Affected : 5% | | | | | | | | |
| Location : 630 Ft 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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 : 05-Dec-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 2105 **Lot** : 51 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|----------------|------------------|
| Bulkheads | | \$532,900 |
| Total | | \$532,900 |
| Importance Code B | | \$532,900 |
| Total | | \$532,900 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|---------|---------|---------|
| Bulkheads | \$52,800 | | | |
| Total | \$52,800 | | | |
| Importance Code A | | | | |
| Importance Code B | \$32,300 | | | |
| Importance Code C | \$20,500 | | | |
| Total | \$52,800 | | | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
REVTMENT N SIDE MACOMBS BRIDGE BULKHEAD
Asset # : 13822

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | | |
|--|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| 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 | |
| Revetment | | | | | | | | | |
| | Stone | 95% | | | LIFE | * * | 5 | \$3,200 | |
| | Stone | 5% | Now | \$20,500 | LIFE | * * | 5 | \$200 | |
| Missing Part, Extent : Moderate, Area Affected : 5% | | | | | | | | | |
| Location : Failed/ Missing Revetment At Southern 15 ft Of Asset Isolated Areas Of Undermining At Top Of Revetment From 15 ft To 30 ft, 367 ft To 382 Ft, And 540 ft To 570 f | | | | | | | | | |
| From South. | | | | | | | | | |
| Other Observation, Extent : Severe, Area Affected : 2% | | | | | | | | | |
| Location : 600ft from North | | | | | | | | | |
| Explanation : Displaced Stones | | | | | | | | | |
| Backfill | | | | | | | | | |
| | Fill | | | | | | | | |
| | Gravel | 5% | Now | \$2,400 | 2039 | * * | 5 | | |
| Other Observation, Extent : Severe, Area Affected : 100% | | | | | | | | | |
| Location : At Southern 15ft Of Asset And At Isolated Location Throughout | | | | | | | | | |
| Explanation : Fill Washed Out Portions Of Revetment | | | | | | | | | |
| | Not Accessible | 95% | | | | | | | |
| Surface | | | | | | | | | |
| | Asphalt | 100% | | | 2037 | * * | 5 | \$6,500 | |
| Deck Elements | | | | | | | | | |
| | Railing | | | | | | | | |
| | Steel | 100% | 4+ | \$26,600 | 2022 | \$532,900 | | | |
| Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | | | |
| Location : Along T/wall | | | | | | | | | |
| Explanation : 100 Percent Coating Loss And Moderate 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : **REVTMENT- NICKS SOUTH PARKING BETWEEN NICKS AND YANKEE SKIPPER**
Address : **FLATBUSH AVE.**
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 : **16-Dec-2011** **Landmark Status** : **NONE**
Areas Surveyed :
Block : **8470** **Lot** : **50** **BIN** :

CAPITAL**Total**

Importance Code

Total

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|----------------|---------|---------|---------|
| Bulkheads | \$2,100 | | | |
| Total | \$2,100 | | | |
| Importance Code A | | | | |
| Importance Code B | \$2,100 | | | |
| Importance Code C | | | | |
| Total | \$2,100 | | | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
REVTMENT- NICKS SOUTH PARKING BETWEEN NICKS AND YANKEE SKIPPER
Asset # : 2668

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Structural | | | | | | | | |
| Coping/Curb | | | | | | | | |
| Concrete | 75% | | | LIFE | * * | 5 | \$300 | |
| No Component | 25% | | | | | | | |
| Gravity Wall | | | | | | | | |
| Stone Gabion | 5% | | | LIFE | * * | 3 | | |
| No Component | 25% | | | | | | | |
| Not Accessible | 70% | | | | | | | |
| Revetment | | | | | | | | |
| Stone | 100% | | | LIFE | * * | 5 | \$2,200 | |
| | Erosion, Extent : Light, Area Affected : 5% | | | | | | | |
| | Location : Isolated | | | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Surface | | | | | | | | |
| Asphalt | 25% | | | 2032 | * * | 5 | \$1,100 | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : South End | | | | | | | |
| | Explanation : Ungraded | | | | | | | |
| Asphalt | 75% | | | 2032 | * * | 5 | \$3,200 | |
| | Cracking, Extent : Light, Area Affected : 5% | | | | | | | |
| | Location : Isolated | | | | | | | |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : **REVTMENT UNDER HIGH-LEVEL DECK ASSET 13821. HARLEM RIVER DRIVE**
Address : **W 157 TO W 160 ST TWO B&LS NO END IN BL2106.997 SUB 3 OF BL**
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 : **05-Dec-2012** **Landmark Status** : **NONE**
Areas Surveyed :
Block : **2105** **Lot** : **51** **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------------|-----------------------|
| Bulkheads | \$79,800 | |
| Total | \$79,800 | |
| Importance Code C | \$79,800 | |
| Total | \$79,800 | |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|----------------|----------------|----------------|----------------|
| Bulkheads | \$4,700 | | | |
| Total | \$4,700 | | | |
| Importance Code B | \$4,700 | | | |
| Importance Code C | | | | |
| Total | \$4,700 | | | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
REVETMENT UNDER HIGH-LEVEL DECK ASSET 13821. HARLEM RIVER DRIVE
Asset # : 13851

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Structural | | | | | | | | |
| Revetment | | | | | | | | |
| Stone | 90% | | | LIFE | * * | 5 | \$6,000 | |
| | Other Observation, Extent : Severe, Area Affected : 2% | | | | | | | |
| | Location : At DEP outfall | | | | | | | |
| | Explanation : Displaced Stones | | | | | | | |
| Stone | 10% | Now | \$79,800 | LIFE | * * | 5 | \$700 | |
| | Other Observation, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : At Top Of Revetment Slope Between 360 ft And 480 ft And 930 ft And 945 ft North Of Southern Limit Of Asset | | | | | | | |
| | Explanation : Fill Loss/ Erosion/ Inadequate Protection | | | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Topsoil | 10% | Now | \$4,700 | 2064 | * * | | | |
| | Erosion, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Loss Of Backfill Material At Top Of Revetment Slope | | | | | | | |
| Not Accessible | 90% | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : REVETMENT/GRAVITY WALL
Address : CONEY ISLAND W.23 TO W.25 ST. BEHIND SCHOOL
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0026.050 / 2893 **Yr Built/Renovated** :
Linear Ft : 630 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 04-Jan-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 6965 **Lot** : 100 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|------------------|------------------|
| Bulkheads | \$452,800 | \$132,500 |
| Total | \$452,800 | \$132,500 |
| Importance Code B | | \$132,500 |
| Importance Code C | \$452,800 | |
| Total | \$452,800 | \$132,500 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|---------|---------|---------|
| Bulkheads | \$19,900 | | | |
| Total | \$19,900 | | | |
| Importance Code B | \$19,900 | | | |
| Importance Code C | | | | |
| Total | \$19,900 | | | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
REVTMENT/GRAVITY WALL
Asset # : 2893

| Bulkheads | | Current 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 | \$452,800 | LIFE | * * | 5 | \$3,800 | |
| Other Observation, Extent : Severe, Area Affected : 100% | | | | | | | | | |
| Location : At Back Of Revetment | | | | | | | | | |
| Explanation : Stone Missing, Bank Erosion | | | | | | | | | |
| Backfill | Fill | | | | | | | | |
| | Topsoil | 100% | | | 2026 | \$132,500 | 10 | | |
| Surface | Topsoil | 100% | Now | \$19,900 | 2023 | \$33,200 | 5 | \$1,500 | |
| Erosion, Extent : Severe, Area Affected : 60% | | | | | | | | | |
| Location : Erosion Of Bank | | | | | | | | | |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : RIVER CAFE RELIEVING PLATFORM
Address : EAST RIVER WATER STREET & OLD FULTON STREET
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0043.000 / 13956 **Yr Built/Renovated** :
Linear Ft : 160 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 17-Sep-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 25 **Lot** : 1 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|----------------|-----------------|
| Bulkheads | | \$37,400 |
| Total | | \$37,400 |
| Importance Code B | | \$37,400 |
| Total | | \$37,400 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|---------|---------|---------|
| Bulkheads | \$87,200 | | | |
| Total | \$87,200 | | | |
| Importance Code A | \$71,500 | | | |
| Importance Code B | \$15,700 | | | |
| Total | \$87,200 | | | |



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
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+ | \$23,800 | LIFE | * * | 5 | \$100 | |
| | Cracking, Extent : Moderate, Area Affected : 50% | | | | | | | |
| | Location : Throughout Face Of Platform | | | | | | | |
| | Erosion, Extent : Moderate, Area Affected : 30% | | | | | | | |
| | Location : Tidal Zone | | | | | | | |
| Concrete | 30% | | | LIFE | * * | 5-10 | \$400 | |
| | Cracking, Extent : Light, Area Affected : 10% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Erosion, Extent : Light, Area Affected : 5% | | | | | | | |
| | Location : Throughout | | | | | | | |
| No Component | 10% | | | | | | | |
| Not Accessible | 45% | | | | | | | |
| Piles and Bracing | | | | | | | | |
| Timber | 5% | | | 2029 | * * | 4 | \$1,800 | |
| | Rotting/Splitting, Extent : Light, Area Affected : 100% | | | | | | | |
| | Location : Throughout | | | | | | | |
| No Component | 10% | | | | | | | |
| Not Accessible | 85% | | | | | | | |
| Sheet Piles | | | | | | | | |
| Steel | 5% | 4+ | \$27,900 | LIFE | * * | | | |
| | Corrosion, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : North End | | | | | | | |
| No Component | 90% | | | | | | | |
| Not Accessible | 5% | | | | | | | |
| Pile Caps | | | | | | | | |
| Timber | 2% | 4+ | \$19,000 | LIFE | * * | 4 | | |
| | Rotting/Splitting, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : In Tidal Zone | | | | | | | |
| No Component | 10% | | | | | | | |
| Not Accessible | 88% | | | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Surface | | | | | | | | |
| Stone | 35% | | | 2035 | * * | 10 | | |
| | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Explanation : Stone Slates | | | | | | | |
| Timber | 15% | 4+ | \$6,700 | 2041 | * * | | | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : At Deck South Of Restaurant | | | | | | | |
| | Explanation : Weathering | | | | | | | |
| 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.*

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 |
| Fender | | | | | | | | |
| Piles | | | | | | | | |
| Timber | 10% | 2-4 | \$2,900 | 2041 | * * | 4 | \$400 | |
| | Rotting/Splitting, Extent : Moderate, Area Affected : 40% | | | | | | | |
| | Location : Above Mlw | | | | | | | |
| No Component | 90% | | | | | | | |
| Deck Elements | | | | | | | | |
| Railing | | | | | | | | |
| Steel | 25% | | | 2024 | \$37,400 | | | |
| | Corrosion, Extent : Light, Area Affected : 10% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Missing Coating, Extent : Light, Area Affected : 10% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Timber | 25% | 4+ | \$6,000 | 2021 | \$6,000 | | | |
| | Rotting/Splitting, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : At Deck South Of Restaurant | | | | | | | |
| 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : SCHAEFER LANDING SHEET PILE BULKHEAD
Address : WALLABOUT CHANNEL KENT AVE. BET S9 & S10 STREETS
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0042.000 / 13955 **Yr Built/Renovated** :
Linear Ft : 358 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 16-Sep-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 2134 **Lot** : 126 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------------|-----------------------|
| Bulkheads | | \$334,700 |
| Total | | \$334,700 |
| Importance Code B | | \$334,700 |
| Total | | \$334,700 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads | \$14,400 | | \$9,500 | |
| Total | \$14,400 | | \$9,500 | |
| Importance Code A | \$1,100 | | | |
| Importance Code B | \$13,300 | | \$9,500 | |
| Total | \$14,400 | | \$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
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 | * * | 10 | | |
| | Corrosion, Extent : Light, Area Affected : 20% | | | | | | | |
| | Location : Above The Mhw Elevation In Splash Zone | | | | | | | |
| Not Accessible | 40% | | | | | | | |
| Pile Caps | | | | | | | | |
| Concrete | 100% | | | LIFE | * * | 5 | \$2,200 | |
| | Cracking, Extent : Light, Area Affected : 2% | | | | | | | |
| | Location : Isolated Throughout | | | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Surface | | | | | | | | |
| Asphalt Pavers | 20% | | | 2039 | * * | 5 | \$800 | |
| Concrete | 15% | | | 2039 | * * | 5 | \$600 | |
| Timber | 65% | | | 2039 | * * | 10 | | |
| Fender | | | | | | | | |
| Piles | | | | | | | | |
| Composite | 58% | | | 2052 | * * | | | |
| Composite | 2% | 0-2 | \$4,000 | 2052 | * * | | | |
| | Other Observation, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : Southern Two Piles | | | | | | | |
| | Explanation : Broken Connection To Bulkhead Face | | | | | | | |
| Not Accessible | 40% | | | | | | | |
| Wales and Chocks | | | | | | | | |
| Timber | 90% | | | 2035 | * * | 4 | \$17,500 | |
| Timber | 10% | Now | \$9,300 | 2041 | * * | 4 | \$1,900 | |
| | Missing Part, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : At East End Below Access Walkway And At 45 Ft From North End | | | | | | | |
| Deck Elements | | | | | | | | |
| Railing | | | | | | | | |
| Steel | 100% | | | 2025 | \$334,700 | | | |

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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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 : 03-Dec-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 2149 **Lot** : 997 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------------|-----------------------|
| Bulkheads | \$264,500 | |
| Total | \$264,500 | |
| Importance Code A | \$177,600 | |
| Importance Code C | \$86,900 | |
| Total | \$264,500 | |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|----------------|----------------|----------------|----------------|
| Bulkheads | | \$4,800 | | |
| Total | | \$4,800 | | |
| Importance Code A | | | | |
| Importance Code B | | \$4,800 | | |
| Importance Code C | | | | |
| Total | | \$4,800 | | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
SEAWALL BULKHEAD
Asset # : 13814

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|------------------------------------|---|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Structural Coping/Curb Stone | 80% | | | LIFE | * * | 5 | \$1,200 | |
| | Other Observation, Extent : Light, Area Affected : 10% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Explanation : Partial Loss Of Mortar Bedding And Joint Seal | | | | | | | |
| Stone | 20% | 4+ | \$86,900 | LIFE | * * | 5 | \$300 | |
| | Other Observation, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | Location : At Top Of Wall Between Stations 6+50 And 8+40 (From South) | | | | | | | |
| | Explanation : Loss Of Mortar Bedding | | | | | | | |
| Gravity Wall Concrete | 84% | | | LIFE | * * | 5 | \$3,000 | |
| | Cracking, Extent : Light, Area Affected : 4% | | | | | | | |
| | Location : In Top 15 Ft Of Wall | | | | | | | |
| | Erosion, Extent : Light, Area Affected : 25% | | | | | | | |
| | Location : Erosion/ Scaling In Upper 15 Ft 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 Ft Of Wall | | | | | | | |
| | Explanation : Efflorescence | | | | | | | |
| Concrete | 2% | 4+ | \$55,900 | LIFE | * * | 5 | \$100 | |
| | Cracking, Extent : Moderate, Area Affected : 50% | | | | | | | |
| | Location : Top 15ft Of Wall Between 2+45 And 3+00 | | | | | | | |
| | Displaced Elements, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Displacement Of Wall At Joint Located At Station 3+85 | | | | | | | |
| | Erosion, Extent : Moderate, Area Affected : 50% | | | | | | | |
| | Location : In Upper Wall, Station 2+30 To 2+45 (From South) | | | | | | | |
| | Exposed Reinforcement, Extent : Light, Area Affected : 25% | | | | | | | |
| | Location : In Upper Wall, Station 2+30 To 2+60 (From South) | | | | | | | |
| | Spalling, Extent : Moderate, Area Affected : 30% | | | | | | | |
| | Location : At Construction Joints And At New Construction Stations 8+75 And 8+85 (From South) | | | | | | | |
| Stone | 14% | 4+ | \$121,700 | LIFE | * * | 5 | \$10,500 | |
| | Missing Part, Extent : Moderate, Area Affected : 5% | | | | | | | |
| | Location : Single Blocks Missing At Stations 0+05, 0+50, And 1+10 (From 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 | 94% | | | 2033 | * * | 5 | \$9,500 | |
| | Cracking, Extent : Light, Area Affected : 5% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Settlement, Extent : Light, Area Affected : 3% | | | | | | | |
| | Location : Isolated Throughout | | | | | | | |
| Asphalt | 1% | | | 2033 | * * | 5 | \$100 | |
| | Cracking, Extent : Moderate, Area Affected : 30% | | | | | | | |
| | Location : Station 7+00 To 8+90 | | | | | | | |
| No Component | 5% | | | | | | | |
| | Other Observation, Extent : Light, Area Affected : 0% | | | | | | | |
| | Location : Between 0+00 And 1+00 | | | | | | | |
| | Explanation : Harlem River Drive Is No Component Area | | | | | | | |
| Deck Elements | | | | | | | | |
| Parapet | | | | | | | | |
| Concrete | 100% | | | 2025 | | | | |
| | 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 | | | | | | | |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : SEAWALL & 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 : 07-Mar-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 991 **Lot** : 999 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------------|-----------------------|
| Bulkheads | \$505,800 | \$2,453,400 |
| Total | \$505,800 | \$2,453,400 |
| Importance Code A | \$505,800 | \$63,700 |
| Importance Code B | | \$2,389,700 |
| Total | \$505,800 | \$2,453,400 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads | \$36,300 | | \$4,600 | |
| Total | \$36,300 | | \$4,600 | |
| Importance Code A | \$25,800 | | | |
| Importance Code B | \$10,500 | | \$4,600 | |
| Total | \$36,300 | | \$4,600 | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
SEAWALL & 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+ | \$304,700 | LIFE | | * * | | |
| | | Erosion, Extent : Severe, Area Affected : 10% | | | | | | | |
| | | Location : Along Bottom Of Concrete | | | | | | | |
| | | Exposed Reinforcement, Extent : Severe, Area Affected : 10% | | | | | | | |
| | | Location : Along Bottom Of Concrete | | | | | | | |
| | | Missing Part, Extent : Severe, Area Affected : 25% | | | | | | | |
| | | Location : At Stations 1+52 And 2+84 From South | | | | | | | |
| | Concrete/Stone | 20% | | | LIFE | | * * | | |
| | | Cracking, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | | Location : Throughout Under Platform | | | | | | | |
| | | Discolor & Bleeding, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | | Location : Throughout Under Platform | | | | | | | |
| | No Component | 50% | | | | | | | |
| | Not Accessible | 5% | | | | | | | |
| Gravity Wall | | | | | | | | | |
| | Concrete | 12% | | | LIFE | | * * | 5 | \$1,500 |
| | Concrete | 2% | 4+ | \$94,800 | LIFE | | * * | 5 | \$200 |
| | | Erosion, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | | Location : 18+99 To 19+90 | | | | | | | |
| | Concrete | 1% | Now | \$47,400 | LIFE | | * * | 5 | \$100 |
| | | Spalling, Extent : Severe, Area Affected : 25% | | | | | | | |
| | | Location : At Station 19+41 From South | | | | | | | |
| | Stone | 24% | | | LIFE | | * * | 5 | \$61,200 |
| | Stone | 1% | 4+ | \$58,900 | LIFE | | * * | 5 | \$2,500 |
| | | Displaced Elements, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | | Location : At Station 14+92 From South | | | | | | | |
| | No Component | 50% | | | | | | | |
| | Not Accessible | 10% | | | | | | | |
| Pile Caps | | | | | | | | | |
| | Concrete | 2% | 4+ | \$25,800 | LIFE | | * * | 5 | \$200 |
| | | Erosion, Extent : Moderate, Area Affected : 50% | | | | | | | |
| | | Location : Along Platform Face Above Piles | | | | | | | |
| | No Component | 50% | | | | | | | |
| | Not Accessible | 48% | | | | | | | |
| Backfill | | | | | | | | | |
| | Fill | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
SEAWALL & 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 | | | | | | | | | |
| | Surface | | | | | | | | |
| | Asphalt | 15% | | | 2032 | * * | 5 | \$5,100 | |
| | | Settlement, Extent : Light, Area Affected : 5% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | Asphalt Pavers | 17% | | | 2032 | * * | 5 | \$5,800 | |
| | Brick Pavers | 27% | | | 2039 | * * | 5 | \$9,300 | |
| | Concrete | 20% | | | 2032 | * * | 5 | \$6,900 | |
| | | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | |
| | | Location : Behind Gravity Wall | | | | | | | |
| | | Explanation : Fdr Drive Surface | | | | | | | |
| | Stone | 4% | | | 2032 | * * | 10 | | |
| | Topsoil | 16% | | | 2021 | \$25,300 | 5 | \$2,300 | |
| | | Other Observation, Extent : Light, Area Affected : 2% | | | | | | | |
| | | Location : 16+00 And 19+23 Respectively | | | | | | | |
| | | Explanation : Displaced Manhole Cover Above Out Fall And Sinkhole | | | | | | | |
| | Topsoil | 1% | Now | \$1,600 | 2023 | \$1,600 | 5 | \$100 | |
| | | Settlement, Extent : Severe, Area Affected : 10% | | | | | | | |
| | | Location : At Station 19+41 | | | | | | | |
| Deck Elements | | | | | | | | | |
| | Railing | | | | | | | | |
| | Guard Rail | 15% | | | LIFE | * * | | | |
| | Steel | 85% | | | 2022 | \$2,389,700 | | | |
| | | Other Observation, Extent : Light, Area Affected : 10% | | | | | | | |
| | | Location : Railing Along Fdr Drive | | | | | | | |
| | | Explanation : Corrosion | | | | | | | |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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 : 30-Nov-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 2149 **Lot** : 997 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------|----------------|
| Bulkheads | \$49,100 | |
| Total | \$49,100 | |
| Importance Code A | \$49,100 | |
| Total | \$49,100 | |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|----------------|----------------|---------|---------|
| Bulkheads | \$2,100 | \$1,900 | | |
| Total | \$2,100 | \$1,900 | | |
| Importance Code A | | | | |
| Importance Code B | \$2,100 | \$1,900 | | |
| Importance Code C | | | | |
| Total | \$2,100 | \$1,900 | | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
SEAWALL WITH STONE FACING BULKHEAD
Asset # : 13812

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|--|---------------|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Structural Coping/Curb Stone | 100% | | | LIFE | * * | 5 | \$600 | |
| 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+ | \$49,100 | LIFE | * * | 5 | \$1,400 | |
| Displaced Elements, Extent : Severe, Area Affected : 25% | | | | | | | | |
| Location : Station 0+60 | | | | | | | | |
| Missing Part, Extent : Severe, Area Affected : 75% | | | | | | | | |
| Location : Stations 2+40, 2+65, And 3+20 (From South) | | | | | | | | |
| Missing Block Seal, Extent : Severe, Area Affected : 25% | | | | | | | | |
| Location : In Tidal Zone Station 0+50 To 3+24 | | | | | | | | |
| Backfill Fill | | | | | | | | |
| Sand | 2% | Now | \$1,500 | 2054 | * * | 5 | | |
| Other Observation, Extent : Light, Area Affected : 100% | | | | | | | | |
| Location : Stations 0+38, 1+44, 1+88, 2+72 (From South) | | | | | | | | |
| Explanation : Small Sinkholes | | | | | | | | |
| Not Accessible | 98% | | | | | | | |
| Surface Asphalt | 98% | | | 2033 | * * | 5 | \$3,700 | |
| Cracking, Extent : Light, Area Affected : 5% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Asphalt | 2% | Now | \$600 | 2039 | * * | 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 : Stations 0+38, 1+44, 1+88, 2+72 | | | | | | | | |
| Explanation : Small Sinkholes | | | | | | | | |
| Deck Elements Parapet Concrete | 100% | | | 2025 | | | | |
| 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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 : 20-Dec-2011 **Landmark Status** : NONE
Areas Surveyed :
Block : 8813 **Lot** : 70 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|------------------|--------------------|
| Bulkheads | \$677,300 | \$6,531,300 |
| Total | \$677,300 | \$6,531,300 |
| Importance Code A | | \$59,500 |
| Importance Code B | \$677,300 | \$6,471,800 |
| Total | \$677,300 | \$6,531,300 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|---------|---------|---------|
| Bulkheads | \$31,400 | | | |
| Total | \$31,400 | | | |
| Importance Code A | | | | |
| Importance Code B | \$31,400 | | | |
| Total | \$31,400 | | | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
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 | 30% | | | LIFE | | * * | | |
| | Corrosion, Extent : Light, Area Affected : 2% | | | | | | | |
| | Location : At Sheet Pile Interlocks Along The South Side Of The Bay | | | | | | | |
| | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | |
| | Location : Above Mlw Throughout | | | | | | | |
| | Explanation : Worn | | | | | | | |
| Not Accessible | 70% | | | | | | | |
| Wales | | | | | | | | |
| Steel | 30% | | | LIFE | | * * | 5 | \$59,500 |
| | Corrosion, Extent : Light, Area Affected : 25% | | | | | | | |
| | Location : Station 47+60 To 49+30 And Station 71+53 To 84+01 | | | | | | | |
| No Component | 70% | | | | | | | |
| Pile Caps | | | | | | | | |
| Concrete | 100% | | | LIFE | | * * | 5 | \$25,300 |
| | Cracking, Extent : Light, Area Affected : 5% | | | | | | | |
| | Location : Isolated Throughout | | | | | | | |
| | Recent Replace Evident, Extent : Light, Area Affected : 55% | | | | | | | |
| | Location : South Side Of Sheepshead Bay | | | | | | | |
| | Spalling, Extent : Light, Area Affected : 2% | | | | | | | |
| | Location : Isolated Throughout North Side Of Bay | | | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Surface | | | | | | | | |
| Concrete | 20% | 4+ | \$592,600 | 2038 | | * * | 5 | \$9,600 |
| | Cracking, Extent : Light, Area Affected : 25% | | | | | | | |
| | Location : Station 20+00 To Station 47+25 From Northeast | | | | | | | |
| | Settlement, Extent : Light, Area Affected : 10% | | | | | | | |
| | Location : Station 31+57 To Station 47+25 From Northeast And Isolated Areas | | | | | | | |
| Concrete | 80% | | | 2036 | | * * | 5 | \$76,700 |

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 | | | | | | | | |
| Concrete | 18% | | | 2024 | \$363,000 | | | |
| Concrete | 2% | 4+ | \$24,200 | 2024 | \$40,300 | | | |
| | Other Observation, Extent : Light, Area Affected : 10% | | | | | | | |
| | Location : Isolated Throughout | | | | | | | |
| | Explanation : Spalling | | | | | | | |
| Concrete | 5% | 2-4 | \$60,500 | 2024 | \$100,800 | | | |
| | Other Observation, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | Location : Isolated Throughout | | | | | | | |
| | Explanation : Spalling | | | | | | | |
| Steel | 73% | | | 2021 | \$5,733,900 | | | |
| | Other Observation, Extent : Light, Area Affected : 5% | | | | | | | |
| | Location : Isolated Throughout | | | | | | | |
| | Explanation : Corrosion And Paint Loss | | | | | | | |
| Steel | 2% | 4+ | \$31,400 | 2021 | \$157,100 | | | |
| | Other Observation, Extent : Severe, Area Affected : 50% | | | | | | | |
| | Location : Isolated Throughout | | | | | | | |
| | Explanation : Impact Damage | | | | | | | |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

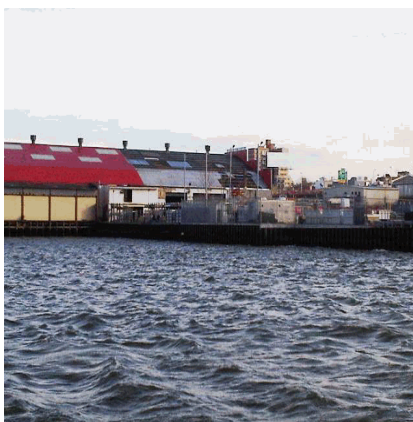
Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : SHEET PILE BULKHEAD AT 22ND ST. GOWANUS BAY
Address : SOUTHEAST CORNER OF WHARF TO NORTH SIDE OF 23RD STREET
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0026.040 / 1740 **Yr Built/Renovated** :
Linear Ft : 330 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 16-Dec-2011 **Landmark Status** : NONE
Areas Surveyed :
Block : 644 **Lot** : 1 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------|----------------|
| Bulkheads | \$86,000 | |
| Total | \$86,000 | |
| Importance Code B | \$86,000 | |
| Total | \$86,000 | |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|--------------|---------|---------|---------|
| Bulkheads | \$800 | | | |
| Total | \$800 | | | |
| Importance Code B | \$800 | | | |
| Importance Code C | | | | |
| Total | \$800 | | | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
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 | 45% | | | LIFE | * * | 5 | \$100 | |
| No Component | 55% | | | | | | | |
| | | | | | | | | |
| Sheet Piles | | | | | | | | |
| Steel | 40% | | | LIFE | * * | | | |
| | | Corrosion, Extent : Moderate, Area Affected : 30% | | | | | | |
| | | Location : Above The Mlw Elevation Throughout | | | | | | |
| | | | | | | | | |
| Not Accessible | 60% | | | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| | | | | | | | | |
| Surface | | | | | | | | |
| Asphalt | 55% | | | 2036 | * * | 5 | \$2,100 | |
| Concrete | 45% | | | 2032 | * * | 5 | \$1,700 | |
| | | | | | | | | |
| Fender | | | | | | | | |
| Wales and Chocks | | | | | | | | |
| Timber | 100% | Now | \$86,000 | 2038 | * * | 4 | \$17,900 | |
| | | Missing Part, Extent : Severe, Area Affected : 90% | | | | | | |
| | | Location : Throughout | | | | | | |
| | | | | | | | | |
| Deck Elements | | | | | | | | |
| Railing | | | | | | | | |
| Fencing | 55% | | | 2024 | \$9,600 | 3 | \$100 | |
| No Component | 45% | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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 : 26-Nov-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 2184 **Lot** : 997 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|------------------|----------------|
| Bulkheads | \$836,000 | |
| Total | \$836,000 | |
| Importance Code A | \$784,200 | |
| Importance Code B | \$51,800 | |
| Total | \$836,000 | |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|---------|---------|---------|
| Bulkheads | \$42,700 | | | |
| Total | \$42,700 | | | |
| Importance Code A | \$8,400 | | | |
| Importance Code B | \$2,400 | | | |
| Importance Code C | \$31,900 | | | |
| Total | \$42,700 | | | |



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
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 | \$2,700 | LIFE | * * | 5 | | |
| | Rotting/Splitting, Extent : Severe, Area Affected : 90% | | | | | | | |
| | Location : Station 2+27 To 2+50 | | | | | | | |
| Timber | 30% | 4+ | \$8,100 | LIFE | * * | 5 | | |
| | Rotting/Splitting, Extent : Moderate, Area Affected : 50% | | | | | | | |
| | Location : Station 1+55 To 2+27 (From North) | | | | | | | |
| No Component | 60% | | | | | | | |
| Revetment | | | | | | | | |
| Stone | 20% | 4+ | \$21,100 | LIFE | * * | 5 | \$300 | |
| | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Station 0+00 To 0+46 (From North) | | | | | | | |
| | Explanation : Inadequate Protection | | | | | | | |
| No Component | 80% | | | | | | | |
| Sheet Piles | | | | | | | | |
| Steel | 55% | 4+ | \$784,200 | 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 : Station 0+00 To 0+46 | | | | | | | |
| | Explanation : Revetment | | | | | | | |
| Not Accessible | 25% | | | | | | | |
| Wales | | | | | | | | |
| Steel | 20% | Now | \$8,400 | LIFE | * * | 5 | \$1,200 | |
| | Corrosion, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : Throughout Exposed Length Of Wale | | | | | | | |
| Not Accessible | 80% | | | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Topsoil | 15% | Now | \$2,300 | 2064 | * * | | | |
| | Other Observation, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : Sinkhole 1+79 To 2+15 And 2+27 To 2+32 (From 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 | | Priority |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Backfill | | | | | | | | |
| Surface | | | | | | | | |
| Concrete | 55% | 4+ | \$47,500 | 2039 | * * | 5 | \$800 | |
| | Broken, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Settlement/ Broken Throughout | | | | | | | |
| | Cracking, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Concrete | 5% | Now | \$4,300 | 2039 | * * | 5 | \$100 | |
| | Broken, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Broken/ Displaced At In Northern 46 Ft Of Asset | | | | | | | |
| Topsoil | 20% | | | 2022 | \$2,600 | 5 | \$200 | |
| 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : SOUTH BROOKLYN MARINE TERMINAL 30TH ST. PIER
Address : 30TH STREET
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0013.108 / 4080 **Yr Built/Renovated** :
Linear Ft : 2,475 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 14-Dec-2011 **Landmark Status** : NONE
Areas Surveyed :
Block : 662 **Lot** : 1 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|--------------------|-----------------|
| Bulkheads | \$1,049,900 | \$71,700 |
| Total | \$1,049,900 | \$71,700 |
| Importance Code B | \$71,700 | \$71,700 |
| Importance Code C | \$978,300 | |
| Total | \$1,049,900 | \$71,700 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|---------|---------|---------|---------|
| 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
SOUTH BROOKLYN MARINE TERMINAL 30TH ST. 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 | | | | | | | | | |
| | Revetment | | | | | | | | |
| | Stone | 12% | 0-2 | \$213,400 | LIFE | * * | 5 | \$1,800 | |
| | | Missing Part, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : West Face Of Asset | | | | | | | |
| | Stone | 43% | 2-4 | \$764,800 | LIFE | * * | 5 | \$6,400 | |
| | | Missing Part, Extent : Moderate, Area Affected : 75% | | | | | | | |
| | | Location : North Face Of Asset | | | | | | | |
| | Under Construction | 45% | | | | | | | |
| Backfill | | | | | | | | | |
| | Fill | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| Surface | | | | | | | | | |
| | Topsoil | 55% | 4+ | \$71,700 | 2023 | \$71,700 | 5 | \$3,200 | |
| | | Erosion, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | | Location : Above Revetment, Along North And West Face Of Asset | | | | | | | |
| | Under Construction | 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : SOUTH BROOKLYN MARINE TERMINAL 39 ST BULKHEAD
Address : 39 ST BULKHEAD
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 : 16-Dec-2011 **Landmark Status** : NONE
Areas Surveyed :
Block : 662 **Lot** : 1 **BIN** :

| CAPITAL | | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|--|---------------------|------------------|
| Bulkheads | | \$15,845,400 | \$489,600 |
| Total | | \$15,845,400 | \$489,600 |
| Importance Code A | | \$15,343,200 | |
| Importance Code B | | \$395,000 | \$489,600 |
| Importance Code C | | \$107,200 | |
| Total | | \$15,845,400 | \$489,600 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|---------|---------|---------|
| Bulkheads | \$23,900 | | | |
| Total | \$23,900 | | | |
| Importance Code A | | | | |
| Importance Code B | \$23,900 | | | |
| Importance Code C | | | | |
| Total | \$23,900 | | | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL 39 ST BULKHEAD

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 Recent Replace Evident, Extent : Light, Area Affected : 35% Location : Bulkhead Replacement At N-shed And J-shed On North Side Of Pier | | | | | | | |
| | Concrete | 5% | Now | \$53,600 | 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+ | \$53,600 | 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 | 10% | | | LIFE | * * | 5 | \$1,300 | |
| | | Cracking, Extent : Light, Area Affected : 1% Location : Throughout Cantilever Wall At North Side Inshore Recent Replace Evident, Extent : Light, Area Affected : 100% Location : At Inshore Of North Side With Revetment | | | | | | | |
| | Concrete | 40% | | | LIFE | * * | 5 | \$5,200 | |
| | Cracking, Extent : Light, Area Affected : 10% Location : Throughout N-shed, J-shed And West Bulkhead Erosion, Extent : Moderate, Area Affected : 10% Location : Bottom Of Cap Along The South Side Of The Asset Recent Replace Evident, Extent : Light, Area Affected : 40% Location : At N-shed And J-shed Bulkheads | | | | | | | | |
| Concrete | 35% | 4+ | \$8,825,400 | 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 Ft East Of West End | | | | | | | | |
| No Component | 15% | | | | | | | | |
| Revetment | Stone | 10% | | | LIFE | * * | 5 | \$1,900 | |
| | Recent Replace Evident, Extent : Light, Area Affected : 100% Location : At Inshore Of North Side Of 39th St Pier | | | | | | | | |
| No Component | 90% | | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL 39 ST BULKHEAD

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 | | | | | | | | | |
| | Sheet Piles | | | | | | | | |
| | Steel | 20% | | | LIFE | | * * | | |
| | | Recent Replace Evident, Extent : Light, Area Affected : 100% | | | | | | | |
| | | Location : N-shed And J-shed Bulkheads | | | | | | | |
| | Steel | 35% | 4+ | \$6,517,800 | LIFE | | * * | | |
| | | Corrosion, Extent : Severe, Area Affected : 10% | | | | | | | |
| | | Location : Along South Bulkhead Below Concrete Encasement As Observed During The 2007 Routine Inspection | | | | | | | |
| | No Component | 10% | | | | | | | |
| | Not Accessible | 35% | | | | | | | |
| Pile Caps | | | | | | | | | |
| | Concrete | 15% | | | LIFE | | * * | 5 | \$1,400 |
| | | Cracking, Extent : Light, Area Affected : 2% | | | | | | | |
| | | Location : Throughout N-shed Bulkhead At North Side Of Pier | | | | | | | |
| | | Recent Replace Evident, Extent : Light, Area Affected : 100% | | | | | | | |
| | | Location : Along N-shed Bulkhead | | | | | | | |
| | No Component | 85% | | | | | | | |
| Backfill | | | | | | | | | |
| | Fill | | | | | | | | |
| | Topsoil | 2% | Now | \$700 | 2058 | | * * | | |
| | | Other Observation, Extent : Severe, Area Affected : 60% | | | | | | | |
| | | Location : At Offshore Of J-shed On North Side And Isolated Along West Bulkhead And South Bulkhead | | | | | | | |
| | | Explanation : Settlement/fill Loss | | | | | | | |
| | Not Accessible | 98% | | | | | | | |
| Surface | | | | | | | | | |
| | Asphalt | 55% | | | 2032 | | * * | 5 | \$20,100 |
| | | Broken, Extent : Severe, Area Affected : 1% | | | | | | | |
| | | Location : Offshore End Of J-shed | | | | | | | |
| | Concrete | 10% | | | 2036 | | * * | 5 | \$3,700 |
| | | Cracking, Extent : Light, Area Affected : 2% | | | | | | | |
| | | Location : Isolated Throughout West Bulkhead And South Bulkhead | | | | | | | |
| | Concrete | 35% | 4+ | \$395,000 | 2038 | | * * | 5 | \$6,400 |
| | | Cracking, Extent : Moderate, Area Affected : 50% | | | | | | | |
| | | Location : Isolated Along West Bulkhead And South Bulkhead | | | | | | | |
| | | Settlement, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | | Location : Isolated Along West Bulkhead And South Bulkhead | | | | | | | |

Fender

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL 39 ST BULKHEAD

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 |
| Fender | | | | | | | | |
| Buffer | | | | | | | | |
| Pneumatic Fenders | 54% | | | 2021 | \$357,300 | | | |
| | Corrosion, Extent : Severe, Area Affected : 10% | | | | | | | |
| | Location : Lower Hardware Connections South Bulkhead | | | | | | | |
| | Surface Wearing/Scaling, Extent : Moderate, Area Affected : 30% | | | | | | | |
| | Location : On Arch Fenders Along The West And South Sides Of Asset | | | | | | | |
| Pneumatic Fenders | 10% | | | 2022 | \$66,200 | | | |
| | Recent Replace Evident, Extent : N/A, Area Affected : 100% | | | | | | | |
| | Location : J-shed Bulkhead | | | | | | | |
| Pneumatic Fenders | 10% | 4+ | \$13,200 | 2022 | \$66,200 | | | |
| | Loose Connections, Extent : Severe, Area Affected : 30% | | | | | | | |
| | Location : Isolated Connection Failures At Padeyes of Four Floating Fenders At J-shed | | | | | | | |
| | Recent Replace Evident, Extent : N/A, Area Affected : 100% | | | | | | | |
| | Location : J-shed Bulkhead | | | | | | | |
| Timber | 1% | | | 2021 | | 5 | | |
| | Weathering, Extent : Light, Area Affected : 100% | | | | | | | |
| | Location : Offshore Of The South Side | | | | | | | |
| 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : SOUTH BROOKLYN MARINE TERMINAL BULKHEADS
Address : BET. PIERS FROM 28TH TO 39TH STS
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0026.011 / 1736 **Yr Built/Renovated** : 1920 /
Linear Ft : 1,620 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 06-Jan-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 662 **Lot** : 1 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------------|-----------------------|
| Bulkheads | \$276,900 | |
| Total | \$276,900 | |
| Importance Code A | \$213,600 | |
| Importance Code B | \$63,300 | |
| Total | \$276,900 | |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads | \$80,500 | | | \$2,400 |
| Total | \$80,500 | | | \$2,400 |
| Importance Code A | | | | \$2,400 |
| Importance Code B | \$80,500 | | | |
| Importance Code C | | | | |
| Total | \$80,500 | | | \$2,400 |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL BULKHEADS

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 | | | | | | | | |
| Relieving Platform Top Concrete, 10' Water | 40% | 4+ | \$134,300 | LIFE | * * | 5 | \$2,400 | |
| <i>Corrosion of Reinforcement, Extent : Severe, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Within Tidal Zone</i> | | | | | | | | |
| <i>Other Observation, Extent : Moderate, Area Affected : 40%</i> | | | | | | | | |
| <i>Location : At 31st To 33rd Street, Throughout Tidal Zone</i> | | | | | | | | |
| <i>Explanation : Spalling</i> | | | | | | | | |
| No Component | 60% | | | | | | | |
| Coping/Curb Concrete | 15% | | | LIFE | * * | 5 | \$200 | |
| <i>Other Observation, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : South Of 35th Street Pier</i> | | | | | | | | |
| <i>Explanation : Undercut</i> | | | | | | | | |
| No Component | 85% | | | | | | | |
| Gravity Wall Steel, 20' Water | 10% | | | 2031 | * * | 10 | | |
| <i>Other Observation, Extent : Light, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : North Of 39th Street Pier, In Splash Zone</i> | | | | | | | | |
| <i>Explanation : Corrosion</i> | | | | | | | | |
| Stone | 15% | | | LIFE | * * | 5 | \$20,600 | |
| Stone | 5% | 4+ | \$79,400 | LIFE | * * | 5 | \$6,900 | |
| <i>Displaced Elements, Extent : Moderate, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : At 31st To 33rd Street</i> | | | | | | | | |
| No Component | 40% | | | | | | | |
| Not Accessible | 30% | | | | | | | |
| Piles and Bracing Timber | 2% | | | 2032 | * * | 4 | \$4,900 | |
| No Component | 80% | | | | | | | |
| Not Accessible | 18% | | | | | | | |
| Revetment Stone | 5% | | | LIFE | * * | 5 | \$500 | |
| No Component | 90% | | | | | | | |
| Not Accessible | 5% | | | | | | | |
| Pile Caps No Component | 80% | | | | | | | |
| Not Accessible | 20% | | | | | | | |
| Backfill | | | | | | | | |
| Fill Topsoil | 10% | Now | \$34,100 | 2063 | * * | | | |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : At 31st To 33rd Street</i> | | | | | | | | |
| <i>Explanation : Sinkholes</i> | | | | | | | | |
| Not Accessible | 90% | | | | | | | |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL BULKHEADS

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 |
| Backfill | | | | | | | | |
| Surface | | | | | | | | |
| Asphalt | 20% | Now | \$28,600 | 2038 | * * | 5 | \$1,800 | |
| Settlement, Extent : Severe, Area Affected : 100% | | | | | | | | |
| Location : Sinkholes At 31st To 33rd Streets | | | | | | | | |
| Asphalt | 55% | | | 2032 | * * | 5 | \$10,200 | |
| Cracking, Extent : Severe, Area Affected : 15% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Concrete | 10% | 4+ | \$11,400 | 2032 | * * | 5 | \$900 | |
| Cracking, Extent : Moderate, Area Affected : 25% | | | | | | | | |
| Location : At Steel Circular Cells North Of 39th Street Pier | | | | | | | | |
| Spalling, Extent : Moderate, Area Affected : 40% | | | | | | | | |
| Location : At 31st To 33rd Street | | | | | | | | |
| Concrete | 15% | | | 2032 | * * | 5 | \$2,800 | |
| Cracking, Extent : Light, Area Affected : 10% | | | | | | | | |
| Location : Isolated Throughout | | | | | | | | |
| Fender | | | | | | | | |
| Buffer | | | | | | | | |
| Rubber | 20% | 4+ | \$63,300 | 2032 | * * | 4-5 | \$5,500 | |
| Loose Connections, Extent : Severe, Area Affected : 15% | | | | | | | | |
| Location : At 31st To 33rd Street, In Tidal Zone | | | | | | | | |
| Other Observation, Extent : Light, Area Affected : 90% | | | | | | | | |
| Location : Throughout | | | | | | | | |
| Explanation : Hardware Corrosion | | | | | | | | |
| 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : SOUTH BROOKLYN MARINE TERMINAL REVETMENT AND STEEL CELLS
Address : LANDFILL BTWN 33 & 35 ST PIER 35 STREET
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0013.107 / 1754 **Yr Built/Renovated** :
Linear Ft : 2,960 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 11-Jan-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 662 **Lot** : 1 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|----------------|-----------------|
| Bulkheads | | \$62,300 |
| Total | | \$62,300 |
| Importance Code B | | \$62,300 |
| Total | | \$62,300 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|---------|---------|---------|
| Bulkheads | \$25,200 | | | |
| Total | \$25,200 | | | |
| Importance Code B | \$25,200 | | | |
| Importance Code C | | | | |
| Total | \$25,200 | | | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL REVETMENT AND STEEL CELLS
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 | 10% | | | LIFE | * * | 5 | \$300 | |
| | No Component | 60% | | | | | | | |
| | Not Accessible | 30% | | | | | | | |
| | Gravity Wall | | | | | | | | |
| | Steel, 20' Water | 5% | | | 2028 | * * | 10 | | |
| | | | | Other Observation, Extent : Moderate, Area Affected : 10% | | | | | |
| | | | | Location : Isolated Above Mean Low Water Elevation | | | | | |
| | | | | Explanation : Corrosion | | | | | |
| | No Component | 85% | | | | | | | |
| | Not Accessible | 10% | | | | | | | |
| | Revetment | | | | | | | | |
| | Stone | 50% | | | LIFE | * * | 5 | \$8,900 | |
| | No Component | 15% | | | | | | | |
| | Not Accessible | 35% | | | | | | | |
| Backfill | | | | | | | | | |
| | Fill | | | | | | | | |
| | Topsoil | 5% | Now | \$6,200 | 2063 | * * | | | |
| | | | | Other Observation, Extent : Severe, Area Affected : 100% | | | | | |
| | | | | Location : Isolated Throughout And At Station 15+05 | | | | | |
| | | | | Explanation : Settlement | | | | | |
| | Not Accessible | 95% | | | | | | | |
| | Surface | | | | | | | | |
| | Asphalt | 35% | | | 2032 | * * | 5 | \$11,800 | |
| | | | | Cracking, Extent : Light, Area Affected : 10% | | | | | |
| | | | | Location : Isolated Throughout | | | | | |
| | Asphalt | 5% | Now | \$13,100 | 2038 | * * | 5 | \$800 | |
| | | | | Settlement, Extent : Moderate, Area Affected : 50% | | | | | |
| | | | | Location : Isolated Throughout | | | | | |
| | | | | Other Observation, Extent : Severe, Area Affected : 50% | | | | | |
| | | | | Location : Isolated Along South Side Of Pier And Station 15+05 | | | | | |
| | | | | Explanation : Sinkholes | | | | | |
| | Topsoil | 40% | | | 2021 | \$62,300 | 5 | \$5,500 | |
| | Not Accessible | 20% | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : SOUTH BROOKLYN MARINE TERMINAL SHEET PILE/GRAVITY WALL BULKHEAD
Address : AT 29TH STREET & 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 : 12-Jan-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 662 **Lot** : 200 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------|----------------|
| Bulkheads | \$35,200 | |
| Total | \$35,200 | |
| Importance Code B | \$35,200 | |
| Total | \$35,200 | |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|----------------|---------|---------|---------|
| Bulkheads | \$2,300 | | | |
| Total | \$2,300 | | | |
| Importance Code A | | | | |
| Importance Code B | \$2,300 | | | |
| Total | \$2,300 | | | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL SHEET PILE/GRAVITY WALL BULKHEAD
Asset # : 13545

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| 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 | \$300 | |
| | Spalling, Extent : Moderate, Area Affected : 15% | | | | | | | |
| | Location : Isolated | | | | | | | |
| Stone | 20% | | | LIFE | * * | 5 | \$11,300 | |
| | Displaced Elements, Extent : Light, Area Affected : 10% | | | | | | | |
| | Location : Isolated Throughout | | | | | | | |
| Not Accessible | 70% | | | | | | | |
| Sheet Piles | | | | | | | | |
| Composite, 5' Water | 70% | | | LIFE | * * | | | |
| No Component | 30% | | | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Surface | | | | | | | | |
| Concrete | 60% | | | 2032 | * * | 5 | \$4,600 | |
| | Cracking, Extent : Light, Area Affected : 5% | | | | | | | |
| | Location : Isolated Station 0+00 To 4+80 From North | | | | | | | |
| Concrete | 15% | Now | \$35,200 | 2038 | * * | 5 | \$600 | |
| | Broken, Extent : Moderate, Area Affected : 50% | | | | | | | |
| | Location : Station 6+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.

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : STEEL BULKHEAD BET. RIVER CAFE & FULTON FERRY LANDING
Address : EAST RIVER WATER STREET & OLD FULTON STREET
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0044.000 / 13957 **Yr Built/Renovated** :
Linear Ft : 152 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 17-Sep-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 25 **Lot** : 1 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------------|-----------------------|
| Bulkheads | \$458,000 | \$142,100 |
| Total | \$458,000 | \$142,100 |
| Importance Code A | \$458,000 | |
| Importance Code B | | \$142,100 |
| Total | \$458,000 | \$142,100 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads | \$28,600 | | \$100 | \$300 |
| Total | \$28,600 | | \$100 | \$300 |
| Importance Code A | \$200 | | | |
| Importance Code B | \$28,400 | | \$100 | \$300 |
| Total | \$28,600 | | \$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 & 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+ | \$166,100 | LIFE | * * | 5 | \$14,100 | |
| | <i>Corrosion, Extent : Moderate, Area Affected : 40%</i> | | | | | | | |
| | <i>Location : Splash Zone</i> | | | | | | | |
| No Component | 40% | | | | | | | |
| Sheet Piles | | | | | | | | |
| Steel | 55% | 4+ | \$291,900 | LIFE | * * | | | |
| | <i>Corrosion, Extent : Moderate, Area Affected : 40%</i> | | | | | | | |
| | <i>Location : Splash And Tidal Zones, North Side; Isolated On East Side</i> | | | | | | | |
| Steel | 45% | | | LIFE | * * | 10 | | |
| | <i>Corrosion, Extent : Light, Area Affected : 30%</i> | | | | | | | |
| | <i>Location : Splash Zone, East Side</i> | | | | | | | |
| Pile Caps | | | | | | | | |
| Concrete | 40% | | | LIFE | * * | 5 | \$400 | |
| | <i>Cracking, Extent : Light, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| No Component | 60% | | | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Surface | | | | | | | | |
| Asphalt | 40% | | | 2035 | * * | 5 | \$700 | |
| Stone | 10% | | | 2035 | * * | 10 | | |
| Topsoil | 20% | | | 2024 | \$1,600 | 5 | \$100 | |
| Not Accessible | 30% | | | | | | | |
| Deck Elements | | | | | | | | |
| Railing | | | | | | | | |
| Steel | 40% | 4+ | \$11,400 | 2024 | \$56,800 | | | |
| | <i>Corrosion, Extent : Moderate, Area Affected : 50%</i> | | | | | | | |
| | <i>Location : East Side, Mostly Along Rail Base</i> | | | | | | | |
| Steel | 60% | 0-2 | \$17,100 | 2024 | \$85,300 | | | |
| | <i>Corrosion, Extent : Severe, Area Affected : 60%</i> | | | | | | | |
| | <i>Location : North Side</i> | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : STEEL SHEETPILE BULKHEAD
Address : W 220TH ST. NORTH TO 9TH AVE EXTENSION. ALONG HARLEM RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR054.000 / 13792 **Yr Built/Renovated** :
Linear Ft : 250 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 19-Nov-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 2197 **Lot** : 997 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|--------------------|----------------|
| Bulkheads | \$1,234,900 | |
| Total | \$1,234,900 | |
| Importance Code A | \$1,161,300 | |
| Importance Code B | \$73,600 | |
| Total | \$1,234,900 | |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|---------|---------|---------|
| Bulkheads | \$87,600 | | | |
| Total | \$87,600 | | | |
| Importance Code A | \$26,000 | | | |
| Importance Code B | \$61,600 | | | |
| Total | \$87,600 | | | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
STEEL SHEETPILE BULKHEAD
Asset # : 13792

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | | |
|-------------------|---------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| 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 | \$142,900 | LIFE | * * | 4 | \$1,500 | |
| | | Other Observation, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : Station 2+10 To 2+50 From North | | | | | | | |
| | | Explanation : Collapsed/ Failed | | | | | | | |
| | No Component | 80% | | | | | | | |
| Piles and Bracing | | | | | | | | | |
| | Steel | 1% | 4+ | \$2,300 | 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 | \$1,018,400 | 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 | \$23,700 | LIFE | * * | 4 | \$1,600 | |
| | | Broken, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | No Component | 20% | | | | | | | |
| Backfill | | | | | | | | | |
| | Fill | | | | | | | | |
| | Topsoil | 70% | Now | \$36,800 | 2064 | * * | | | |
| | | 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 | \$17,600 | 2039 | * * | 5 | \$300 | |
| Erosion, Extent : Severe, Area Affected : 100% | | | | | | | | |
| Location : Station 2+10 To 2+50 Inshore Of Crib | | | | | | | | |
| Other Observation, Extent : Severe, Area Affected : 100% | | | | | | | | |
| Location : Station 2+10 To 2+50 Inshore Of Crib | | | | | | | | |
| Explanation : Loss Of Structural Support | | | | | | | | |
| Gravel | 10% | | | 2039 | * * | 2-5 | \$100 | |
| Erosion, Extent : Moderate, Area Affected : 15% | | | | | | | | |
| Location : Filter Fabric Exposed Under Gravel Surface | | | | | | | | |
| Topsoil | 70% | Now | \$9,200 | 2024 | \$9,200 | 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 Station 0+00 To 2+10 (From North) | | | | | | | | |
| Explanation : Sinkholes/ Fill Loss | | | | | | | | |
| Fender | | | | | | | | |
| Piles | | | | | | | | |
| Timber | 80% | Now | \$36,800 | 2039 | * * | 4 | \$4,800 | |
| Broken, Extent : Severe, Area Affected : 100% | | | | | | | | |
| Location : Along Sheet Pile Bulkhead | | | | | | | | |
| Rotting/Splitting, Extent : Severe, Area Affected : 100% | | | | | | | | |
| Location : Throughout Station 0+00 To 2+10 At Sheet Pile Bulkhead | | | | | | | | |
| No Component | 20% | | | | | | | |
| Wales and Chocks | | | | | | | | |
| Timber | 80% | Now | \$34,800 | 2039 | * * | 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : **TIMBER BULKHEAD PAERDERGAT BASIN**
Address : **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 : **20-Dec-2012** **Landmark Status** : **NONE**
Areas Surveyed :
Block : **8012** **Lot** : **1** **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------------|-----------------------|
| Bulkheads | \$1,868,900 | |
| Total | \$1,868,900 | |
| Importance Code A | \$1,708,400 | |
| Importance Code B | \$160,600 | |
| Total | \$1,868,900 | |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads | \$54,000 | \$100 | \$7,300 | |
| Total | \$54,000 | \$100 | \$7,300 | |
| Importance Code A | \$3,200 | | | |
| Importance Code B | \$26,900 | \$100 | \$7,300 | |
| Importance Code C | \$23,900 | | | |
| Total | \$54,000 | \$100 | \$7,300 | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
TIMBER BULKHEAD PAERDERGAT BASIN
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 | 5% | | | 2033 | * * | 4 | \$9,700 | |
| | Timber | 85% | Now | \$843,700 | 2039 | * * | 4 | \$109,700 | |
| Other Observation, Extent : Severe, Area Affected : 100% | | | | | | | | | |
| Location : Throughout | | | | | | | | | |
| Explanation : Failed And/ Or Severe Deterioration | | | | | | | | | |
| | No Component | 7% | | | | | | | |
| | Not Accessible | 3% | | | | | | | |
| Revetment | | | | | | | | | |
| | Concrete | 3% | Now | \$17,000 | LIFE | * * | | | |
| Other Observation, Extent : Severe, Area Affected : 100% | | | | | | | | | |
| Location : Between Sta. 0+21 And 0+91 (From West) | | | | | | | | | |
| Explanation : Minimal To No Shoreline Protection | | | | | | | | | |
| | Concrete | 4% | 4+ | \$6,800 | LIFE | * * | | | |
| Other Observation, Extent : Moderate, Area Affected : 20% | | | | | | | | | |
| Location : Along Top Of Revetment From Sta. 0+00 To 0+21 And 0+91 To 1+70 | | | | | | | | | |
| Explanation : Non-engineered Slope; Inadequate Protection | | | | | | | | | |
| | No Component | 93% | | | | | | | |
| Sheet Piles | | | | | | | | | |
| | Timber | 5% | | | LIFE | * * | 4 | \$800 | |
| | Timber | 20% | 0-2 | \$193,800 | LIFE | * * | 4 | \$3,200 | |
| Rotting/Splitting, Extent : Severe, Area Affected : 100% | | | | | | | | | |
| Location : Typical Throughout | | | | | | | | | |
| Other Observation, Extent : Severe, Area Affected : 100% | | | | | | | | | |
| Location : Typical Throughout | | | | | | | | | |
| Explanation : Severely Deteriorated / Failed Above Lower Wale | | | | | | | | | |
| | Timber | 60% | Now | \$581,400 | LIFE | * * | 4 | \$9,700 | |
| Other Observation, Extent : Severe, Area Affected : 100% | | | | | | | | | |
| Location : Throughout | | | | | | | | | |
| Explanation : Collapsed/ Failed Above Mlw | | | | | | | | | |
| | No Component | 7% | | | | | | | |
| | Not Accessible | 8% | | | | | | | |
| Wales | | | | | | | | | |
| | Timber | 5% | | | LIFE | * * | 4 | \$600 | |
| | Timber | 40% | 0-2 | \$51,100 | LIFE | * * | 4 | \$5,200 | |
| Rotting/Splitting, Extent : Severe, Area Affected : 100% | | | | | | | | | |
| Location : Typical Throughout Lower Wale | | | | | | | | | |
| | Timber | 30% | Now | \$38,300 | LIFE | * * | 4 | \$3,900 | |
| Other Observation, Extent : Severe, Area Affected : 100% | | | | | | | | | |
| Location : At Seaview Avenue And Isolated Throughout | | | | | | | | | |
| Explanation : Collapsed | | | | | | | | | |
| | No Component | 7% | | | | | | | |
| | Not Accessible | 18% | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
TIMBER BULKHEAD PAERDERGAT BASIN
Asset # : 13480

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Sand | 65% | Now | \$123,500 | 2054 | * * | 5 | \$500 | |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Explanation : Erosion And Fill Loss</i> | | | | | | | | |
| Stone | 10% | Now | \$22,900 | LIFE | * * | 5 | \$100 | |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Between Sta 1+70 And Sta 4+25</i> | | | | | | | | |
| <i>Explanation : Large Concrete Block Placed As Revetment/ Backfill</i> | | | | | | | | |
| Not Accessible | 25% | | | | | | | |
| Surface | | | | | | | | |
| Concrete | 2% | | | 2037 | * * | 5 | \$200 | |
| Concrete | 1% | Now | \$3,000 | 2039 | * * | 5 | | |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Under Concrete Slab At Sta 6+50 (From West)</i> | | | | | | | | |
| <i>Explanation : Undermined Slab</i> | | | | | | | | |
| Gravel | 15% | | | 2033 | * * | 2-5 | \$400 | |
| Sand | 65% | Now | \$37,100 | 2039 | * * | 2-5 | \$1,100 | |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Mid- Asset</i> | | | | | | | | |
| <i>Explanation : Complete Loss Of Backfill</i> | | | | | | | | |
| Topsoil | 15% | | | 2019 | \$6,800 | 5 | \$600 | |
| Topsoil | 2% | Now | \$900 | 2024 | \$900 | 5 | | |
| <i>Erosion, Extent : Severe, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Loss Of Soil At Isolated Settlement/ Sinkhole Locations</i> | | | | | | | | |
| <i>Settlement, Extent : Severe, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : **TIMBER BULKHEAD YANKEE SKIPPER**
Address : **FLATBUSH AVE. MILL BASIN**
Borough : **BROOKLYN** **Agency's Number** : **N/A**
Program / Asset # : **DBSR026.066 / 20** **Yr Built/Renovated** :
Linear Ft : **120** **Project Type** : **ECONOMIC DEVELOPMENT**
Date of Survey : **21-Dec-2011** **Landmark Status** : **NONE**
Areas Surveyed :
Block : **8591** **Lot** : **125** **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------------|-----------------------|
| Bulkheads | \$335,500 | |
| Total | \$335,500 | |
| Importance Code A | \$335,500 | |
| Total | \$335,500 | |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads | \$17,800 | \$500 | | |
| Total | \$17,800 | \$500 | | |
| Importance Code A | \$17,800 | \$400 | | |
| Importance Code B | | | | |
| Total | \$17,800 | \$500 | | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
TIMBER BULKHEAD YANKEE SKIPPER
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 | 70% | 4+ | \$48,400 | 2038 | * * | 4 | \$12,600 | |
| | | Rotting/Splitting, Extent : Moderate, Area Affected : 40% | | | | | | | |
| | | Location : Throughout Bulkhead | | | | | | | |
| | Timber | 25% | 0-2 | \$17,300 | 2038 | * * | 4 | \$4,500 | |
| | | Rotting/Splitting, Extent : Severe, Area Affected : 50% | | | | | | | |
| | | Location : Isolated Throughout Bulkhead | | | | | | | |
| | Timber | 5% | | | 2038 | * * | 4 | \$1,300 | |
| | | Recent Replace Evident, Extent : Light, Area Affected : 100% | | | | | | | |
| | | Location : Near South End Of Bulkhead | | | | | | | |
| | Sheet Piles | | | | | | | | |
| Timber | 60% | 4+ | \$269,800 | LIFE | * * | 4 | \$1,300 | | |
| | Worn, Extent : Light, Area Affected : 100% | | | | | | | | |
| | Location : Above Mlw Elevation | | | | | | | | |
| | Timber | 40% | | | LIFE | * * | 4 | \$900 | |
| Recent Replace Evident, Extent : Light, Area Affected : 100% | | | | | | | | | |
| Location : Above Mhw Elevation | | | | | | | | | |
| Wales | | | | | | | | | |
| Timber | 75% | 4+ | \$13,300 | LIFE | * * | 4 | \$1,300 | | |
| | Rotting/Splitting, Extent : Light, Area Affected : 50% | | | | | | | | |
| | Location : Throughout | | | | | | | | |
| | Timber | 25% | 0-2 | \$4,400 | LIFE | * * | 4 | \$500 | |
| Rotting/Splitting, Extent : Severe, Area Affected : 50% | | | | | | | | | |
| Location : Lower Wale | | | | | | | | | |
| Backfill | | | | | | | | | |
| Fill | | | | | | | | | |
| | Not Accessible | 100% | | | | | | | |
| Surface | | | | | | | | | |
| | Gravel | 40% | | 2032 | * * | 2-5 | \$100 | | |
| | Topsoil | 40% | | 2021 | \$2,500 | 5 | \$200 | | |
| | Not Accessible | 20% | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : **TIMBER CRIBBING, STACKED TIMBERS**
Address : **BARD AVE AND RICHMOND TERRACE**
Borough : **STATEN ISLAND** **Agency's Number** : **N/A**
Program / Asset # : **PAR0194.000 / 13934** **Yr Built/Renovated** :
Linear Ft : **160** **Project Type** : **ECONOMIC DEVELOPMENT**
Date of Survey : **17-Dec-2014** **Landmark Status** : **NONE**
Areas Surveyed :
Block : **184** **Lot** : **188** **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------------|-----------------------|
| Bulkheads | \$228,600 | |
| Total | \$228,600 | |
| Importance Code A | \$228,600 | |
| Total | \$228,600 | |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads | \$25,200 | | | |
| Total | \$25,200 | | | |
| Importance Code A | | | | |
| Importance Code B | \$25,200 | | | |
| Total | \$25,200 | | | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
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+ | \$228,600 | 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 | \$16,800 | 2066 | * * | | | |
| | | Erosion, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | Not Accessible | 50% | | | | | | | |
| Surface | | | | | | | | | |
| | Topsoil | 100% | Now | \$8,400 | 2026 | \$8,400 | 5 | \$400 | |
| | | Erosion, Extent : Severe, Area Affected : 50% | | | | | | | |
| | | Location : Throughout 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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 : 17-Dec-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|------------------|--------------------|
| Bulkheads | \$235,000 | \$1,034,100 |
| Total | \$235,000 | \$1,034,100 |
| Importance Code A | \$235,000 | |
| Importance Code B | | \$1,034,100 |
| Total | \$235,000 | \$1,034,100 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|---------|---------|---------|
| Bulkheads | \$32,400 | | | |
| Total | \$32,400 | | | |
| Importance Code A | | | | |
| Importance Code B | \$32,400 | | | |
| Total | \$32,400 | | | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
WET BERTH 2 BULKHEAD
Asset # : 13533

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Structural | | | | | | | | |
| Gravity Wall | | | | | | | | |
| Conc w/Stone Face | 5% | 4+ | \$60,700 | LIFE | * * | 5 | \$5,000 | |
| | Displaced Elements, Extent : Severe, Area Affected : 10% | | | | | | | |
| | Location : 1090 Ft 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 | 10% | 4+ | \$174,300 | LIFE | * * | 5 | \$400 | |
| | Cracking, Extent : Moderate, Area Affected : 15% | | | | | | | |
| | Location : Throughout Above Mlw | | | | | | | |
| | Spalling, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | Location : At Top Of Wall 261 ft,365 ft To382 ft,398 ft To429 ft,462 ft To465 ft, And 803 f | | | | | | | |
| | To 810 ft From Asset 13532 | | | | | | | |
| | Other Observation, Extent : Moderate, Area Affected : 15% | | | | | | | |
| | Location : Throughout Above Mlw | | | | | | | |
| | Explanation : Efflorescence | | | | | | | |
| Concrete | 10% | | | LIFE | * * | 5 | \$400 | |
| | Cracking, Extent : Light, Area Affected : 15% | | | | | | | |
| | Location : Cracking With Efflorescence Throughout | | | | | | | |
| Not Accessible | 75% | | | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Surface | | | | | | | | |
| Asphalt | 93% | 4+ | \$18,100 | 2033 | * * | 5 | \$5,900 | |
| | Cracking, Extent : Severe, Area Affected : 30% | | | | | | | |
| | Location : Multiple Large Cracks Throughout | | | | | | | |
| Concrete | 5% | 4+ | \$3,900 | 2033 | * * | 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 | 90% | | | 2022 | \$930,700 | | | |
| Steel | 10% | Now | \$10,300 | 2022 | \$103,400 | | | |
| | Loose Connections, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : Broken Railing Connections 91 ft,378 ft,515 ft To525 ft, And 565 ft To575 ft From Asset 13532 | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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 : 14-Dec-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------------|-----------------------|
| Bulkheads | \$1,742,200 | |
| Total | \$1,742,200 | |
| Importance Code A | \$107,200 | |
| Importance Code B | \$1,589,400 | |
| Importance Code C | \$45,600 | |
| Total | \$1,742,200 | |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads | \$60,900 | \$8,700 | \$4,500 | |
| Total | \$60,900 | \$8,700 | \$4,500 | |
| Importance Code A | | | | |
| Importance Code B | \$60,900 | \$8,700 | \$4,500 | |
| Importance Code C | | | | |
| Total | \$60,900 | \$8,700 | \$4,500 | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
WET BERTH 3 BULKHEAD
Asset # : 13531

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| 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 | \$45,600 | 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 | 1% | Now | \$53,600 | LIFE | * * | 5 | \$100 | |
| | Other Observation, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : 682 Ft To 727 Ft From Berth 7 Along South Wall | | | | | | | |
| | Explanation : Broken/ Impact Damage | | | | | | | |
| Concrete | 20% | | | LIFE | * * | 5 | \$1,400 | |
| | Cracking, Extent : Light, Area Affected : 5% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Spalling, Extent : Light, Area Affected : 10% | | | | | | | |
| | Location : Isolated Throughout | | | | | | | |
| Concrete | 4% | 4+ | \$53,600 | LIFE | * * | 5 | \$300 | |
| | Cracking, Extent : Moderate, Area Affected : 5% | | | | | | | |
| | Location : Isolated Throughout | | | | | | | |
| | Spalling, Extent : Moderate, Area Affected : 5% | | | | | | | |
| | Location : Isolated Throughout | | | | | | | |
| Not Accessible | 75% | | | | | | | |
| | Other Observation, Extent : Light, Area Affected : 0% | | | | | | | |
| | Location : | | | | | | | |
| | Explanation : Underwater And At Berthed Vessel | | | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Surface | | | | | | | | |
| Concrete | 5% | 4+ | \$18,000 | 2033 | * * | 5 | \$500 | |
| | Spalling, Extent : Moderate, Area Affected : 50% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Concrete | 90% | | | 2033 | * * | 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 | | Priority |
|-----------------------------|---------------|--|----------------|--------------------|----------------|----------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Fender | | | | | | | | |
| Buffer | | | | | | | | |
| Rubber | 70% | | | 2027 | * * | 4-5 | \$31,200 | |
| | | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : North And South Walls</i> | | | | | | |
| | | <i>Explanation : Insufficient Fendering (Rubber Tires)</i> | | | | | | |
| No Component | 30% | | | | | | | |
| Deck Elements | | | | | | | | |
| Railing | | | | | | | | |
| Steel | 100% | Now | \$31,800 | 2017 | \$1,589,400 | | | |
| | | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : All Around Berth</i> | | | | | | |
| | | <i>Explanation : Railing Not Required At Wet Berth (Dry Dock De-activated)</i> | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : WHARF AND SEAWALL E. 32ND TO E. 34TH STS.
Address : E. RIVER, 32ND TO 34TH STS. 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 : 07-Mar-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 962 **Lot** : 999 **BIN** :

CAPITAL**Total**

Importance Code

Total

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|---------|---------|--------------|
| Bulkheads | \$36,200 | | | \$600 |
| Total | \$36,200 | | | \$600 |
| Importance Code A | \$32,400 | | | |
| Importance Code B | \$3,800 | | | \$600 |
| Total | \$36,200 | | | \$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
WHARF AND SEAWALL 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/Stone | 2% | 4+ | \$2,100 | LIFE | | * * | | |
| | Broken, Extent : Severe, Area Affected : 20% | | | | | | | |
| | Location : At Top Of Concrete Station 0+55 | | | | | | | |
| | Exposed Reinforcement, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | Location : At Station 3+85 | | | | | | | |
| | Spalling, Extent : Moderate, Area Affected : 25% | | | | | | | |
| | Location : At Station 3+85 | | | | | | | |
| Concrete/Stone | 38% | | | LIFE | | * * | | |
| | Cracking, Extent : Light, Area Affected : 10% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Erosion, Extent : Light, Area Affected : 10% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Not Accessible | 60% | | | | | | | |
| Piles and Bracing | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Pile Caps | | | | | | | | |
| Timber | 5% | Now | \$30,300 | LIFE | | * * | 4 | \$200 |
| | Rotting/Splitting, Extent : Severe, Area Affected : 50% | | | | | | | |
| | Location : Along Bulkhead Face Throughout | | | | | | | |
| Not Accessible | 95% | | | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Surface | | | | | | | | |
| Asphalt | 2% | 2-4 | \$900 | 2038 | | * * | 5 | \$100 |
| | Settlement, Extent : Moderate, Area Affected : 50% | | | | | | | |
| | Location : At Station 0+59 From North | | | | | | | |
| Asphalt | 98% | | | 2032 | | * * | 5 | \$5,700 |
| | Cracking, Extent : Light, Area Affected : 10% | | | | | | | |
| | Location : Throughout | | | | | | | |
| | Settlement, Extent : Light, Area Affected : 10% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Fender | | | | | | | | |
| Piles | | | | | | | | |
| Timber | 10% | | | 2032 | | * * | 4 | \$1,200 |
| No Component | 80% | | | | | | | |
| Not Accessible | 10% | | | | | | | |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : WILLIAMSBURG YACHT CLUB SHORELINE & 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 : 28-Feb-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 4346 **Lot** : 200 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|------------------|----------------|
| Bulkheads | \$508,600 | |
| Total | \$508,600 | |
| Importance Code A | \$508,600 | |
| Total | \$508,600 | |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|---------|---------|----------------|
| Bulkheads | \$18,800 | | | \$3,100 |
| Total | \$18,800 | | | \$3,100 |
| Importance Code A | | | | \$3,100 |
| Importance Code B | \$10,000 | | | |
| Importance Code C | \$8,800 | | | |
| Total | \$18,800 | | | \$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
WILLIAMSBURG YACHT CLUB SHORELINE & 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 | 50% | | | LIFE | * * | 5 | \$400 | |
| | Timber Crib w/Stone | 40% | Now | \$390,500 | LIFE | * * | 4 | \$2,400 | |
| | | Broken, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : Full Length Of Crib Wall Is Leaning, Missing Timbers, And Losing Fill | | | | | | | |
| | No Component | 10% | | | | | | | |
| Piles and Bracing | | | | | | | | | |
| | Timber | 20% | | | 2032 | * * | 4 | \$6,100 | |
| | | Displaced Elements, Extent : Moderate, Area Affected : 50% | | | | | | | |
| | | Location : Throughout, Due To Movement Of Backfill Material | | | | | | | |
| | Timber | 20% | 2-4 | \$118,000 | 2038 | * * | 4 | \$6,100 | |
| | | Displaced Elements, Extent : Moderate, Area Affected : 50% | | | | | | | |
| | | Location : Throughout, Due To Movement Of Backfill Material | | | | | | | |
| | | Rotting/Splitting, Extent : Moderate, Area Affected : 50% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | No Component | 60% | | | | | | | |
| Revetment | | | | | | | | | |
| | Stone | 50% | | | LIFE | * * | 5 | \$600 | |
| | Stone | 10% | Now | \$8,800 | LIFE | * * | 5 | \$100 | |
| | | Missing Part, Extent : Moderate, Area Affected : 50% | | | | | | | |
| | | Location : In Front Of Gravity Wall | | | | | | | |
| | No Component | 40% | | | | | | | |
| Backfill | | | | | | | | | |
| | Fill | | | | | | | | |
| | Stone | 15% | Now | \$8,200 | LIFE | * * | 5 | | |
| | | Other Observation, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | | Explanation : Visible Through Missing Sheet Piles | | | | | | | |
| | Not Accessible | 85% | | | | | | | |
| Surface | | | | | | | | | |
| | Concrete | 5% | | | 2036 | * * | 5 | \$100 | |
| | Gravel | 5% | Now | \$900 | 2038 | * * | 2-5 | | |
| | | Settlement, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : Southwest Corner | | | | | | | |
| | Gravel | 10% | 2-4 | \$900 | 2032 | * * | 2-5 | | |
| | | Settlement, Extent : Moderate, Area Affected : 50% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | Gravel | 35% | | | 2032 | * * | 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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

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 # : **DSB0055.000 / 14199** **Yr Built/Renovated** :
Area Sq Ft : **4,300** **Project Type** : **ECONOMIC DEVELOPMENT**
Date of Survey : **17-Jan-2013** **Landmark Status** : **NONE**
Areas Surveyed :
Block : **5778** **Lot** : **1** **BIN** :

CAPITAL**Total**

Importance Code

Total

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|----------------|--------------|--------------|----------------|
| Marinas/Docks | \$8,900 | \$100 | \$200 | \$3,600 |
| Total | \$8,900 | \$100 | \$200 | \$3,600 |
| Importance Code A | \$7,000 | | | \$700 |
| Importance Code B | \$1,900 | \$100 | \$100 | \$2,900 |
| Total | \$8,900 | \$100 | \$200 | \$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
BROOKLYN ARMY TERMINAL PIER 4 FERRY LANDING
Asset # : 14199

| Marinas/Docks | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Access Walkways | | | | | | | | |
| Gangways | | | | | | | | |
| Aluminum | 100% | 0-2 | \$1,900 | 2050 | * * | 1-3 | \$9,300 | |
| | <i>Cracked Weld, Extent : Severe, Area Affected : 25%</i> | | | | | | | |
| | <i>Location : Top Of Barge-side Gangway</i> | | | | | | | |
| | <i>Roller Malfunction, Extent : Severe, Area Affected : 50%</i> | | | | | | | |
| | <i>Location : Barge-side Of Two Part Gangway (Barge-side And Shore-side)</i> | | | | | | | |
| | <i>Other Observation, Extent : Severe, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Shore-side Of Gangway</i> | | | | | | | |
| | <i>Explanation : Note That Gangway Is Roped Off And Ferry Landing Access Is Restricted</i> | | | | | | | |
| Floating Docks | | | | | | | | |
| Anchor Piles | | | | | | | | |
| Steel | 49% | | | 2044 | * * | 3-5 | \$2,800 | |
| | <i>Corrosion, Extent : Light, Area Affected : 10%</i> | | | | | | | |
| | <i>Location : In Areas Of Missing Coating</i> | | | | | | | |
| | <i>Missing Coating, Extent : Light, Area Affected : 50%</i> | | | | | | | |
| | <i>Location : Above Mean Low Water And Along Pile Guides</i> | | | | | | | |
| Steel | 1% | Now | | 2050 | * * | 3-5 | | |
| | <i>Other Observation, Extent : Severe, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : On One Of Two Piles</i> | | | | | | | |
| | <i>Explanation : Pile Guide Rub Pads Worn Down</i> | | | | | | | |
| Not Accessible | 50% | | | | | | | |
| Fenders | | | | | | | | |
| Rubber | 100% | | | 2023 | | 1-2 | | |
| | <i>Worn, Extent : Light, Area Affected : 50%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| Barge | | | | | | | | |
| Steel | 60% | | | 2037 | * * | 5 | \$12,500 | |
| | <i>Corrosion, Extent : Light, Area Affected : 5%</i> | | | | | | | |
| | <i>Location : On Barge Deck</i> | | | | | | | |
| | <i>Missing Coating, Extent : Light, Area Affected : 50%</i> | | | | | | | |
| | <i>Location : Along Pile Guides And On Hull Above Waterline</i> | | | | | | | |
| | <i>Waterlogged/Damaged Floatation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Barge Listing To Northwest</i> | | | | | | | |
| Not Accessible | 40% | | | | | | | |
| Fender | | | | | | | | |
| Facing | | | | | | | | |
| Timber | 90% | | | 2023 | \$12,800 | | | |
| | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : East Of Barge Along Pier 4</i> | | | | | | | |
| | <i>Explanation : Pier Protective Structure</i> | | | | | | | |
| Not Accessible | 10% | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

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 | | | | | | | | |
| Piles | | | | | | | | |
| Timber | 60% | | | 2028 | | * * | | |
| | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : At East Of Barge Along Pier 4</i> | | | | | | | |
| | <i>Explanation : Pier Protective Structure</i> | | | | | | | |
| Not Accessible | 40% | | | | | | | |
| Wales and Chocks | | | | | | | | |
| Timber | 100% | | | 2028 | | * * | | |
| | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : At East End Of Barge Along Pier 4</i> | | | | | | | |
| | <i>Explanation : Pier Protective Structure</i> | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : FULTON FERRY LANDING
Address : NORTHSIDE - FULTON LANDING PIER @EAST RIVER
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DSB0054.000 / 14197 **Yr Built/Renovated** : 2003 /
Area Sq Ft : 802 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 17-Dec-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 199 **Lot** : 1 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|----------------|-----------------|
| Marinas/Docks | | \$72,900 |
| Total | | \$72,900 |
| Importance Code A | | \$72,900 |
| Total | | \$72,900 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|----------------|----------------|--------------|----------------|
| Marinas/Docks | \$2,700 | \$2,000 | \$400 | \$1,400 |
| Total | \$2,700 | \$2,000 | \$400 | \$1,400 |
| Importance Code A | | \$1,700 | | |
| Importance Code B | \$1,200 | \$100 | \$100 | \$1,200 |
| Importance Code C | \$1,500 | \$200 | \$400 | \$200 |
| Total | \$2,700 | \$2,000 | \$400 | \$1,400 |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
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% | | | 2044 | * * | 1-3 | \$5,200 | |
| Floating Docks | | | | | | | | |
| Anchor Piles | | | | | | | | |
| Steel | 35% | | | 2044 | * * | 3-5 | | |
| Not Accessible | 65% | | | | | | | |
| Fenders | | | | | | | | |
| Rubber | 68% | | | 2023 | \$2,700 | 1-2 | \$2,000 | |
| Rubber | 30% | 2-4 | \$1,200 | 2024 | \$1,200 | 1-2 | \$800 | |
| | Worn, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Berthing Face | | | | | | | |
| Rubber | 2% | Now | \$100 | 2024 | \$100 | 1-2 | \$100 | |
| | Broken, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : Broken Fender At Northwest Anchor Pile | | | | | | | |
| Barge | | | | | | | | |
| Steel | 60% | | | 2033 | * * | 5 | \$3,400 | |
| | Corrosion, Extent : Light, Area Affected : 20% | | | | | | | |
| | Location : Above The Waterline | | | | | | | |
| | Missing Coating, Extent : Light, Area Affected : 5% | | | | | | | |
| | Location : Above Waterline | | | | | | | |
| Not Accessible | 40% | | | | | | | |
| Deck Elements | | | | | | | | |
| Railing | | | | | | | | |
| Steel | 100% | | | 2023 | \$72,900 | | | |

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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : GOVENORS ISLAND FERRY SLIPS 6&7
Address : SOUTH STREET BATTERY MARITIME BUILDING
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DOT0191.000 / 13890 **Yr Built/Renovated** :
Area Sq Ft : 1,000 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 08-Sep-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : **Lot** : **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------|--------------------|
| Marinas/Docks | \$62,000 | \$1,525,200 |
| Total | \$62,000 | \$1,525,200 |
| Importance Code A | \$62,000 | \$1,525,200 |
| Total | \$62,000 | \$1,525,200 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|---------|---------|---------|
| Marinas/Docks | \$45,700 | | | |
| Total | \$45,700 | | | |
| Importance Code A | \$45,700 | | | |
| Total | \$45,700 | | | |



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
GOVERNORS ISLAND FERRY SLIPS 6&7
Asset # : 13890

| Marinas/Docks | | Current Repair | | | Future Replacement | | Maintenance | | |
|-------------------|----------------|--|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System | Component | % of | Fail Date | Estimated Cost | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
| | Type | Total | (Years) | | FY | | (Yrs) | | |
| Access Walkways | | | | | | | | | |
| | Deck | | | | | | | | |
| | Concrete | 30% | | | 2035 | * * | 5 | | |
| | | Cracking, Extent : Light, Area Affected : 10% | | | | | | | |
| | | Location : Throughout Slips 6 | | | | | | | |
| | Timber | 20% | | | 2024 | | 5 | | |
| | | Surface Wearing/Scaling, Extent : Light, Area Affected : 5% | | | | | | | |
| | | Location : Temporary Access Walkways Adjacent To Movable Ramps | | | | | | | |
| | Not Accessible | 50% | | | | | | | |
| Piles and Bracing | | | | | | | | | |
| | Timber | 5% | | | 2046 | * * | 4-5 | | |
| | | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | |
| | | Location : Throughout Support Of Temporary Timber Access Adjacent To Movable Ramps | | | | | | | |
| | | Explanation : Pile Encasement Repairs | | | | | | | |
| | Not Accessible | 95% | | | | | | | |
| Fender | | | | | | | | | |
| | Facing | | | | | | | | |
| | Composite | 93% | | | 2024 | \$1,493,000 | | | |
| | Composite | 2% | Now | \$32,100 | 2026 | \$32,100 | | | |
| | | Other Observation, Extent : Severe, Area Affected : 100% | | | | | | | |
| | | Location : Isolated Locations At Slip 6 And Slip 7 | | | | | | | |
| | | Explanation : Broken | | | | | | | |
| | Not Accessible | 5% | | | | | | | |
| Piles | | | | | | | | | |
| | Timber | 8% | | | 2027 | * * | | | |
| | | Other Observation, Extent : Light, Area Affected : 60% | | | | | | | |
| | | Location : Throughout Fender Racks At Slips 6 & 7 Above Mlw Elevation | | | | | | | |
| | | Explanation : Weathering | | | | | | | |
| | Timber | 2% | 4+ | \$62,000 | 2030 | * * | | | |
| | | Other Observation, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | | Location : Slip 6 And Slip 7 | | | | | | | |
| | | Explanation : Splitting At Tops Of Fender Piles | | | | | | | |
| | Not Accessible | 90% | | | | | | | |
| Gallows Frames | | | | | | | | | |
| | Tower Frames | | | | | | | | |
| | Steel | 70% | | | 2035 | * * | | | |
| | | Other Observation, Extent : Light, Area Affected : 10% | | | | | | | |
| | | Location : Isolated Throughout Towers At Slips 6 & 7 | | | | | | | |
| | | Explanation : Coating Loss And Corrosion | | | | | | | |
| | Not Accessible | 30% | | | | | | | |
| Movable Ramps | | | | | | | | | |
| | Bearings | | | | | | | | |
| | Steel | 10% | | | 2035 | * * | | | |
| | | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | |
| | | Location : Throughout | | | | | | | |
| | | Explanation : Concrete Pads | | | | | | | |
| | Not Accessible | 90% | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
GOVERNORS ISLAND FERRY SLIPS 6&7
Asset # : 13890

| Marinas/Docks | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Movable Ramps | | | | | | | | |
| Deck and Railing | | | | | | | | |
| Steel | 10% | | | 2029 | | * * | | |
| | <i>Other Observation, Extent : Light, Area Affected : 5%</i> | | | | | | | |
| | <i>Location : Slip 7</i> | | | | | | | |
| | <i>Explanation : Corrosion</i> | | | | | | | |
| Steel | 10% | 4+ | \$13,600 | 2039 | | * * | | |
| | <i>Other Observation, Extent : Light, Area Affected : 10%</i> | | | | | | | |
| | <i>Location : Slip 6</i> | | | | | | | |
| | <i>Explanation : Corrosion And Coating Loss</i> | | | | | | | |
| Timber | 30% | | | 2035 | | * * | | |
| | <i>Other Observation, Extent : Light, Area Affected : 10%</i> | | | | | | | |
| | <i>Location : Isolated At Top Of Deck Slips 6 & 7</i> | | | | | | | |
| | <i>Explanation : Wear</i> | | | | | | | |
| Not Accessible | 50% | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : MARINA @ BERTHS 11 & 12
Address : NORTHWEST SIDE OF HAMMERHEAD AVE BROOKLYN NAVY YARD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DBSR045.060A / 14726 **Yr Built/Renovated** :
Area Sq Ft : 150 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 22-Jan-2013 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|----------------|------------------|
| Marinas/Docks | | \$148,000 |
| Total | | \$148,000 |
| Importance Code A | | \$148,000 |
| Total | | \$148,000 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|--------------|----------------|-----------------|
| Marinas/Docks | \$10,600 | \$100 | \$7,000 | \$29,600 |
| Total | \$10,600 | \$100 | \$7,000 | \$29,600 |
| Importance Code A | \$8,800 | | \$7,000 | \$27,900 |
| Importance Code B | \$1,700 | \$100 | \$100 | \$1,700 |
| Total | \$10,600 | \$100 | \$7,000 | \$29,600 |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
MARINA @ BERTHS 11 & 12
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% | | | 2050 | * * | | | |
| Gangways | | | | | | | | |
| Aluminum | 100% | | | 2050 | * * | 1-3 | \$7,300 | |
| Piles and Bracing | | | | | | | | |
| Steel | 30% | | | 2050 | * * | 5-10 | \$200 | |
| Not Accessible | 70% | | | | | | | |
| Floating Docks | | | | | | | | |
| Anchor Piles | | | | | | | | |
| Steel | 60% | | | 2050 | * * | 3-5 | \$36,500 | |
| | Worn, Extent : Light, Area Affected : 5% | | | | | | | |
| | Location : Isolated Throughout | | | | | | | |
| | Other Observation, Extent : Severe, Area Affected : 75% | | | | | | | |
| | Location : Top Of Piles | | | | | | | |
| | Explanation : Missing Pilecap Tops | | | | | | | |
| Not Accessible | 40% | | | | | | | |
| Deck | | | | | | | | |
| Concrete | 50% | | | 2037 | * * | 5 | | |
| Not Accessible | 50% | | | | | | | |
| Fenders | | | | | | | | |
| Rubber | 100% | | | 2023 | | 1-2 | | |
| Launch/Haulout | | | | | | | | |
| Piles and Bracing | | | | | | | | |
| Steel | 25% | | | 2050 | * * | 5-10 | \$18,300 | |
| Not Accessible | 75% | | | | | | | |
| Runway | | | | | | | | |
| Concrete | 100% | | | 2050 | * * | 5 | \$1,100 | |
| Deck Elements | | | | | | | | |
| Railing | | | | | | | | |
| Steel | 100% | | | 2023 | \$108,500 | | | |
| Electrical | | | | | | | | |
| Conduit | | | | | | | | |
| PVC | 100% | | | 2021 | \$6,700 | | | |
| Lighting Fixture | | | | | | | | |
| Incandescent | 100% | | | 2019 | \$7,000 | | | |
| Electrical/Mech. | | | | | | | | |
| Power Supply/Bollards | | | | | | | | |
| Steel | 100% | | | 2023 | \$14,100 | | | |
| Mech./Plumbing | | | | | | | | |
| Water Supply | | | | | | | | |
| PVC | 100% | | | 2021 | \$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.*

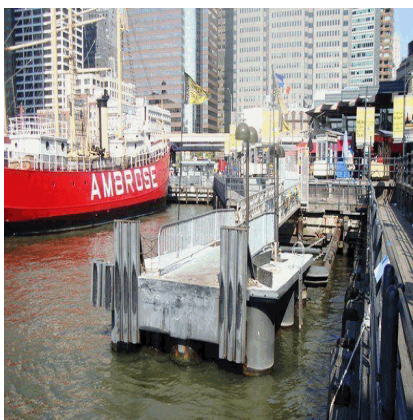
Print Date : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : **PIER 17 - NEW YORK WATER TAXI**
Address : **SOUTH STREET SEAPORT FOOT OF FULTON STREET**
Borough : **MANHATTAN** **Agency's Number** : **N/A**
Program / Asset # : **DSB0056.000 / 14200** **Yr Built/Renovated** :
Area Sq Ft : **760** **Project Type** : **ECONOMIC DEVELOPMENT**
Date of Survey : **11-Apr-2012** **Landmark Status** : **NONE**
Areas Surveyed :
Block : **Lot** : **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------------|-----------------------|
| Marinas/Docks | | \$123,400 |
| Total | | \$123,400 |
| Importance Code A | | \$123,400 |
| Total | | \$123,400 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|----------------|----------------|----------------|
| Marinas/Docks | \$30,700 | \$100 | \$1,100 | \$1,500 |
| Total | \$30,700 | \$100 | \$1,100 | \$1,500 |
| Importance Code A | \$29,700 | | | \$1,400 |
| Importance Code B | \$800 | | \$1,100 | \$100 |
| Importance Code C | \$100 | | | |
| Total | \$30,700 | \$100 | \$1,100 | \$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
PIER 17 - NEW YORK WATER TAXI
Asset # : 14200

| Marinas/Docks | | Current Repair | | | Future Replacement | | Maintenance | | |
|---|------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System | Component | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Access Walkways | | | | | | | | | |
| Gangways | | | | | | | | | |
| | Aluminum | 95% | | | 2043 | * * | 1-3 | \$3,600 | |
| | Aluminum | 5% | 4+ | \$800 | 2053 | * * | 1-3 | \$200 | |
| Other Observation, Extent : Moderate, Area Affected : 50% | | | | | | | | | |
| Location : At Pier Connection | | | | | | | | | |
| Explanation : Hardware Corrosion | | | | | | | | | |
| Floating Docks | | | | | | | | | |
| Anchor Piles | | | | | | | | | |
| | Steel | 100% | 4+ | \$6,200 | 2043 | * * | 3-5 | \$4,300 | |
| Corrosion, Extent : Moderate, Area Affected : 40% | | | | | | | | | |
| Location : Throughout | | | | | | | | | |
| Deck | | | | | | | | | |
| | Steel | 40% | | | 2021 | \$2,500 | | | |
| Corrosion, Extent : Light, Area Affected : 10% | | | | | | | | | |
| Location : Throughout | | | | | | | | | |
| | No Component | 60% | | | | | | | |
| Fenders | | | | | | | | | |
| | Rubber | 50% | | | 2021 | \$100 | 1-2 | \$100 | |
| | Rubber | 50% | 4+ | \$100 | 2023 | \$100 | 1-2 | \$100 | |
| Worn, Extent : Moderate, Area Affected : 40% | | | | | | | | | |
| Location : East Side Of Water Taxi Barge | | | | | | | | | |
| Barge | | | | | | | | | |
| | Steel | 50% | | | 2032 | * * | 5 | \$1,400 | |
| Corrosion, Extent : Light, Area Affected : 20% | | | | | | | | | |
| Location : Throughout | | | | | | | | | |
| | Not Accessible | 50% | | | | | | | |
| Deck Elements | | | | | | | | | |
| | Railing | | | | | | | | |
| | Steel | 100% | | | 2021 | \$123,400 | | | |
| Corrosion, Extent : Light, Area Affected : 5% | | | | | | | | | |
| Location : Throughout | | | | | | | | | |
| Electrical | | | | | | | | | |
| | Conduit | | | | | | | | |
| | Steel | 100% | | | 2021 | \$5,900 | | | |
| | Lighting Fixture | | | | | | | | |
| | Sodium | 100% | | | 2017 | \$22,900 | | | |

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 : 23-Oct-2015

DEPT. OF SMALL BUSINESS SERV. - FY 2016

Asset Name : SKYPORT MARINA (23RD ST MARINA)
Address : EAST RIVER, 23RD ST & FDR DRIVE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : PAR0154.000 / 13645 **Yr Built/Renovated** :
Area Sq Ft : 6,400 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 14-Oct-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 991 **Lot** : 50 **BIN** :

| CAPITAL | FY 2017 - 2020 | FY 2021 - 2026 |
|-------------------|-----------------------|-----------------------|
| Marinas/Docks | \$461,600 | \$950,100 |
| Total | \$461,600 | \$950,100 |
| Importance Code A | \$461,600 | \$950,100 |
| Total | \$461,600 | \$950,100 |

| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-------------------|-----------------|----------------|-----------------|-----------------|
| Marinas/Docks | \$34,300 | \$3,100 | \$32,800 | \$27,100 |
| Total | \$34,300 | \$3,100 | \$32,800 | \$27,100 |
| Importance Code A | \$13,100 | \$2,900 | \$29,100 | \$25,400 |
| Importance Code B | \$21,200 | \$200 | \$3,800 | \$1,700 |
| Total | \$34,300 | \$3,100 | \$32,800 | \$27,100 |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
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 | 10% | 2-4 | \$80,000 | 2041 | * * | 5 | \$1,000 | |
| | Spalling, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : Offshore Face At Eastern Walkway | | | | | | | |
| Concrete | 89% | | | 2029 | * * | 5 | \$18,500 | |
| | Cracking, Extent : Light, Area Affected : 10% | | | | | | | |
| | Location : Isolated Throughout | | | | | | | |
| | Spalling, Extent : Light, Area Affected : 5% | | | | | | | |
| | Location : Isolated Throughout | | | | | | | |
| Timber | 1% | | | 2024 | \$7,300 | 5 | \$200 | |
| Gangways | | | | | | | | |
| Aluminum | 30% | 0-2 | \$20,600 | 2056 | * * | 1-3 | \$5,000 | |
| | Cracked Weld, Extent : Moderate, Area Affected : 33% | | | | | | | |
| | Location : Northwest Gangway | | | | | | | |
| | Handrail Damage, Extent : Moderate, Area Affected : 33% | | | | | | | |
| | Location : Northeast Gangway | | | | | | | |
| | Other Observation, Extent : Severe, Area Affected : 33% | | | | | | | |
| | Location : Northeast Gangway | | | | | | | |
| | Explanation : Walkway Damage | | | | | | | |
| Aluminum | 70% | | | 2046 | * * | 1-3 | \$11,700 | |
| Pile Caps | | | | | | | | |
| Concrete | 97% | | | 2036 | * * | 5 | \$27,900 | |
| | Cracking, Extent : Light, Area Affected : 10% | | | | | | | |
| | Location : Isolated Throughout | | | | | | | |
| Timber | 3% | | | 2046 | * * | 4 | \$700 | |
| Piles and Bracing | | | | | | | | |
| Timber | 5% | 4+ | \$49,900 | 2056 | * * | 4-5 | \$2,800 | |
| | Missing Connections, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | Location : On Outboard Side Of Facility, Bracing Not Attached | | | | | | | |
| | Rotting/Splitting, Extent : Moderate, Area Affected : 40% | | | | | | | |
| | Location : In Tidal Zone Throughout | | | | | | | |
| Timber | 45% | | | 2046 | * * | 4-5 | \$49,600 | |
| | Rotting/Splitting, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Throughout | | | | | | | |
| Not Accessible | 50% | | | | | | | |
| Fender Piles, Wales and Cho | | | | | | | | |
| Timber | 60% | Now | \$103,100 | 2041 | * * | 3 | \$41,200 | |
| | Broken, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : Along South Access Walkway And Offshore Face | | | | | | | |
| Not Accessible | 40% | | | | | | | |
| Floating Docks | | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
SKYPORT MARINA (23RD ST MARINA)
Asset # : 13645

| Marinas/Docks | | Current Repair | | | Future Replacement | | Maintenance | | |
|-----------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|----------|--|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | |
| Floating Docks | | | | | | | | | |
| Anchor Piles | | | | | | | | | |
| Steel | 35% | | | 2046 | * * | 3-5 | \$30,800 | | |
| | Corrosion, Extent : Light, Area Affected : 15% | | | | | | | | |
| | Location : Throughout | | | | | | | | |
| | Missing Coating, Extent : Light, Area Affected : 15% | | | | | | | | |
| | Location : Tidal Zone And Above Mlw Elevation | | | | | | | | |
| Steel | 5% | 0-2 | \$1,000 | 2052 | * * | 3-5 | \$4,300 | | |
| | Not Plumb, Extent : Severe, Area Affected : 100% | | | | | | | | |
| | Location : 2 Piles On Northeastern Dock | | | | | | | | |
| Timber | 40% | | | 2027 | * * | 4-5 | \$7,300 | | |
| | Abrasion, Extent : Light, Area Affected : 30% | | | | | | | | |
| | Location : Throughout | | | | | | | | |
| Not Accessible | 20% | | | | | | | | |
| Deck | | | | | | | | | |
| Timber | 63% | | | 2024 | \$42,600 | 5 | \$16,300 | | |
| Timber | 12% | Now | \$8,100 | 2026 | \$8,100 | 5 | \$1,500 | | |
| | Broken, Extent : Severe, Area Affected : 100% | | | | | | | | |
| | Location : Entire Northeast Dock 88 Ft Long | | | | | | | | |
| No Component | 25% | | | | | | | | |
| Floats/Frames | | | | | | | | | |
| Polyethylene | 50% | | | 2031 | * * | 1-5 | \$18,400 | | |
| Steel | 12% | Now | \$61,500 | 2036 | * * | 5 | \$1,400 | | |
| | Displaced Component, Extent : Severe, Area Affected : 5% | | | | | | | | |
| | Location : 4 Of 5 Connections On Southwest Finger Broken | | | | | | | | |
| | Other Observation, Extent : Severe, Area Affected : 100% | | | | | | | | |
| | Location : Entire Northeast Floating Dock | | | | | | | | |
| | Explanation : Broken | | | | | | | | |
| Steel | 38% | | | 2031 | * * | 5-10 | \$17,900 | | |
| Mooring Piles | | | | | | | | | |
| Timber | 50% | | | 2027 | * * | 4-5 | \$1,300 | | |
| | Rotting/Splitting, Extent : Light, Area Affected : 10% | | | | | | | | |
| | Location : Tidal Zone | | | | | | | | |
| Not Accessible | 50% | | | | | | | | |
| Protective Structure | | | | | | | | | |
| Wave Attenuator | | | | | | | | | |
| Timber | 100% | Now | \$167,100 | 2031 | * * | 4 | \$90,800 | | |
| | Missing Components, Extent : Severe, Area Affected : 95% | | | | | | | | |
| | Location : Throughout Access Trestle | | | | | | | | |
| Deck Elements | | | | | | | | | |
| Railing | | | | | | | | | |
| Steel | 100% | | | 2024 | \$855,500 | | | | |
| | Corrosion, Extent : Light, Area Affected : 5% | | | | | | | | |
| | Location : Throughout | | | | | | | | |
| Electrical | | | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
SKYPORT MARINA (23RD ST MARINA)
Asset # : 13645

| Marinas/Docks | | Current Repair | | Future Replacement | | Maintenance | | |
|-----------------------------|---------------|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Electrical | | | | | | | | |
| Conduit | | | | | | | | |
| PVC | 50% | | | 2022 | \$10,500 | | | |
| Not Accessible | 50% | | | | | | | |
| Lighting Fixture | | | | | | | | |
| Incandescent | 100% | | | 2020 | \$9,300 | | | |
| Electrical/Mech. | | | | | | | | |
| Power Supply/Bollards | | | | | | | | |
| Plastic | 75% | | | 2021 | \$43,900 | | | |
| Steel | 25% | | | 2024 | \$15,900 | | | |
| Mech./Plumbing | | | | | | | | |
| Water Supply | | | | | | | | |
| 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**Project : ECONOMIC DEVELOPMENT**

| CAPITAL | | FY 2017 - 2020 | | FY 2021 - 2026 |
|-------------------------|---------|----------------|---------|----------------|
| Miscellaneous Buildings | | 337,800 | | 140,100 |
| EXPENSE | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
| Miscellaneous Buildings | 18,600 | 8,700 | 7,500 | 6,000 |

| ASSET # | NAME | SQFT | CAPITAL | EXPENSE |
|---------|---|-------|---------|---------|
| 2279 | SOUTH BROOKLYN MARINE TERMINAL OFFICE BUILDING | 2,646 | 91,500 | 5,100 |
| 2280 | SOUTH BROOKLYN MARINE TERMINAL GATEHOUSE/GUARDHOUSE | 60 | 0 | 1,600 |
| 2281 | SOUTH BROOKLYN MARINE TERMINAL GATEHOUSE/GUARDHOUSE | 60 | 0 | 1,600 |
| 2286 | NEW YORK CITY TERMINAL MARKET BUILDING GH-1 | 225 | 0 | 5,900 |
| 2287 | NEW YORK CITY TERMINAL MARKET BUILDING GH-2 | 192 | 0 | 5,100 |
| 2288 | NEW YORK CITY TERMINAL MARKET CANOPY | 1,837 | 63,600 | 3,600 |
| 2806 | NEW YORK CITY TERMINAL MARKET BUILDING G-1 | 6,830 | 236,300 | 13,200 |
| 14266 | PASSENGER WAIT AREA BUILDING WALL ST. FERRY PIER 11 | 2,500 | 86,500 | 4,800 |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.