

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$336,800	\$185,100
Interior Architecture	\$631,200	\$558,500
Electrical		\$2,192,400
Mechanical		\$200,800
Total	\$968,000	\$3,136,700
Importance Code A	\$336,800	\$319,400
Importance Code B	\$382,100	\$2,727,900
Importance Code C	\$249,000	\$89,400
Total	\$968,000	\$3,136,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$29,000			
Interior Architecture	\$56,600			\$600
Electrical	\$59,500	\$900	\$1,700	\$3,200
Mechanical	\$21,100	\$7,100	\$6,000	\$4,200
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$171,100	\$12,900	\$12,600	\$12,900
Importance Code A	\$35,700		\$700	
Importance Code B	\$117,200	\$12,900	\$11,900	\$12,900
Importance Code C	\$18,200			
Total	\$171,100	\$12,900	\$12,600	\$12,900



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF SMALL BUSINESS SERV. - 801
125TH STREET PARKING GARAGE 5 LEVEL GARAGE
Asset # : 4334

Architecture		Current Repair			Future Replacement		Maintenance		
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	\$20,500	
	Masonry: Brick Cavity	55%	Now	\$70,500	LIFE	**	5	\$90,200	
	Diagonal Cracks, Extent : Moderate, Area Affected : 2%								
	Location : Southwest Corner Of Building Below Parapet								
	Metal Panel	5%			2040	**	5-10	\$56,400	
	Metal Coiling Doors	5%			2035	**	5	\$25,600	
	Metal: Cage/Fence	15%			2043	**	5	\$107,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : At Wall Openings								
	Explanation : Protective Metal Grilles								
	Window Wall	10%			2040	**	5	\$61,500	
Parapets									
	Masonry: Brick Cavity	80%	Now	\$7,700	LIFE	**	5	\$8,000	
	Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
	Location : Southwest Corner Of Building								
	Metal Rail	15%	Now	\$4,200	2035	**	5	\$10,600	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Pre-Cast Concrete	5%	Now	\$400	LIFE	**	5	\$3,100	
	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	\$212,400	LIFE	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Ponding, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
	Other Observation, Extent : Moderate, Area Affected : 50%								
	Location : Various Areas On Roof								
	Explanation : Fluid Applied Coating, Traffic Coating Is Deteriorated								
	Roll Roofing	5%			2026	\$33,600	5	\$13,000	

Interior

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Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	93%	Now	\$232,500	LIFE	* *	5	\$469,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Spalling, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
Panel/Paver: Cer/Brk	5%			2046	* *	5	\$25,900	
Vinyl Tile	2%	4+	\$20,400	2035	* *	3	\$1,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
	Location : Office							
	Worn/Eroded, Extent : Moderate, Area Affected : 20%							
	Location : Office							
Interior Walls								
Cast in Place Concrete	20%			LIFE	* *	10	\$159,600	
Concrete Masonry Unit	70%			LIFE	* *	5	\$178,800	
Gypsum Board	3%			LIFE	* *	5-10	\$16,300	
Masonry: Brick	5%			LIFE	* *	10	\$4,800	
Metal Panel	2%			LIFE	* *	10	\$2,900	
Ceilings								
Exposed Concrete	98%	Now	\$149,600	LIFE	* *	5	\$34,900	
	Exposed Reinforcement, Extent : Moderate, Area Affected : 2%							
	Location : Basement							
	Spalling, Extent : Moderate, Area Affected : 2%							
	Location : Basement							
Plaster	2%			LIFE	* *	5-10	\$7,800	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035	* *			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
Fused Disc Sw		100%			2030	\$5,000	5	\$700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two 800 Ampere, One 400 Ampere And One 200 Ampere Main Disconnect Switches									
Transformers									
Dry Type		100%			2028	\$16,500	5	\$600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 112.5 Kilovolt-amperes									
Switchgear / Switchboard									
Fused Disc Sw		100%			2030	\$101,900	5	\$700	

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Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	100%			2030	\$23,400	1		
	Panelboards								
	Fused Disc Sw	5%			2029	\$3,100	5	\$200	
	Molded Case Bkrs	95%			2029	\$59,200	5	\$3,900	
	Wiring								
	Thermoplastic	100%			2030	\$51,400	1		
	Motor Controllers								
	Locally Mounted	100%			2028	\$120,000	5	\$1,000	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$4,600	
Lighting									
	Interior Lighting								
	Fluorescent	10%			2040	* *	10	\$14,200	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	LED	45%	4+	\$25,600	2030	\$1,277,700			
		Other Observation, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Explanation : Lenses Missing							
	LED	45%			2035	* *			
	Egress Lighting								
	Emergency, Battery	50%			2030	\$109,100	10	\$18,700	
	Exit, Service	50%			2030	\$21,800	1		
	Exterior Lighting								
	HID	50%	Now	\$30,600	2025	\$305,500			
		Malfunctioning, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Other Observation, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Explanation : Ballasts Not Working							
	No Component	50%							
Alarm									
	Fire/Smoke Detection								
	No Component	90%							
	Generic, Digital	10%			2030	\$167,600	1-3	\$9,900	

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

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System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Radiant Heater	5%	Now	\$6,700	2030	\$134,300	2	\$2,900	
		Not in Service, Extent : Severe, Area Affected : 2%							
		Location : Fire Suppression Control Room							
	No Component	95%							
Air Conditioning									
	Energy Source								
	Electricity	5%			2038	**	1		
	No Component	95%							
	Conversion Equipment								
	Window/Wall Unit	5%			2025	\$15,800	1		
	No Component	95%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	15%			LIFE	**	2-5	\$20,600	
	No Component	85%							
	Exhaust Fans								
	Wall Unit	15%			2030	\$8,100	2	\$700	
	No Component	85%							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	10%	0-2	\$3,300	2028	\$66,500	1		
		Corroded, Extent : Severe, Area Affected : 5%							
		Location : Water Main In Basement							
	No Component	90%							
	Water Heater								
	Electric	5%			2028	\$6,700	4		
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : Janitors Closet							
		Explanation : One 10 Gallon Unit							
	No Component	95%							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st To 4th Floor							
		Explanation : One Unit Under Construction							
Fire Suppression									

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Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Standpipe								
	Generic	100%			2040	* *	1-5	\$78,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 4th Floor							
		Explanation : Dry System							
Sprinkler	No Component	80%							
	Generic	20%			2040	* *	1-2	\$8,700	
		Dry System, Extent : Light, Area Affected : 100%							
		Location : Basement And 1st Floor							
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Basement Level							
		Explanation : Serves Basement And 1st Floors Only							

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Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$481,200	\$393,200
Interior Architecture	\$1,622,800	\$666,900
Electrical		\$54,800
Mechanical	\$90,800	\$254,700
Total	\$2,194,800	\$1,369,700
Importance Code A	\$481,200	\$600,900
Importance Code B	\$1,358,600	\$768,800
Importance Code C	\$355,000	
Total	\$2,194,800	\$1,369,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$36,700			
Interior Architecture	\$58,700		\$3,900	\$5,500
Electrical	\$23,400	\$13,000	\$12,200	\$10,200
Mechanical	\$9,200	\$9,600	\$5,500	\$5,600
Site Pavements	\$9,800			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$145,600	\$30,500	\$29,500	\$29,100
Importance Code A	\$36,700	\$1,000		\$1,000
Importance Code B	\$58,900	\$29,500	\$29,500	\$23,400
Importance Code C	\$50,100			\$4,700
Total	\$145,600	\$30,500	\$29,500	\$29,100



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Cast in Place Concrete	33%	Now	\$57,900	LIFE	* *	5	\$98,500	
				Exposed Reinforcement, Extent : Light, Area Affected : 2%					
				Location : East Side Over Water					
				Paint Peeling, Extent : Moderate, Area Affected : 25%					
				Location : Various Locations					
				Caulking Deteriorated, Extent : Moderate, Area Affected : 10%					
				Location : Various Locations					
				Spalling, Extent : Light, Area Affected : 5%					
				Location : East Side Over Water					
	Masonry: Brick	10%	2-4	\$37,600	LIFE	* *	5	\$6,000	
				Cracking/Crumbling, Extent : Light, Area Affected : 5%					
				Location : Stair Tower					
				Worn/Eroded, Extent : Moderate, Area Affected : 30%					
				Location : Stair Tower					
	Metal, Corrugated	45%	Now	\$40,800	2050	* *	1		
				Corrosion/Rusting, Extent : Severe, Area Affected : 15%					
				Location : 1st Floor At Waters Edge					
				Deformed/Dented, Extent : Moderate, Area Affected : 5%					
				Location : 1st Floor					
				Loose/Miss Fasteners, Extent : Moderate, Area Affected : 5%					
				Location : South Side					
				Staining/Discoloring, Extent : Light, Area Affected : 5%					
				Location : Various Locations					
	Metal Coiling Doors	2%	Now	\$14,100	2035	* *	5	\$1,900	
				Unit Inoperable, Extent : Moderate, Area Affected : 100%					
				Location : 1st Floor					
	Window Wall	10%			2040	* *	5	\$22,400	
Windows									
	Aluminum	100%	Now	\$16,500	2029	\$55,100	5	\$600	
				Broken/Missing Elements, Extent : Light, Area Affected : 2%					
				Location : Roof Bulkhead Stair Tower					
				Corrosion/Rusting, Extent : Moderate, Area Affected : 40%					
				Location : Stairs					
				Deteriorated Finish, Extent : Moderate, Area Affected : 50%					
				Location : Stairs					
Parapets									
	Cast in Place Concrete	100%			LIFE	* *	5	\$309,100	
				Staining/Discoloring, Extent : Light, Area Affected : 15%					
				Location : Various Locations					

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Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	5%			2025	\$85,000	10	\$6,000	
	Gravel/Slag Surface, Extent : Light, Area Affected : 100%							
	Location : Over Stair Towers							
Cast in Place Concrete	95%			LIFE	**	10	\$190,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Driving Surface							
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	83%	0-2	\$280,400	LIFE	**	5	\$565,700	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : 1st Floor Ramp On East Side							
	Paint Peeling, Extent : Moderate, Area Affected : 10%							
	Location : Stair Tower And Mechanical Spaces							
	Worn/Eroded, Extent : Moderate, Area Affected : 25%							
	Location : Roof							
Ceramic Tile	5%	4+	\$6,300	2033	**	5	\$7,800	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : 1st Floor Main Office							
Vinyl Tile	10%			2035	**	3	\$11,700	
Vinyl Tile	2%	0-2	\$5,500	2030	\$55,200	3	\$2,300	
	Adhesion Failure, Extent : Light, Area Affected : 10%							
	Location : Car Recharge Area							
Interior Walls								
Cast in Place Concrete	70%	4+	\$291,000	LIFE	**			
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Stair Tower							
	Caulking Deteriorated, Extent : Light, Area Affected : 5%							
	Location : Various Locations							
Ceramic Tile	3%			2039	**	5	\$9,500	
Concrete Masonry Unit	12%			LIFE	**	5	\$30,300	
Gypsum Board	5%			LIFE	**	5-10	\$26,800	
Masonry: Brick	5%	Now	\$64,000	LIFE	**			
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
	Location : Stair Towers							
	Spalling, Extent : Light, Area Affected : 5%							
	Location : Stair Towers							
	Vertical Cracks, Extent : Moderate, Area Affected : 5%							
	Location : Stair Towers							
SGFT/Glazed Masonry	5%			LIFE	**	10	\$7,900	

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System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	5%	Now	\$6,500	2043	**	5	\$7,700	
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : 1st Floor Offices							
	Exposed Concrete	95%	0-2	\$987,400	LIFE	**	5	\$46,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 2%							
		Location : Beam At Entry							
		Exposed Reinforcement, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations							
		Water Penetration, Extent : Moderate, Area Affected : 2%							
		Location : Stair Tower							
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2040	**			
Site Pavements									
	On-Site Walkways								
	Asphalt	20%			2033	**			
	Cast in Place Concrete	40%			2035	**			
	Pavers/Stone	40%			2039	**			
	Parking/Driveway								
	Asphalt	100%	Now	\$9,800	2039	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 50%							
		Location : Entrance							

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	50%			2050	**	5	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : First Floor Corridor							
		Explanation : The 600 Ampere Main Disconnect Switch Is In Satisfactory Condition.							
	Fused Disc Sw	50%			2030	\$19,300	5	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : First Floor Corridor							
		Explanation : The 400 Ampere Main Disconnect Switch Enclosure And Associated Boxes Show Rust.							
Switchgear / Switchboard									
	Fused Disc Sw	100%			2050	**	5	\$900	
Raceway									
	Conduit	100%			2050	**	1		
Panelboards									
	Molded Case Bkrs	100%			2052	**	5	\$5,700	
Wiring									
	Thermoplastic	100%			2056	**	1		

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System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	2%	Now	\$6,000	2050	**	5		
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : 1st Floor Entry Driveway							
		Not Functioning, Extent : Moderate, Area Affected : 100%							
		Location : 1st Floor Entry Driveway							
	No Component	98%							
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$6,400	
Lighting									
	Interior Lighting								
	Fluorescent	2%			2025	\$9,900	10	\$4,000	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Incandescent	3%			2025	\$35,600	2	\$100	
		Obsolete Fixtures, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Offices							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Offices							
		Explanation : T-8 Lamps							
	LED	95%			2035	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout Parking Areas							
		Explanation : The Light Fixtures Are In Good Condition But The Illuminations Levels, Throughout The Parking Areas, Are Very Poor.							
	Egress Lighting								
	Emergency, Battery	50%			2038	**	10	\$26,300	
	Exit, Service	50%			2038	**	1		
	Exterior Lighting								
	HID	20%			2038	**	10	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Photocell Control							
	No Component	80%							
Alarm									
	Security System								
	No Component	50%							
	Generic	50%			2035	**	1	\$40,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Cameras And Card Readers For Access Control Are In Satisfactory Condition.							
	Fire/Smoke Detection								
	No Component	50%							
	Generic, Digital	50%			2035	**	1-3	\$67,100	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	5%			2050	**	1		
	No Component	95%							
	Conversion Equipment								
	Radiant Heater	5%			2030	\$188,400	2	\$5,100	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Main Office And Marina Office, First Floor					
				Explanation : 7 Units - Small Base Board Type					
	No Component	95%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	**	1		
	Conversion Equipment								
	Split Unit	8%			2035	**			
	Split Unit	2%	Now	\$90,800	2040	**			
				Broken, Extent : Severe, Area Affected : 2%					
				Location : 1st Floor Marina Office					
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	7%			LIFE	**	2-5	\$13,500	
	No Component	93%							
	Exhaust Fans								
	Interior	5%			2030	\$37,800	2	\$300	
	No Component	95%							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	5%			2035	**	1		
	No Component	95%							
	Water Heater								
	Not Accessible	100%							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	No Component	95%							
	Generic	5%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 1st To 8th Floor					
				Explanation : One Unit					
Fire Suppression									
	Standpipe								
	Generic	100%			2040	**	1-5	\$109,800	

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.

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)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
Sprinkler								
No Component		95%						
Generic		5%		2040	* *	1-2	\$3,000	

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$67,700
Mechanical		\$136,900
Total		\$204,600
Importance Code A		\$67,700
Importance Code B		\$136,900
Total		\$204,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$60,500		\$4,600	
Interior Architecture	\$59,300		\$12,700	\$3,900
Electrical	\$2,400	\$1,700	\$2,100	\$3,300
Mechanical	\$18,500	\$2,000	\$2,900	\$2,100
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$148,500	\$11,600	\$30,100	\$17,100
Importance Code A	\$61,200	\$900	\$5,300	\$900
Importance Code B	\$58,800	\$10,800	\$24,800	\$16,300
Importance Code C	\$28,500			
Total	\$148,500	\$11,600	\$30,100	\$17,100



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

DEPT. OF SMALL BUSINESS SERV. - 801
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	\$29,400	LIFE	**	5	\$67,700		
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%									
Location : Street Facades									
Concrete Masonry Unit	30%			LIFE	**	5	\$13,000		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Rear Of Building									
Explanation : Stucco Applied									
Masonry: Granite	2%			LIFE	**	5	\$1,000		
Metal Panel	8%	Now	\$1,800	2040	**	5	\$5,200		
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%									
Location : Fascia Over Retail Entrances									
Stucco Cement	10%			2035	**	5	\$8,700		
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Rear Of Building									
Window Wall	25%			2050	**	5	\$32,500		
Windows									
Steel	25%			2038	**	5	\$9,300		
Wood	75%			2046	**	5	\$22,200		
Parapets									
Cast Stone/Terra Cotta	5%			LIFE	**	5-10	\$6,000		
Concrete Masonry Unit	25%			LIFE	**	5-10	\$5,800		
Metal Cornice	60%			2045	**	10	\$8,100		
Stucco Cement	10%	2-4	\$2,300	2035	**	5	\$500		
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Roof									
Copper/Terne	5%			2045	**	10	\$2,900		
Spray-on Foam	95%			2035	**	5	\$29,800		
Soffits									
Metal Panel	35%			2050	**	5-10			
Stucco Cement	65%			2043	**	5			
Interior									
Floors									
Carpet	30%			2026	\$91,000	3	\$13,700		
Cast in Place Concrete	10%			LIFE	**	5	\$10,000		
Ceramic Tile	3%			2039	**	5	\$700		
Terrazzo	22%			LIFE	**	5	\$7,800		
Vinyl Tile	5%	Now	\$1,000	2035	**	3	\$400		
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Rear Entrance Area									
Wood	30%			2058	**	5	\$12,800		

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Interior

Interior Walls

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

Ceilings

AcousTileSusp.Lay-In	55%			2043		**	5	\$12,500	
Gypsum Board	25%			LIFE		**	5-10	\$19,600	
Plaster	20%			LIFE		**	5-10	\$7,800	

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2035		**			
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Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Service Equipment

Fused Disc Sw	80%			2050		**	5	\$100	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : One 1,200 Ampere And One 600 Ampere Main Disconnect Switch And 400 Amperes For Emergency Main Service

Fused Disc Sw	20%			2050		**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : One 400 Ampere Main Disconnect Switch For Emergency</i>									

Switchgear / Switchboard

Fused Disc Sw	100%			2050		**	5	\$100	
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Raceway

Conduit	100%			2050		**	1		
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Panelboards

Fused Disc Sw	10%			2046		**	5		
Molded Case Bkrs	90%			2046		**	5	\$400	

Wiring

Thermoplastic	100%			2050		**	1		
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Motor Controllers

Locally Mounted	100%			2043		**	5	\$100	
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Ground

Grounding Devices

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

Transfer Switches

Automatic	100%			2043		**	1	\$4,900	
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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
AUDUBON BALLROOM BUILDING
Asset # : 4335

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	90%			2030	\$33,100	1	\$7,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 3 Rooftop Package Units							
	Radiant Heater	10%			2030	\$27,700	2	\$700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Entrance							
		Explanation : 5 Units							
Terminal Devices									
	Convactor/Radiator	25%			2035	**	1	\$1,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Second Floor Perimeter							
		Explanation : Electric Baseboard							
	No Component	75%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2038	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	70%			2030	\$136,900	2	\$700	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Rooftop Units							
	Ext Pkg Unit - Heating/Cooling	25%			2035	**	2	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : One Unit R-410 Refrigerant							
	Split Unit	5%			2035	**			
		R-22 Refrigerant, Extent : Light, Area Affected : 5%							
		Location : One Unit On Roof							
Terminal Devices									
	Fan Coil - 2 Pipe	5%			2038	**	1	\$300	
	No Component	95%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$14,100	
	Exhaust Fans								
	Roof	100%			2035	**	2	\$500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	4+	\$11,600	2040	**	1		
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Water Service Valves In Basement.							

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater								
	Electric	100%			2028	\$13,800	4	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : One Unit From Basement To 2nd Floor, One Unit From 1st To 2nd Floor								
	Explanation : Two Units								
Fire Suppression									
	Sprinkler								
	Generic	100%			2040	* *	1-2	\$4,500	
	Fire Pump								
	Generic	100%			2033	* *	1	\$3,000	

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,421,700	\$1,151,700
Interior Architecture	\$418,300	\$383,900
Electrical	\$504,100	
Mechanical		\$122,400
Total	\$2,344,100	\$1,658,000
Importance Code A	\$1,421,700	\$1,151,700
Importance Code B	\$922,400	\$506,300
Total	\$2,344,100	\$1,658,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$41,100			
Interior Architecture	\$27,300	\$606,500	\$4,400	\$4,400
Electrical	\$19,400	\$500	\$500	\$700
Mechanical	\$2,200	\$4,100	\$2,200	\$4,400
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$97,900	\$619,000	\$15,000	\$17,300
Importance Code A	\$41,100			
Importance Code B	\$56,800	\$619,000	\$15,000	\$17,300
Importance Code C				
Total	\$97,900	\$619,000	\$15,000	\$17,300



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Iron	20%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Majority Of Building Inaccessible Due To Construction Of Vertical Addition							
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$65,500	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Underside Of Soffits							
	Explanation : Gustavino Tiles							
Copper/Terne	35%			2061	**	10	\$137,500	
Metal, Corrugated	30%			2046	**	1		
Granite Panels	5%			LIFE	**	5	\$6,300	
Wood	5%	4+	\$12,700	2039	**	5	\$21,000	
	Paint Peeling, Extent : Light, Area Affected : 20%							
	Location : Entrance To Ferry Waiting Room, 1st Level							
Windows								
Steel	20%			2034	**	5	\$75,600	
	Other Observation, Extent : Moderate, Area Affected : 85%							
	Location : All Windows Except 1st Floor Waiting Area							
	Explanation : No Access - Majority Of Building Inaccessible Due To Construction Of Vertical Addition							
Wood	80%	4+	\$51,600	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	\$4,300	
Metal Panel	10%			2036	**	5	\$3,300	
Metal Rail	25%			2031	**	5-10	\$38,900	
Roof								
Built-Up (BUR)	40%			2021	\$1,088,800	10	\$70,700	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : All Roofs							
	Explanation : No Access - Majority Of Building Inaccessible Due To Construction Of Vertical Addition							
Cast in Place Concrete	15%			LIFE	**			
Copper/Terne	8%			2041	**	10	\$35,300	
Modified Bitumen	32%			2026	\$871,000	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	\$583,100	3	\$60,400	
Other Observation, Extent : Light, Area Affected : 90%									
Location : All Floors Besides 1st Floor Waiting Area									
Explanation : No Access - Majority Of Building Inaccessible Due To Construction Of Vertical Addition									
	Cast in Place Concrete	50%			LIFE	* *	5	\$191,400	
	Ceramic Tile	5%			2029	\$192,400	5	\$8,800	
	Terrazzo	7%			LIFE	* *	5	\$9,600	
	Vinyl Tile	15%			2031	* *	3	\$9,800	
Interior Walls									
	Ceramic Tile	5%			2035	* *	5	\$8,400	
Other Observation, Extent : Light, Area Affected : 90%									
Location : All Walls Except 1st Floor Waiting Area									
Explanation : No Access - Majority Of Building Inaccessible Due To Construction Of Vertical Addition									
	Concrete Masonry Unit	15%			LIFE	* *	5	\$10,100	
	Gypsum Board	10%			LIFE	* *	5	\$10,100	
	Plaster	60%			LIFE	* *	5	\$30,200	
	SGFT/Glazed Masonry	5%			LIFE	* *			
	Wood	5%			LIFE	* *	5	\$33,500	
Ceilings									
	AcousTileConcealSpLn	25%			2031	* *	5	\$54,700	
Other Observation, Extent : Light, Area Affected : 90%									
Location : All Ceilings Excet 1st Floor Waiting Area									
Explanation : No Access - Majority Of Building Inaccessible Due To Construction Of Vertical Addition									
	AcousTileSusp.Lay-In	5%			2043	* *	5	\$8,800	
	Exposed Concrete	25%			LIFE	* *	5	\$6,800	
	Exposed Struc: Steel	10%	Now	\$418,300	LIFE	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%									
Location : Slip For Governors Island									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Slip For Governors Island									
	Metal Panel	10%			LIFE	* *	5	\$21,900	
	Plaster	25%			LIFE	* *	5	\$27,300	

Electrical		Current Repair		Future Replacement		Maintenance		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	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Waiting Area 1st Floor							
	Fluorescent	2%			2036	**	10	\$2,200	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Waiting Area 1st Floor							
	HID	2%			2021	\$18,200	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	\$504,100	10	\$400	
Alarm									
Security System									
	Under Construction	95%							
	Generic	5%			2036	**	1	\$2,200	
Fire/Smoke Detection									
	Under Construction	95%							
	Generic, Digital	5%			2036	**	1-3	\$3,700	

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

Heating

*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
BATTERY MARITIME BUILDING
Asset # : 2419

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
	Energy Source							
	Plant Campus Steam / PRV	10%		2036	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 10%</i> <i>Location : Ticketing And Waiting Area</i> <i>Explanation : Steam Is From The Boiler Room Which Is Under Construction</i>						
	Under Construction	90%						
		<i>Other Observation, Extent : Light, Area Affected : 0%</i> <i>Location :</i> <i>Explanation : Only Small Portion Is Occupied, The Rest Of The Building Is Under Construction</i>						
	Conversion Equipment							
	Under Construction	100%						
		<i>Other Observation, Extent : Light, Area Affected : 0%</i> <i>Location :</i> <i>Explanation : Boiler Room Is Not Accessible Due To Construction</i>						
	Distribution							
	Central Plant Steam Piping/Pmp	10%		2052	**	4	\$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	
		<i>Other Observation, Extent : Light, Area Affected : 10%</i> <i>Location : 1st Floor</i> <i>Explanation : 1 Unit. R-410a</i>						
	Under Construction	90%						
	Distribution							
	No Component	10%						
	Under Construction	90%						
	Terminal Devices							
	Air Handler/Cool/Ht	10%		2031	**	1	\$7,300	
	Under Construction	90%						
	Heat Rejection							
	Air Cooled Condenser Unit	10%		2034	**	2	\$8,200	
	Under Construction	90%						
Ventilation								
	Distribution							
	Under Construction	100%						

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Under Construction	100%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	10%			2036	**	1		
	Under Construction	90%							
	Water Heater								
	Not Accessible	10%							
	Under Construction	90%							
	HW Heat Exchanger								
	Under Construction	100%							
	Sanitary Piping								
	Cast Iron	10%			LIFE	**	1		
	Under Construction	90%							
	Storm Drain Piping								
	Under Construction	100%							
	Sump Pump(s)								
	Under Construction	100%							
	Sewage Ejector(s)								
	Under Construction	100%							
	Backflow Preventer								
	Under Construction	100%							
	Fixtures								
	Under Construction	90%							
	Generic	10%							
Vertical Transport									
	Elevators								
	Under Construction	100%							
	Escalators								
	Under Construction	100%							
Fire Suppression									
	Standpipe								
	Under Construction	100%							
	Sprinkler								
	Under Construction	90%							
	Generic	10%			2026	\$122,400	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 : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$586,700
Interior Architecture		\$302,800
Electrical		\$91,700
Mechanical		\$86,000
Site Pavements	\$64,700	
Total	\$64,700	\$1,067,200
Importance Code A		\$586,700
Importance Code B		\$442,500
Importance Code C	\$64,700	\$38,100
Total	\$64,700	\$1,067,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$7,600			
Electrical	\$5,600	\$5,600	\$10,300	\$5,600
Mechanical	\$4,700	\$10,200	\$43,400	\$25,200
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$25,700	\$23,700	\$61,500	\$38,600
Importance Code A		\$6,200		\$6,200
Importance Code B	\$25,700	\$17,500	\$61,500	\$32,500
Total	\$25,700	\$23,700	\$61,500	\$38,600



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 ANNEX
Asset # : 14829

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2048	**			
Site Pavements								
On-Site Walkways								
Asphalt	100%			2031	**			
Parking/Driveway								
Asphalt	80%	Now	\$64,700	2037	**			
	Broken/Missing Elements, Extent : Light, Area Affected : 10%							
	Location : East Entry Area And South Parking Area							
	Ponding, Extent : Light, Area Affected : 10%							
	Location : South Parking Area							
Asphalt	20%			2041	**			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Parking Area By Arcade							
	Explanation : Currently Under Construction							

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

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

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

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Not Accessible	100%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2054	* *	1		
	Water Heater								
	Electric	100%			2027	\$86,000	4	\$600	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2036	* *	1	\$6,100	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement To 4th Floor								
	Explanation : 2 Elevators								
Fire Suppression									
	Standpipe								
	Generic	100%			2054	* *	1-5	\$52,300	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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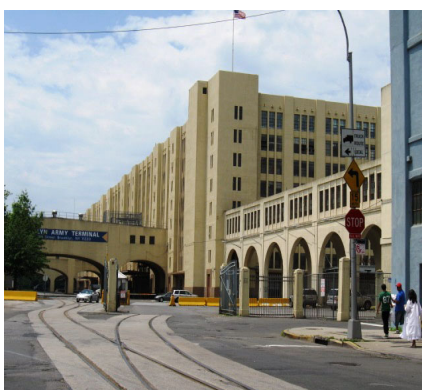
Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : BROOKLYN ARMY TERMINAL BUILDING A
Address : 140A 58TH STREET @ FIRST AVENUE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0034.000 / 13424 **Yr Built/Renovated** : 1919 / 1995
Area Sq Ft : 1,767,534 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 22-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,6,8
Block : 5778 **Lot** : 1 **BIN** : 3257058

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$6,798,700	\$14,526,600
Interior Architecture	\$5,430,100	\$1,453,100
Electrical	\$1,379,000	\$23,014,900
Mechanical	\$930,200	\$656,800
Total	\$14,538,000	\$39,651,400
Importance Code A	\$6,798,700	\$14,526,600
Importance Code B	\$4,452,400	\$25,006,100
Importance Code C	\$3,286,900	\$118,700
Total	\$14,538,000	\$39,651,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Interior Architecture			\$132,300	
Electrical	\$34,000	\$24,500	\$25,500	\$16,900
Mechanical	\$113,300	\$101,000	\$152,000	\$101,000
Elevators/Escalators	\$79,000	\$79,000	\$79,000	\$79,000
Total	\$226,200	\$204,400	\$388,700	\$196,900
Importance Code A	\$30,600	\$34,400	\$30,600	\$30,600
Importance Code B	\$195,600	\$170,100	\$358,100	\$166,300
Total	\$226,200	\$204,400	\$388,700	\$196,900



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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	80%	0-2	\$1,506,700	LIFE	**	5	\$2,562,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Bulkheads							
Metal Panel	5%			2053	**	5-10	\$220,200	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Rooftop Over Bio Bat Facility							
	Explanation : Mechanical Bulkhead							
Metal Coiling Doors	10%			2032	**	5	\$200,200	
Window Wall	5%			2047	**	5	\$120,100	
Windows								
Metal Louvers	10%			2036	**	10	\$122,500	
Steel	90%	Now	\$2,881,400	2026	\$9,604,600	5	\$1,102,300	
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Other Observation, Extent : Light, Area Affected : 66%							
	Location : Slated For Full Replacement In 2018							
	Explanation : Existing Windows- Western 2/3rds Of Building							
Parapets								
Cast in Place Concrete	100%			LIFE	**	5	\$547,900	
Roof								
Cast in Place Concrete	10%			LIFE	**			
Spray-on Foam	90%	0-2	\$2,090,300	2037	**	5	\$366,500	
	Blisters, Extent : Moderate, Area Affected : 10%							
	Location : Main Roof							
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
	Location : Various Locations							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : Main Roof							
	Vegetation Growth, Extent : Light, Area Affected : 20%							
	Location : Various Locations							
	Worn/Eroded, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
Interior								
Floors								
Carpet	10%			2026	\$3,520,300	3	\$396,800	
Cast in Place Concrete	14%			LIFE	**	5	\$810,200	
Ceramic Tile	5%			2036	**	5	\$132,300	
Terrazzo	5%			LIFE	**	5	\$103,300	
Under Construction	66%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Interior

Interior Walls

Cast in Place Concrete	14%	Now	\$3,286,900	LIFE		**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Above Windows, Stair 11, Foundation</i>									
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Columns, Throughout</i>									

Concrete Masonry Unit	10%			LIFE		**	5	\$47,500	
Gypsum Board	10%			LIFE		**	5	\$71,200	
Under Construction	66%								

Ceilings

AcousTileSusp.Lay-In	10%			2040		**	5	\$258,000	
Exposed Concrete	24%	Now	\$2,077,100	LIFE		**	5	\$96,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : North Tunnel Entrance, Throughout</i>									
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : North Tunnel Entrance, Throughout</i>									
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									

Under Construction	66%								
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Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2047		**	5	\$7,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room Basement</i>									
<i>Explanation : Two 4000 Ampere And One 3000 Ampere Main Disconnect Switches</i>									

Transformers

Dry Type	100%			2040		**	5	\$6,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : 30 Kilovolt-ampere, 15 Kilovolt-ampere, 480/277v Pri - 208/120 V Sec.</i>									

Switchgear / Switchboard

Fused Disc Sw	100%			2047		**	5	\$7,600	
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Raceway

Busway	5%			2040		**	1		
Conduit	65%			2027			1		
Conduit	30%			2047		**	1		

Panelboards

Fused Disc Sw	5%			2043		**	5	\$2,000	
Molded Case Bkrs	20%			2043		**	5	\$9,300	
Molded Case Bkrs	75%			2026			5	\$34,900	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Busway	5%			2040	**	1		
	Thermoplastic	30%			2047	**	1		
	Thermoplastic	65%			2027		1		
Motor Controllers									
	Locally Mounted	100%			2040	**	5	\$11,900	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$26,000	
Lighting									
Interior Lighting									
	Fluorescent	10%			2032	**	10	\$162,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Staircases								
	Explanation : T-8 Lamps								
	Fluorescent	80%			2027	\$14,759,300	10	\$1,296,900	
	T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	5%			2032	**	10	\$81,100	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Compact Fluorescent Lamps								
	Incandescent	5%			2022	\$922,500	2	\$2,000	
Egress Lighting									
	Emergency, Battery	50%			2032	**	10	\$213,300	
	Exit, Service	50%			2032	**	1		
Exterior Lighting									
	HID	100%			2027	\$6,958,600	10	\$5,400	
Alarm									
Security System									
	No Component	90%							
	Generic	10%			2032	**	1	\$66,000	
Fire/Smoke Detection									
	No Component	90%							
	Generic, Digital	10%			2032	**	1-3	\$108,900	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	35%			2037	* *	1		
	No Component	65%							
	Conversion Equipment								
	Hot Water Boiler	35%			2032	* *	1	\$305,900	
	No Component	65%							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Hot Wtr Piping/Pump	35%			2043	**	4	\$30,500	
	No Component	65%							
Terminal Devices									
	Air Handler	10%			2022	\$849,400	1	\$109,300	
			Other Observation, Extent : Light, Area Affected : 10%						
			Location : Loading Dock Level						
			Explanation : Service Dock Area						
	Convactor/Radiator	25%			2032	**	1	\$142,700	
	Fan Coil Unit/Heat	10%			2032	**	1	\$57,100	
	No Component	55%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	10%			LIFE	**	2-5	\$98,600	
	No Component	90%							
Exhaust Fans									
	Interior	5%			2032	**	2	\$2,700	
	Roof	5%			2032	**	2	\$2,700	
	No Component	90%							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	35%			2040	**	1		
	No Component	65%							
Water Heater									
	Electric	35%			2025	\$532,100	4	\$5,400	
	No Component	65%							
Sanitary Piping									
	Cast Iron	35%			LIFE	**	1		
	No Component	65%							
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Backflow Preventer									
	No Component	65%							
	Generic	35%			2032	**	1	\$37,900	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Gearless Traction	35%			LIFE	**			
	No Component	65%							
Fire Suppression									
	Standpipe								
	No Component	65%							
	Generic	35%			2047	**	1-5	\$311,900	
Sprinkler									
	No Component	65%							
	Generic	35%			2047	**	1-2	\$173,300	

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

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

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Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : **BROOKLYN ARMY TERMINAL BUILDING B**
Address : **140B 58TH STREET @ FIRST AVENUE**
Borough : **BROOKLYN** **Agency's Number** : **N/A**
Program / Asset # : **DBS0034.010 / 13425** **Yr Built/Renovated** : **1919 / 2012**
Area Sq Ft : **2,211,849** **Project Type** : **ECONOMIC DEVELOPMENT**
Date of Survey : **19-Feb-2016** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,7,8**
Block : **5778** **Lot** : **1** **BIN** : **3257058**

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$14,735,600	\$33,886,000
Interior Architecture	\$1,193,200	\$7,684,300
Electrical	\$8,707,900	\$22,720,500
Mechanical	\$2,191,700	\$12,030,000
Total	\$26,828,300	\$76,320,900
Importance Code A	\$14,735,600	\$37,762,900
Importance Code B	\$12,092,800	\$38,423,400
Importance Code C		\$134,500
Total	\$26,828,300	\$76,320,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$1,200		
Interior Architecture	\$93,100		\$82,800	\$82,800
Electrical	\$53,800	\$43,200	\$24,800	\$23,000
Mechanical	\$418,100	\$360,000	\$445,700	\$312,200
Elevators/Escalators	\$239,800	\$239,800	\$239,800	\$239,800
Total	\$804,800	\$644,100	\$793,100	\$657,800
Importance Code A	\$121,300	\$104,300	\$118,900	\$100,800
Importance Code B	\$673,200	\$539,800	\$674,100	\$557,000
Importance Code C	\$10,400			
Total	\$804,800	\$644,100	\$793,100	\$657,800



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

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior									
Exterior Walls	Cast in Place Concrete	20%	Now	\$1,154,300	LIFE	**	5	\$981,600	
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		Location : Atrium Walls And Balconies							
		Exposed Reinforcement, Extent : Moderate, Area Affected : 20%							
		Location : Mechanical Penthouses							
		Spalling, Extent : Moderate, Area Affected : 15%							
		Location : Balconies Extending Into Atrium							
		Staining/Discoloring, Extent : Moderate, Area Affected : 35%							
		Location : Atrium Walls And Balconies							
		Vertical Cracks, Extent : Severe, Area Affected : 20%							
	Location : Atrium Walls								
	Other Observation, Extent : Severe, Area Affected : 20%								
	Location : Atrium								
	Explanation : Safety Netting In Place - Failed Local Law 11 Facade Inspection								
	Cast in Place Concrete	60%			LIFE	**	5	\$2,944,900	
		Recent Repair Evident, Extent : Light, Area Affected : 50%							
	Location : Perimeter Facades								
Metal Panel	5%			2037	**	5-10	\$337,400		
Metal Coiling Doors	10%			2032	**	5	\$306,800		
Window Wall	5%			2047	**	5	\$184,100		
Windows									
Metal Louvers	10%			2030	\$1,416,700	10	\$284,900		
	Corrosion/Rusting, Extent : Light, Area Affected : 20%								
	Location : Perimeter Vents								
Steel	90%	Now	\$6,701,400	2026	\$22,337,900	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								
	Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
Location : Clerestory Windows At Atrium									
Thermally Inefficient, Extent : Moderate, Area Affected : 100%									
Location : Throughout									

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Cast in Place Concrete	28%	Now	\$166,000	LIFE	**	5	\$86,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : North And South Parapets Above Atrium							
	Vertical Cracks, Extent : Moderate, Area Affected : 15%							
	Location : North And South Parapets Above Atrium							
	Other Observation, Extent : Severe, Area Affected : 50%							
	Location : Atrium Parapet Walls							
	Explanation : Safety Netting In Place - Failed Local Law 11 Facade Inspection							
Cast in Place Concrete	70%			LIFE	**	5	\$215,600	
Metal Panel	2%			2047	**	5	\$2,300	
Roof								
Paver: Asphalt	10%	Now	\$155,300	2030	\$776,500			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Over Basement At Atrium Walls							
	Recent Repair Evident, Extent : Light, Area Affected : 60%							
	Location : Over Basement Walls At Perimeter Loading Docks							
	Vegetation Growth, Extent : Moderate, Area Affected : 10%							
	Location : Over Basement At Atrium Walls							
	Water Penetration, Extent : Moderate, Area Affected : 25%							
	Location : Over Basement At Atrium Walls							
Single Ply Membrane	10%			2027	\$1,371,800	10	\$83,100	
Skylight, Metal/Glass	20%	4+	\$5,888,700	2037	**			
	Broken/Missing Elements, Extent : Light, Area Affected : 100%							
	Location : Glass Has Been Removed From Skylight Throughout							
	Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
	Location : Exposed Steel Trusses							
Spray-on Foam	60%			2032	**	5	\$664,900	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Ballast And Paver Stones Atop Foam Membrane							
Interior								
Floors								
Carpet	5%			2026	\$2,202,600	3	\$248,300	
Cast in Place Concrete	65%			LIFE	**	5	\$672,500	
Ceramic Tile	5%			2036	**	5	\$165,500	
Terrazzo	5%			LIFE	**	5	\$129,300	
Vinyl Tile	20%			2027	\$5,868,700	3	\$331,100	
Interior Walls								
Cast in Place Concrete	70%			LIFE	**			
Ceramic Tile	2%			2036	**	5	\$20,700	
Concrete Masonry Unit	10%			LIFE	**	5	\$41,400	
Glass: Single Pane	3%			LIFE	**	5	\$23,300	
Gypsum Board	15%			LIFE	**	5	\$93,100	

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

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

Interior

Ceilings

AcousTileSusp.Lay-In	10%			2040	**	5	\$331,100	
Exposed Concrete	85%			LIFE	**	5	\$439,700	
Exposed Concrete	5%	Now	\$1,110,400	LIFE	**	5	\$25,900	

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

Location : Basement Under Ramps

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

Location : Basement Ceiling Near Atrium

Spalling, Extent : Moderate, Area Affected : 15%

Location : Basement Below Grade At Atrium

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

Location : Basement Below Grade At Atrium

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

Over 600 Volts

Service Equipment

Fused Disc Sw	100%			2027		\$49,900	3	\$9,500	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room Basement

Explanation : One 1,000 Amperes And Four 600 Amperes Main Disconnect Switch

Transformers

Dry Type	100%			2025		\$143,300	3	\$12,200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room Basement

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

Feeders

Cable	100%			2026		\$16,100	1		
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Raceway

Conduit	100%			2027		\$42,700	1		
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Under 600 Volts

Service Equipment

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

Location : Electrical Room 1 Basement

Explanation : 2- 4000 Amperes Main Disconnect Switch

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

Location : Electrical Room 2 Basement

Explanation : 4- 5000 Amperes Main Service Switches

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Transformers								
	Dry Type	100%			2025	\$16,500	5	\$8,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Mechanical Room And Penthouse							
		Explanation : Three 118 Kilovolt-ampere, One 112 Kilovolt-ampere, One 30 Kilovolt-ampere 480/277v Pri. - 208/120v Sec.							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2027		5	\$9,500	
	Raceway								
	Busway	10%			2032	* *	1		
	Conduit	90%			2027		1		
	Panelboards								
	Fused Disc Sw	10%			2026		5	\$5,100	
	Molded Case Bkrs	80%			2026		5	\$46,600	
	Molded Case Bkrs	10%			2035	* *	5	\$5,800	
	Wiring								
	Busway	5%			2025		1		
	Thermoplastic	40%			2037	* *	1		
	Thermoplastic	55%			2027		1		
	Motor Controllers								
	Locally Mounted	70%			2025		5	\$10,400	
	Locally Mounted	30%			2032	* *	5	\$4,500	
Ground									
	Grounding Devices								
	Generic	50%			LIFE	* *	5	\$16,300	
	Generic	50%	2-4	\$5,000	LIFE	* *	5	\$16,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Corroded							
Lighting									
	Interior Lighting								
	Fluorescent	80%			2027	\$18,469,500	10	\$1,622,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Fluorescent	20%			2037	* *	10	\$405,700	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Egress Lighting								
	Emergency, Battery	50%			2027	\$1,555,000	10	\$267,000	
	Exit, Service	50%			2027	\$164,600	1		
	Exterior Lighting								
	HID	100%			2022	\$8,707,900	10	\$6,800	
Alarm									
	Security System								
	No Component	90%							
	Generic	10%			2032	* *	1	\$82,600	

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

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

Alarm

Fire/Smoke Detection

No Component	90%								
Generic, Digital	10%				2032	* *	1-3	\$136,300	

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

Heating

Energy Source

Electricity	10%				2037	* *	1		
Natural Gas	90%				2037	* *	1		

Conversion Equipment

Hot Water Boiler	60%				2032	* *	1	\$656,100	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Boilers Rooms

Explanation : 40 Gas Fired Hot Water Boilers

Hot Water Boiler	30%				2047	* *	1	\$328,100	
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Recent Installation, Extent : Light, Area Affected : 100%

Location : 32 New Boiler Install In Basement

Radiant Heater	10%				2027	\$3,827,100	2	\$102,600	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout Common Areas

Explanation : Electric Unit Heaters And Base Board Radiant Heaters

Distribution

Hot Wtr Piping/Pump	100%				2043	* *	4	\$109,000	
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Terminal Devices

Convactor/Radiator	80%				2032	* *	1	\$571,500	
Fan Coil Unit/Heat	20%				2027	\$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%				2043	* *	1		
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Conversion Equipment

Exterior Pkg Unit - Cooling	5%				2035	* *	2	\$6,800	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Roof

Explanation : Newly Commissioned Split Units, Condensing Unit

No Component	95%								
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DEPT. OF SMALL BUSINESS SERV. - 801
BROOKLYN ARMY TERMINAL BUILDING B
Asset # : 13425

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Terminal Devices									
	Fan Coil - 2 Pipe	5%			2035	**	1	\$35,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Elevator Equipment Rooms									
Explanation : Newly Commissioned Split Unit, Fan Coil Section									
	No Component	95%							
Ventilation									
Distribution									
	Ductwork/Diffusers	10%			LIFE	**	2-5	\$123,300	
	No Component	90%							
Exhaust Fans									
	Interior	10%			2032	**	2	\$6,800	
	No Component	90%							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2047	**	1		
Water Heater									
	Electric	100%			2022	\$1,902,600	4	\$19,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Near Each Tenant Water Closet									
Explanation : One Unit Per Tenant Space									
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)									
	Electric	100%			2037	**	4	\$132,000	
Backflow Preventer									
	Generic	100%			2032	**	1	\$135,400	
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement To 8th Floor									
Explanation : 9 Pass, 18 Freight, Recent Upgrade Observed On 4 of 9 Passenger Elevators									
Fire Suppression									
Standpipe									
	Generic	100%			2037	**	1-5	\$1,115,200	
Sprinkler									
	Generic	100%			2037	**	1-2	\$619,600	
Fire Pump									
	Generic	100%			2030	\$1,390,300	1	\$413,000	

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$515,700	\$197,400
Interior Architecture	\$246,700	\$297,800
Electrical	\$1,087,300	\$1,047,000
Mechanical	\$1,169,700	\$1,830,100
Site Pavements	\$248,200	
Total	\$3,267,600	\$3,372,300
Importance Code A	\$515,700	\$1,061,300
Importance Code B	\$2,461,800	\$2,311,000
Importance Code C	\$290,200	
Total	\$3,267,600	\$3,372,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$44,000	\$300		\$50,400
Interior Architecture				\$36,000
Electrical	\$9,300	\$11,600	\$12,400	\$11,800
Mechanical	\$14,400	\$12,600	\$22,000	\$12,600
Site Pavements	\$36,800			
Total	\$104,400	\$24,500	\$34,400	\$110,800
Importance Code A	\$49,100	\$5,400	\$5,100	\$55,800
Importance Code B	\$18,500	\$19,000	\$29,300	\$55,000
Importance Code C	\$36,800			
Total	\$104,400	\$24,500	\$34,400	\$110,800



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.

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%	Now	\$21,600	LIFE	* *	5	\$36,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : South Elevation And Loading Dock							
	Cement-Fiber Panel	3%			2029	\$32,500	10	\$13,800	
	Concrete Masonry Unit	52%			LIFE	* *	5	\$47,700	
	Masonry: Brick	20%	Now	\$92,300	LIFE	* *	5	\$29,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : At Base Course Throughout Loading Dock							
	Metal Panel	10%			2049	* *	5-10	\$100,800	
	Metal Coiling Doors	10%			2034	* *	5	\$45,800	
Windows									
	Aluminum	95%	Now	\$11,900	2037	* *	5	\$500	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Metal Louvers	5%			2032	* *	10	\$300	
Roof									
	Modified Bitumen	90%	Now	\$175,600	2034	* *			
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Various Areas							
	Spray-on Foam	10%	Now	\$10,500	2034	* *	5	\$18,400	
		Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Soffits									
	Exposed Struc: Steel	100%	4+	\$247,800	LIFE	* *	5	\$39,700	
		Paint Peeling, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Interior									
Floors									
	Cast in Place Concrete	90%	Now	\$73,800	LIFE	* *	5	\$297,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Loading Dock							
	Vinyl Tile	10%	4+	\$67,000	2034	* *	3	\$5,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Interior Walls									
	Concrete Masonry Unit	40%	Now	\$42,000	LIFE	* *	5	\$14,500	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Fiberglass Panel	60%			LIFE	* *			

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		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	\$63,900	2034	* *	5	\$18,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Offices								
Staining/Discoloring, Extent : Moderate, Area Affected : 60%								
Location : Offices								
Worn/Eroded, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
AcousTileSusp.Lay-In	45%			2034	* *	5	\$68,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Meat Packing Areas								
Explanation : Special Laminated Lay-in Tiles For Food Service Cold Rooms								
Exposed Struc: Steel	30%			LIFE	* *			
Site Enclosure								
Fence/Gates								
Chain Link	100%			2039	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	* *			
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$19,800	2042	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Parking/Driveway								
Asphalt	80%	Now	\$248,200	2032	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 5%								
Location : Parking Area Adjacent To Building D								
Explanation : Cloogged Drain Causing Ponding								
Cast in Place Concrete	20%	Now	\$16,900	2042	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Truck Loading Areas								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$81,900	5	\$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2nd Floor.								
Explanation : Equipment Does Not Have Nameplate.								

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Transformers									
	Dry Type	100%			2027	\$16,500	5	\$400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Boiler Room									
Explanation : 75 Kilovolt-ampere, 480/208/120 Volts									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2029	\$254,700	5	\$400	
Raceway									
	Conduit	100%			2029	\$159,100	1		
Panelboards									
	Fused Disc Sw	20%			2028	\$40,500	5	\$500	
	Molded Case Bkrs	80%			2028	\$162,100	5	\$2,200	
Wiring									
	Thermoplastic	100%			2029	\$348,700	1		
Motor Controllers									
	Locally Mounted	80%			2027	\$24,600	5	\$600	
	Locally Mounted	20%			2034	* *	5	\$100	
Ground									
Grounding Devices									
	Not Accessible	100%							
Stand-by Power									
Transfer Switches									
	Automatic	100%	Now	\$9,300	2049	* *	1	\$28,800	
Not in Service, Extent : Light, Area Affected : 100%									
Location : 2nd Floor Mechanical Room									
Generators									
	Diesel	100%	Now	\$286,200	2044	* *	1	\$36,200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : 2nd Floor Mechanical Room									
Explanation : Two 565 Kilowatt, Not In Service, Abandoned Equipment									
Lighting									
Interior Lighting									
	Fluorescent	100%			2034	* *	10	\$95,300	
Obsolete Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout Building									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : T-12 Lamps									
Exterior Lighting									
	Fluorescent	50%	Now	\$173,600	2039	* *			
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Truck Loading Area									
	HID	50%			2024	\$204,500	10	\$200	
Alarm									

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

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

Alarm

Security System

Generic

100% 0-2 \$327,700 2039 * * 1 \$34,900

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

Location : Throughout Building Exterior.

Explanation : CCTV Surveillance Cameras.

Fire/Smoke Detection

Under Construction

100%

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

Heating

Energy Source

Interruptible Gas/Dual Fuel

100% 2029 \$111,300 1

Conversion Equipment

Hot Water Boiler

100% 2027 \$782,000 1 \$51,400

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

Location : Mechanical Room

Explanation : 2 Units

Distribution

Hot Wtr Piping/Pump

100% 2037 * * 4 \$7,700

Terminal Devices

Air Handler

50% Now \$214,000 2024 \$713,300 1 \$28,900

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

Location : Mechanical Room

Fan Coil Unit/Heat

50% 2029 \$759,700 1 \$16,800

Air Conditioning

Conversion Equipment

Window/Wall Unit

35% 2024 \$74,000 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 \$57,900

Exhaust Fans

Roof

100% 2024 \$168,400 2 \$3,200

Plumbing

H/C Water Piping

Brass/Copper

70% 2039 * * 1

Galvanized Steel

30% 2034 * * 1

HW Heat Exchanger

HTHW/HW

100% 2029 \$177,000

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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)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	* *	1		
	Sump Pump(s)							
	Non-Submersible	100%		2029	\$15,500	4	\$3,300	
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	Generic	100%		2039	* *	1-2	\$29,100	

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$2,002,600	\$1,284,200
Interior Architecture	\$249,600	\$181,700
Electrical	\$1,003,600	\$644,100
Mechanical	\$279,500	\$1,947,300
Total	\$3,535,300	\$4,057,400
Importance Code A	\$2,002,600	\$1,914,500
Importance Code B	\$1,472,100	\$2,142,900
Importance Code C	\$60,600	
Total	\$3,535,300	\$4,057,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$34,700	\$10,100		\$4,900
Interior Architecture			\$1,300	
Electrical	\$2,600	\$2,600	\$3,200	\$3,100
Mechanical	\$31,200	\$8,300	\$16,300	\$8,300
Total	\$68,500	\$21,000	\$20,900	\$16,400
Importance Code A	\$38,600	\$14,000	\$3,900	\$9,000
Importance Code B	\$29,900	\$7,100	\$17,000	\$7,400
Importance Code C				
Total	\$68,500	\$21,000	\$20,900	\$16,400



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%	Now	\$3,900	LIFE	* *	5	\$6,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Loading Dock							
	Cement-Fiber Panel	3%			2029	\$5,800	10	\$2,500	
	Concrete Masonry Unit	52%	Now	\$117,700	LIFE	* *	5	\$8,600	
		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	20%	Now	\$8,300	LIFE	* *	5	\$5,300	1
		Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
		Location : Typical Throughout Loading Dock Along Base And At Building Corners							
	Metal Panel	10%			2039	* *	5-10	\$18,100	
	Metal Coiling Doors	10%	0-2	\$15,600	2034	* *	5	\$4,100	
		Bent/Warped Elements, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
Windows									
	Aluminum	95%	Now	\$536,600	2037	* *	5	\$15,400	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Metal Louvers	5%			2032	* *	10	\$10,100	
Roof									
	Modified Bitumen	90%	Now	\$580,600	2029	\$1,161,200			
		Patching Evident, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Worn/Eroded, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Spray-on Foam	10%	0-2	\$6,900	2034	* *	5	\$6,100	
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
Soffits									
	Exposed Struc: Steel	100%	4+	\$767,700	LIFE	* *	5	\$123,000	
		Paint Peeling, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Interior									
Floors									
	Cast in Place Concrete	75%	Now	\$43,300	LIFE	* *	5	\$87,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout Loading Dock							
	Steel Plate	5%	Now	\$76,000	LIFE	* *	1		
		Broken/Missing Elements, Extent : Moderate, Area Affected : 40%							
		Location : Steel Stairs							
	Vinyl Tile	20%			2029	\$94,400	3	\$4,000	

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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 B
Asset # : 2432

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Concrete Masonry Unit	100%	Now	\$60,600	LIFE	**	5	\$10,500	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Stairs And Throughout</i>									
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Interior</i>									
Ceilings									
	AcousTileSusp.Lay-In	25%	Now	\$61,300	2042	**	5	\$12,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Offices</i>									
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Offices</i>									
	AcousTileSusp.Lay-In	45%	0-2	\$8,500	2034	**	5	\$21,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Meat Packing Areas</i>									
<i>Explanation : Special Laminate Tiles Made For Food Service Cold Rooms</i>									
	Exposed Struc: Steel	30%			LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Mechanical Rooms</i>									
Site Pavements									
Parking/Driveway									
	Not Accessible	100%							

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2029	\$41,000	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : 2nd Floor Electrical Room</i>									
<i>Explanation : The Main Service Switch Is Rated At 2000 Amperes. It Is Supplied From Building A.</i>									
Transformers									
	Dry Type	100%			2027	\$16,500	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Boiler Room</i>									
<i>Explanation : There Are Three 45 Kilovolt-ampere, 480/208/120 Volts Transformers.</i>									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2029	\$178,300	5	\$300	
Raceway									
	Conduit	100%			2029	\$119,700	1		

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	5%			2028	\$6,200	5	\$100	
	Molded Case Bkrs	95%			2028	\$118,400	5	\$2,000	
Wiring									
	Thermoplastic	70%			2029	\$112,600	1		
	Thermoplastic	30%			2039	* *	1		
Motor Controllers									
	Locally Mounted	95%			2027	\$29,200	5	\$500	
	Locally Mounted	5%			2042	* *	5		
Ground									
Grounding Devices									
	Not Accessible	100%							
Lighting									
Interior Lighting									
	Fluorescent	100%	Now	\$465,000	2039	* *			
Obsolete Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout Building									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout Building									
Explanation : Fixtures Are Old, Obsolete T-12 Lamps Type.									
Exterior Lighting									
	Fluorescent	50%	Now	\$130,800	2039	* *			
Obsolete Fixtures, Extent : Light, Area Affected : 100%									
Location : Truck Loading Area.									
	HID	50%			2024	\$154,100	10	\$100	
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2029	\$74,100	1	\$8,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Hallways									
Explanation : CCTV Surveillance Cameras									
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2024	\$253,600	1-3	\$14,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Hallways									
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells									

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2029	\$83,900	1		

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2027	\$589,400	1	\$38,700	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Mechanical Room					
				Explanation : 2 Units					
	Distribution								
	Hot Wtr Piping/Pump	100%			2037	* *	4	\$5,800	
	Terminal Devices								
	Air Handler	20%	0-2	\$64,500	2024	\$215,000	1	\$8,700	
				Noisy/Vibrating, Extent : Severe, Area Affected : 10%					
				Location : 2nd Floor Boiler Room					
	Fan Coil Unit/Heat	80%			2029	\$916,000	1	\$20,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2028	\$231,100	1		
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$43,700	
	Exhaust Fans								
	Roof	100%			2029	\$126,900	2	\$2,400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	70%	2-4	\$19,900	2039	* *	1		
				Leak Evident, Extent : Moderate, Area Affected : 5%					
				Location : Multiple Locations					
	Galvanized Steel	30%			2034	* *	1		
	HW Heat Exchanger								
	HTHW/HW	100%			2039	* *			
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2039	* *	1-2	\$21,900	

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$454,300	\$48,800
Interior Architecture	\$120,700	
Electrical	\$58,900	\$123,600
Total	\$633,900	\$172,400
Importance Code A	\$454,300	\$48,800
Importance Code B	\$179,600	\$123,600
Total	\$633,900	\$172,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$19,300	\$1,500		
Interior Architecture	\$5,300	\$600		\$1,600
Electrical	\$32,200	\$300	\$400	\$6,000
Mechanical	\$1,200	\$700	\$5,000	\$6,600
Total	\$58,000	\$3,100	\$5,400	\$14,200
Importance Code A	\$19,800	\$2,000	\$500	\$500
Importance Code B	\$35,400	\$1,100	\$4,900	\$13,700
Importance Code C	\$2,800			
Total	\$58,000	\$3,100	\$5,400	\$14,200



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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cement-Fiber Panel	35%	Now	\$14,600	2029	\$48,800			
Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
Location : South Facade								
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : South Facade								
Metal Sect. OHD	5%			2042	**	5	\$3,000	
Stucco Cement	60%	Now	\$171,000	2042	**	5	\$14,200	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Windows								
Aluminum	100%	Now	\$98,100	2054	**	5	\$1,100	
Air Infiltration, Extent : Light, Area Affected : 20%								
Location : Throughout								
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Parapets								
Pre-Cast Concrete	100%	Now	\$4,700	LIFE	**	5	\$7,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Roof								
Modified Bitumen	100%	Now	\$185,300	2039	**			
Blisters, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Broken/Missing Elements, Extent : Light, Area Affected : 20%								
Location : Throughout								
Drains Clogged, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Throughout								

Interior

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	10%	Now	\$1,700	LIFE	**	5	\$3,400	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout And Stairs							
	Ceramic Tile	5%	Now	\$800	2032	**	5	\$400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Toilets Throughout							
	Quarry Tile	5%			2042	**	5	\$1,200	
	Vinyl Tile	80%	Now	\$55,100	2034	**	3	\$4,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 25%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 40%							
		Location : 2nd Floor, Stairs							
Interior Walls									
	Concrete Masonry Unit	25%			LIFE	**	5	\$700	
	Gypsum Board	40%			LIFE	**	5	\$1,600	
	Metal Panel	5%			LIFE	**			
	Plaster	25%	Now	\$2,800	LIFE	**	5	\$500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Stairs And Throughout							
	Wood	5%			LIFE	**	5	\$1,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Wood Paneling							
Ceilings									
	AcousTileSusp.Lay-In	100%	Now	\$65,500	2042	**	5	\$7,800	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Recent Replace Evident, Extent : Light, Area Affected : 15%							
		Location : Throughout							
		Staining/Discoloring, Extent : Light, Area Affected : 20%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Transformers									
	Dry Type	100%			2027	\$16,500	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1st Floor									
Explanation : Transformer Do Not Have Nameplate Ratings.									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2029	\$84,600	5		
Raceway									
	Conduit	100%			2029	\$14,500	1		
Panelboards									
	Fused Disc Sw	10%			2028	\$1,600	5		
	Molded Case Bkrs	90%			2028	\$14,000	5	\$200	
Wiring									
	Thermoplastic	100%			2029	\$19,000	1		
Motor Controllers									
	Locally Mounted	100%			2034	* *	5	\$100	
Ground									
Grounding Devices									
	Not Accessible	100%							
Lighting									
Interior Lighting									
	Fluorescent	15%			2024	\$8,800	10	\$1,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : 2nd Floor									
	Fluorescent	85%	Now	\$50,100	2039	* *			
Obsolete Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Throughout Building									
Egress Lighting									
	Emergency, Service	50%			2024	\$2,500	1		
	Exit, Service	50%			2024	\$1,700	1		
Exterior Lighting									
	HID	100%			2029	\$39,100	10		
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2029	\$9,400	1	\$1,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Building Exterior									
Explanation : The Building Is Provided With CCTV Surveillance Cameras Which Is Old But In Working Condition.									

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

Estimates are rounded to the nearest hundred dollars.

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

Now

\$32,100

2039

* *

1-3

\$1,700

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

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

Heating

Energy Source

Natural Gas

100%

2039

* *

1

Conversion Equipment

Furnace

100%

2037

* *

1

\$4,900

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

Energy Source

Electricity

100%

2037

* *

1

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

100%

2037

* *

2

\$600

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

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2

\$12,900

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$5,500

Exhaust Fans

Roof

10%

2037

* *

2

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

No Component

90%

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

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2034	* *	1		
	Water Heater								
	Gas Fired	100%			2024	\$5,900	2	\$100	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : 1st Floor						
			Explanation : One 75 Gallon Unit						
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sewage Ejector(s)								
	Electric	100%			2029	\$2,800	4	\$600	
	Fixtures								
	Generic	100%							
			Obsolete Fixtures, Extent : Severe, Area Affected : 100%						
			Location : Throughout						
Fire Suppression									
	Sprinkler								
	Generic	100%			2039	* *	1-2	\$2,800	

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : BUSH TERMINAL-MASTAS ADMIN. BLDG - OFFICES
Address : 41ST - 51ST STREET AND 1ST AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0016.050 / 2153 **Yr Built/Renovated** : 1910 / 2013
Area Sq Ft : 10,323 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 28-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Floors 1,3
Block : 725 **Lot** : 1 **BIN** : 3345660

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$145,200	
Electrical	\$89,700	\$3,100
Total	\$234,900	\$3,100
Importance Code A	\$145,200	
Importance Code B	\$89,700	\$3,100
Total	\$234,900	\$3,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$34,200			
Interior Architecture	\$103,500			\$2,900
Electrical	\$62,500	\$100	\$7,700	
Mechanical	\$70,800	\$500	\$11,400	\$500
Site Pavements	\$1,600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$276,500	\$4,500	\$23,100	\$7,400
Importance Code A	\$55,600	\$500	\$600	\$500
Importance Code B	\$203,800	\$4,000	\$22,500	\$6,900
Importance Code C	\$17,200			
Total	\$276,500	\$4,500	\$23,100	\$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
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	\$107,600	LIFE	**	5	\$17,100		
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : East Facade, South Facade								
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
	Location : Throughout Lower Level								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Throughout Lower Level								
Masonry: Granite	5%	Now	\$11,100	LIFE	**	5	\$700		
	Broken/Missing Elements, Extent : Light, Area Affected : 5%								
	Location : Water Course								
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : Building Base								
Windows									
Aluminum	100%	Now	\$8,200	2044	**	5	\$1,900		
	Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
Parapets									
Masonry: Brick	10%			LIFE	**	5	\$300		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Parapet								
	Explanation : Not Accessible								
Metal Cornice	90%	Now	\$37,700	2043	**			1	
	Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
	Location : Corners								
	Corrosion/Rusting, Extent : Severe, Area Affected : 25%								
	Location : Corners								
	Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
Roof									
Skylight, Metal/Glass	3%	Now	\$14,900	2038	**				
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
	Location : Over Stair								
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 30%								
	Location : Over Stair								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Over Stair								
Not Accessible	97%								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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									
Floors									
	Carpet	20%	Now	\$3,100	2027	\$30,600	3	\$3,400	
		Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
		Location : Third Floor							
	Carpet	20%	Now	\$30,600	2030	\$30,600	3	\$3,400	
		Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 50%							
		Location : First Floor							
		Worn/Eroded, Extent : Severe, Area Affected : 50%							
		Location : First Floor							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : First Floor							
		Explanation : Water Flood Damage							
	Cast in Place Concrete	5%			LIFE	* *	5	\$1,300	
	Terrazzo	5%	4+	\$600	LIFE	* *	5	\$400	
		Broken/Missing Elements, Extent : Light, Area Affected : 2%							
		Location : Front Entry Hall							
	Vinyl Tile	10%	Now	\$10,200	2038	* *	3	\$400	
		Broken/Missing Elements, Extent : Severe, Area Affected : 50%							
		Location : First Floor							
		Water Penetration, Extent : Severe, Area Affected : 50%							
		Location : First Floor							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : First Floor							
		Explanation : Water Flood Damage							
	Vinyl Tile	35%			2033	* *	3	\$2,000	
	Wood	5%	Now	\$19,800	2068	* *	5	\$500	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : First Floor							
		Explanation : Water Flood Damage							
Interior Walls									
	Gypsum Board	10%			LIFE	* *	5	\$200	
	Masonry: Brick	2%			LIFE	* *			
	Plaster	43%	Now	\$2,900	LIFE	* *	5	\$500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Stairwell By Roof Hatch							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Third Floor Bathroom And Stairwell							
	Wood	45%	Now	\$12,700	LIFE	* *	5	\$7,300	
		Water Penetration, Extent : Moderate, Area Affected : 30%							
		Location : First Floor							
		Other Observation, Extent : Moderate, Area Affected : 30%							
		Location : First Floor							
		Explanation : Water Flood Damage							

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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									
	Ceilings								
	AcousTileSusp.Lay-In	20%	Now	\$1,900	2033	* *	5	\$1,100	
				Broken/Missing Elements, Extent : Light, Area Affected : 2%					
				Location : First Floor					
				Staining/Discoloring, Extent : Moderate, Area Affected : 20%					
				Location : First Floor					
	Gypsum Board	20%	Now	\$2,400	LIFE	* *	5	\$2,900	
				Cracking/Crumbling, Extent : Moderate, Area Affected : 25%					
				Location : Office Area					
				Water Penetration, Extent : Moderate, Area Affected : 10%					
				Location : Office Area					
	Plaster	60%	Now	\$18,900	LIFE	* *	5	\$4,300	
				Cracking/Crumbling, Extent : Moderate, Area Affected : 20%					
				Location : Third Floor Kitchen And First Floor					
				Water Penetration, Extent : Severe, Area Affected : 20%					
				Location : Third Floor Stairwell					
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2048	* *			
Site Pavements									
	On-Site Walkways								
	Asphalt	55%			2037	* *			
	Cast in Place Concrete	45%	Now	\$1,600	2041	* *			
				Cracking/Crumbling, Extent : Moderate, Area Affected : 10%					
				Location : West And South Sides Of Building					
	Parking/Driveway								
	Asphalt	100%			2037	* *			

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2028	\$5,000	5	\$300	
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
				<i>Location : Electrical Room</i>					
				<i>Explanation : Main Service Switch Rated At 200 Amperes</i>					
	Raceway								
	Conduit	100%			2028	\$29,000	1		
	Panelboards								
	Molded Case Bkrs	50%			2027	\$15,600	5	\$100	
	Molded Case Bkrs	50%	0-2	\$15,600	2053	* *	5	\$100	
				<i>Aged Component, Extent : Moderate, Area Affected : 50%</i>					
				<i>Location : Stairs</i>					

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	70%	2-4	\$34,100	2053	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Thermoplastic	30%			2038	* *	1		
Ground									
Grounding Devices									
	Not Accessible	100%							
Lighting									
Interior Lighting									
	Fluorescent	5%			2028	\$3,100	10	\$500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Staircase									
Explanation : Compact Fluorescent Light Fixtures									
	Fluorescent	80%			2023	\$49,000	10	\$7,600	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : 1st And 2nd Floors									
	Fluorescent	15%	Now	\$9,200	2038	* *			
Obsolete Fixtures, Extent : Moderate, Area Affected : 20%									
Location : Floors Area									
Egress Lighting									
	Exit, Service	100%	Now	\$3,600	2038	* *	1		
Not Functioning, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Exterior Lighting									
	HID	100%			2023	\$40,600	10		

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2038	* *	1		
	Conversion Equipment								
	Furnace	45%	0-2	\$10,700	2038	* *	1	\$2,100	
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : 3rd floor							
		Explanation : 1 Unit							
	Furnace	45%	Now	\$10,700	2038	* *	1	\$2,100	
		Abandoned in Place, Extent : Severe, Area Affected : 100%							
		Location : 1st Floor							
	Not Accessible	10%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : 2nd Floor							
		Explanation : Tenant							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Ductwork/Diffusers	30%			LIFE	**	2-5	\$1,700	
	Ductwork/Diffusers	30%	Now	\$31,700	LIFE	**	2-5	\$1,700	
	<i>Abandoned in Place, Extent : Light, Area Affected : 100%</i>								
	<i>Location : 1st Floor</i>								
	No Component	40%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	**	1		
	Conversion Equipment								
	Window/Wall Unit	50%			2023	\$10,500	1		
	No Component	50%							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%	0-2	\$8,800	2033	**	1		
	<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
	<i>Location : Throughout</i>								
	Water Heater								
	Electric	100%	Now	\$8,900	2028	\$8,900	4	\$100	
	<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
	<i>Location : 1 And 3rd Floors.</i>								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	50%			LIFE	**	1		
	No Component	50%							
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
	<i>Location : Perimeter Of Building</i>								
	<i>Explanation : Leaders And Gutters</i>								
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			

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Estimates are rounded to the nearest hundred dollars.

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,985,000	\$1,220,500
Interior Architecture	\$336,700	\$525,400
Electrical	\$244,500	\$561,800
Mechanical		\$2,007,700
Total	\$2,566,100	\$4,315,300
Importance Code A	\$1,985,000	\$2,855,600
Importance Code B	\$581,100	\$1,459,800
Total	\$2,566,100	\$4,315,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$13,700			
Interior Architecture	\$13,100			
Electrical	\$85,800	\$10,600	\$34,900	\$14,200
Mechanical	\$14,900	\$14,700	\$35,000	\$17,900
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$145,300	\$43,100	\$87,700	\$49,800
Importance Code A	\$13,700	\$8,800		\$8,800
Importance Code B	\$118,500	\$34,300	\$87,700	\$41,000
Importance Code C	\$13,100			
Total	\$145,300	\$43,100	\$87,700	\$49,800



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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	\$13,700	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	\$1,729,600	2053	**	5	\$19,800	
Deteriorated Finish, Extent : Severe, Area Affected : 50%									
Location : Throughout									
Worn/Eroded, Extent : Severe, Area Affected : 50%									
Location : Throughout									
	Glass Block	10%	Now	\$45,800	LIFE	**	5	\$2,800	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Parapets									
	Cast in Place Concrete	100%	Now	\$137,900	LIFE	**	5	\$429,600	
Vertical Cracks, Extent : Moderate, Area Affected : 10%									
Location : East Facade, West Facade									
Roof									
	Skylight, Metal/Glass	3%			2028	\$512,800	10	\$11,100	
	Spray-on Foam	97%			2033	**	5	\$143,500	
Interior									
Floors									
	Cast in Place Concrete	95%			LIFE	**	5	\$490,300	
	Steel Plate	5%	Now	\$336,700	LIFE	**	1		
Corrosion/Rusting, Extent : Severe, Area Affected : 40%									
Location : Stair Landings Throughout									
Interior Walls									
	Cast in Place Concrete	20%	Now	\$13,100	LIFE	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Fifth Floor									
	Concrete Masonry Unit	15%			LIFE	**	5	\$600	
	Gypsum Board	5%			LIFE	**	5	\$300	
	Masonry: Brick	60%			LIFE	**			
Ceilings									
	Exposed Concrete	95%			LIFE	**	5	\$35,000	
	Gypsum Board	5%			LIFE	**	5	\$14,700	
Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Note : 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
BUSH TERMINAL-MASTAS BUILDING #57 - WAREHOUSE

Asset # : 2449

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Transformers									
	Dry Type	100%			2041	* *	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Elevator Machinery Rooms</i>									
<i>Explanation : 3 - 45 Kilovolt-ampere, 480/208/120 Volts</i>									
Raceway									
	Conduit	100%			2028	\$23,400	1		
Panelboards									
	Fused Disc Sw	20%	4+	\$12,500	2053	* *	5	\$400	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
	Fused Knife Sw	50%	4+	\$31,200	2053	* *	5	\$900	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
	Molded Case Bkrs	30%			2044	* *	5	\$1,200	
Wiring									
	Braided Cloth	70%	2-4	\$28,300	2053	* *	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
	Thermoplastic	30%			2028	\$15,400	1		
Lighting									
Interior Lighting									
	Fluorescent	40%			2023	\$143,800	10	\$57,800	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
	Fluorescent	45%			2028	\$161,800	10	\$65,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
	Incandescent	5%			2023	\$42,900	2	\$200	
	LED	10%			2033	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : LED Lamps</i>									
Egress Lighting									
	Emergency, Battery	50%			2033	* *	10	\$19,000	
	Exit, Battery	50%			2033	* *	10	\$5,300	
Exterior Lighting									
	HID	30%			2028	\$186,000	10	\$100	
	No Component	70%							
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2028	\$149,000	1	\$17,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Outside</i>									
<i>Explanation : CCTV Surveillance Cameras</i>									

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

Asset # : 2449

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

Alarm

Fire/Smoke Detection

Generic, Digital

100%

2033

* *

1-3

\$100,000

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

Location : Basement

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

Heating

Energy Source

Natural Gas

100%

2048

* *

1

Conversion Equipment

Radiant Heater

60%

2028

\$1,635,100

2

\$43,800

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

Location : Throughout

Explanation : Heating Equipment Is Installed And Maintained By Tenants

No Component

40%

Air Conditioning

Energy Source

Electricity

100%

2044

* *

1

Conversion Equipment

Split Unit

10%

2028

\$328,300

Window/Wall Unit

10%

2023

\$32,000

1

No Component

80%

Ventilation

Exhaust Fans

Roof

2% Now

\$5,100

2038

* *

2

\$100

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

Location : Rooftop

Wall Unit

8%

2028

\$4,400

2

\$400

No Component

90%

Plumbing

H/C Water Piping

Galvanized Steel

100%

2033

* *

1

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

Storm Drain Piping

Cast Iron

100%

LIFE

* *

1

Sump Pump(s)

Submersible

100%

2021

\$5,200

4

\$5,000

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

Location : Located Outside The Building In A Pit

Explanation : Sump Pump Is Not Accessible

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

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

Asset # : 2449

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

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : BUSH TERMINAL-MASTAS BUILDING #58 - WAREHOUSE
Address : 41ST - 51ST STREET AND 1ST AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0016.000 / 2448 **Yr Built/Renovated** : 1927 / 2013
Area Sq Ft : 142,560 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 13-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,6
Block : 725 **Lot** : 1 **BIN** : 3378184

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$3,023,900	\$821,200
Interior Architecture	\$338,900	\$443,800
Electrical	\$419,900	\$155,100
Mechanical	\$244,500	
Site Enclosure	\$59,700	
Site Pavements	\$241,300	
Total	\$4,328,300	\$1,420,100
Importance Code A	\$3,023,900	\$821,200
Importance Code B	\$1,003,300	\$598,900
Importance Code C	\$301,000	
Total	\$4,328,300	\$1,420,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$50,700		\$4,900	
Interior Architecture	\$7,300			
Electrical	\$2,900	\$1,100	\$40,300	\$1,300
Mechanical	\$20,100	\$8,000	\$33,200	\$10,700
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$98,800	\$26,800	\$96,200	\$29,700
Importance Code A	\$60,000		\$14,200	\$200
Importance Code B	\$31,500	\$26,800	\$82,000	\$29,500
Importance Code C	\$7,300			
Total	\$98,800	\$26,800	\$96,200	\$29,700



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Estimates are rounded to the nearest hundred dollars.

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	2%	Now	\$2,300	LIFE	**	5	\$3,900		
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Stair Bulkhead									
Exposed Reinforcement, Extent : Moderate, Area Affected : 15%									
Location : Stair Bulkhead									
Cast in Place Concrete	63%	Now	\$291,300	LIFE	**	5	\$123,900		
Exposed Reinforcement, Extent : Moderate, Area Affected : 20%									
Location : Concrete Spandrel Panels Below Windows At 6th Floor									
Spalling, Extent : Moderate, Area Affected : 20%									
Location : Concrete Spandrel Panels Below Windows At 6th Floor									
Masonry: Brick	25%	Now	\$61,800	LIFE	**	5	\$9,800		
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : At All Building Elevations									
Stucco Cement	10%			2033	**	5	\$9,800		
Windows									
Steel	100%	Now	\$2,169,300	2053	**	5	\$249,000		
Air Infiltration, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Thermally Inefficient, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Parapets									
Cast in Place Concrete	100%	Now	\$499,200	LIFE	**	5	\$388,900		
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Exposed Reinforcement, Extent : Moderate, Area Affected : 20%									
Location : East Side									
Vertical Cracks, Extent : Moderate, Area Affected : 20%									
Location : At All Elevations									
Roof									
Metal, Corrugated	15%	2-4	\$20,800	2041	**	1			
Corrosion/Rusting, Extent : Moderate, Area Affected : 35%									
Location : Support Steel For Roof									
Metal Panel	2%	0-2	\$23,600	2048	**				
Corrosion/Rusting, Extent : Moderate, Area Affected : 75%									
Location : Back Freight Elevator And Elevator Control									
Spray-on Foam	83%	4+	\$6,300	2033	**	5	\$55,600		
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%									
Location : Just Beyond Stair Tower Entry									

Interior

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	95%	4+	\$220,000	LIFE	**	5	\$443,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Loading Docks							
	Steel Plate	5%			LIFE	**	1		
Interior Walls									
	Cast in Place Concrete	15%			LIFE	**			
	Concrete Masonry Unit	15%			LIFE	**	5	\$500	
	Gypsum Board	5%			LIFE	**	5	\$300	
	Masonry: Brick	10%	Now	\$7,300	LIFE	**			
		Diagonal Cracks, Extent : Moderate, Area Affected : 15%							
		Location : East Stair							
	Masonry: Brick	55%			LIFE	**			
Ceilings									
	Exposed Concrete	73%	4+	\$104,600	LIFE	**	5	\$24,400	
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : 6th Floor							
		Exposed Reinforcement, Extent : Moderate, Area Affected : 2%							
		Location : 6th Floor							
		Paint Peeling, Extent : Moderate, Area Affected : 16%							
		Location : 1st And 6th Floor							
	Exposed Concrete	2%	0-2	\$14,300	LIFE	**	5	\$700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Back Freight Elevator Control Room							
	Exposed Concrete	25%			LIFE	**	5	\$8,300	
Site Enclosure									
Fence/Gates									
	Chain Link	100%	Now	\$59,700	2038	**			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 50%							
		Location : West Side Of Building							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : West Side Of Building							
Site Pavements									
Parking/Driveway									
	Cast in Place Concrete	75%	Now	\$178,900	2033	**			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : West Side Of Building							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Loading Dock Area							
	Pavers/Stone	25%	Now	\$62,400	2031	**			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : West Side Of Building							
		Other Observation, Extent : Moderate, Area Affected : 10%							
		Location : South And West Sides Of Building							
		Explanation : Missing Pavers Replaced With Asphalt Patch							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	70%			2054	**	5	\$400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Recently Installed, Main Service Switch Rated At 3000 Amperes							
	No Component	30%							
Transformers									
	Dry Type	5%			2041	**	5		
	No Component	95%							
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2048	**	5	\$3,800	
Raceway									
	Conduit	80%			2038	**	1		
	Conduit	20%			2058	**	1		
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor							
Panelboards									
	Fused Disc Sw	20%			2036	**	5	\$700	
	Molded Case Bkrs	80%			2036	**	5	\$3,000	
Wiring									
	Thermoplastic	80%			2028	\$27,300	1		
	Thermoplastic	20%			2058	**	1		
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor							
Motor Controllers									
	Locally Mounted	100%			2045	**	5	\$1,000	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	70%			2023	\$228,000	10	\$91,600	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	20%			2028	\$65,100	10	\$26,200	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Incandescent	5%			2033	**	2	\$200	
	LED	5%			2033	**			
Egress Lighting									
	Emergency, Battery	50%			2023	\$100,300	10	\$17,200	
	Exit, Service	50%			2023	\$20,100	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Lighting

Exterior Lighting

HID

5%

2028

\$28,100

10

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : Photocells Controls*

LED

5%

2033

* *

*Other Observation, Extent : Light, Area Affected : 100%**Location : Front Of Building**Explanation : Under Canopy*

No Component

90%

Alarm

Security System

No Component

80%

Generic

20%

2028

\$89,900

1

\$10,700

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

Heating

Energy Source

Natural Gas

100%

2048

* *

1

Conversion Equipment

Radiant Heater

70%

2033

* *

2

\$46,300

*Other Observation, Extent : Light, Area Affected : 70%**Location : Throughout**Explanation : Heating Equipment Is Installed And Maintained By Tenants*

No Component

30%

Plumbing

H/C Water Piping

Galvanized Steel

100%

Now

\$244,500

2033

* *

1

*Corroded, Extent : Moderate, Area Affected : 10%**Location : Basement*

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

Storm Drain Piping

Cast Iron

100%

LIFE

* *

1

Sump Pump(s)

Not Accessible

100%

Sewage Ejector(s)

Electric

100%

2033

* *

4

\$8,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Street Pit**Explanation : Not Accessible*

Fixtures

Generic

100%

Vertical Transport

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : Severe, Area Affected : 100%									
Location : 1st To 6th Floor									
Explanation : 3 Units - 2 Operational, 1 Needs Repair									
Fire Suppression									
Standpipe									
	Generic	100%			2048		* *	1-5	\$74,600
Sprinkler									
	Generic	100%			2048		* *	1-2	\$40,000

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : BUSH TERMINAL-MASTAS PUMP HOUSE - SHOP
Address : 41ST - 51ST STREET AND 1ST AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0016.060 / 2283 **Yr Built/Renovated** : 1920 /
Area Sq Ft : 4,351 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 28-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 715 **Lot** : 1 **BIN** : 3345662

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$79,500	
Electrical	\$47,000	
Mechanical		\$37,600
Total	\$126,500	\$37,600
Importance Code A	\$79,500	\$37,600
Importance Code B	\$47,000	
Total	\$126,500	\$37,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$4,000		\$1,100	
Interior Architecture	\$11,700			
Electrical	\$17,400	\$400	\$18,500	\$300
Mechanical	\$100	\$300	\$100	\$300
Site Pavements	\$2,200			
Total	\$35,300	\$600	\$19,700	\$600
Importance Code A	\$4,000	\$200	\$1,200	\$200
Importance Code B	\$26,400	\$400	\$18,500	\$400
Importance Code C	\$5,000			
Total	\$35,300	\$600	\$19,700	\$600



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

DEPT. OF SMALL BUSINESS SERV. - 801
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	\$79,500	LIFE	**	5	\$12,600	
Diagonal Cracks, Extent : Severe, Area Affected : 15%									
Location : South Facade									
Worn/Eroded, Extent : Severe, Area Affected : 20%									
Location : North And South Facades									
	Metal Coiling Doors	5%			2033	**	5	\$2,200	
Windows									
	Metal Louvers	15%			2031	**	10	\$4,000	
	Not Accessible	85%							
Other Observation, Extent : Light, Area Affected : 0%									
Location :									
Explanation : Shop Side Of Building Was Not Accessible									
Parapets									
	Not Accessible	100%							
Roof									
	Not Accessible	100%							
Interior									
Floors									
	Cast in Place Concrete	85%			LIFE	**	5	\$10,900	
	Panel/Paver: Cer/Brk	15%			2036	**	5	\$2,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Shop Side Of Building									
Explanation : Not Accessible									
Interior Walls									
	Ceramic Tile	10%	4+	\$200	2031	**	5	\$200	
Broken/Missing Elements, Extent : Light, Area Affected : 10%									
Location : Pump House Side Of Building									
	Masonry: Brick	70%			LIFE	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Shop Side Of Building									
Explanation : Not Accessible									
	Plaster	20%	Now	\$2,600	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	\$7,900	LIFE	**	5	\$400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Throughout Pump House Side of Building									
	Exposed Struc: Wood	60%			LIFE	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Shop Side Of Building									
Explanation : Not Accessible									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Site Enclosure

Fence/Gates

Chain Link

100%

2048

* *

Site Pavements

On-Site Walkways

Asphalt

50%

2031

* *

Cast in Place Concrete

50%

4+

\$700

2033

* *

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

Parking/Driveway

Asphalt

50%

2031

* *

Cast in Place Concrete

50%

4+

\$1,500

2033

* *

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

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

Under 600 Volts

Service Equipment

Molded Case Bkrs

100%

2028

\$1,500

5

\$100

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

Raceway

Conduit

30%

2038

* *

1

Conduit

70%

2028

\$2,700

1

Panelboards

Molded Case Bkrs

100%

2027

\$7,800

5

\$100

Wiring

Thermoplastic

100%

2028

\$8,500

1

Motor Controllers

Locally Mounted

100%

2033

* *

5

Ground

Grounding Devices

Not Accessible

100%

Lighting

Interior Lighting

Fluorescent

100%

2023

\$9,900

10

\$4,000

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

Exterior Lighting

HID

100%

0-2

\$17,100

2038

* *

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

Alarm

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

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

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

Alarm

Security System

No Component

70%

Generic

30%

2023

\$4,100

1

\$500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Pump House**Explanation : Intrusion Alarm Only*

Fire/Smoke Detection

Generic, Analog

100%

2023

\$47,000

1-3

\$2,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Horns And Bells*

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

Heating

Energy Source

Electricity

50%

2038

* *

1

Not Accessible

50%

*Other Observation, Extent : Light, Area Affected : 0%**Location : Shop**Explanation : Not Accessible*

Conversion Equipment

Radiant Heater

50%

2028

\$37,600

2

\$1,000

*Other Observation, Extent : Light, Area Affected : 20%**Location : Pump House**Explanation : Electrical Unit Heater In Pump House Only*

Not Accessible

50%

Terminal Devices

No Component

50%

Not Accessible

50%

Ventilation

Exhaust Fans

No Component

70%

Not Accessible

30%

Plumbing

H/C Water Piping

Not Accessible

100%

Water Heater

Not Accessible

100%

Sanitary Piping

Not Accessible

100%

Storm Drain Piping

Not Accessible

100%

Fixtures

Not Accessible

100%

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
Sprinkler									
No Component		50%							
Not Accessible		50%							
Fire Pump									
Generic		100%			2037	* *	1	\$800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Pump House									
Explanation : Serves Other Buildings									

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : BUSH TERMINAL-MASTAS RESTAURANT
Address : 41ST - 51ST STREET AND 1ST AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0016.070 / 2154 **Yr Built/Renovated** : 1920 /
Area Sq Ft : 7,360 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 28-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 725 **Lot** : 1 **BIN** : 3345657

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$718,300	
Site Pavements	\$84,900	
Total	\$803,100	
Importance Code A	\$718,300	
Importance Code C	\$84,900	
Total	\$803,100	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$2,900			
Site Pavements	\$18,400			
Total	\$21,300			
Importance Code A	\$2,900			
Importance Code C	\$18,400			
Total	\$21,300			



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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	95%	Now	\$227,900	LIFE	**	5	\$24,100	
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : North Facade, Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Masonry: Limestone	5%	Now	\$2,900	LIFE	**	5	\$1,000	
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%							
		Location : Watercourse At Grade Around Perimeter Of Building							
Windows									
	Wood	100%	Now	\$58,400	2053	**	5	\$10,000	1
		Air Infiltration, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Thermally Inefficient, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Split/Cracked, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
Parapets									
	Metal Cornice	100%	Now	\$71,100	2043	**			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Deteriorated Finish, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
Roof									
	Slate	75%	Now	\$360,900	LIFE	**			1
		Broken/Missing Elements, Extent : Severe, Area Affected : 30%							
		Location : Throughout							
		Cracking/Crumbling, Extent : Severe, Area Affected : 30%							
		Location : Throughout							
	Not Accessible	25%							
Interior									
	Floors								
	Not Accessible	100%							
	Interior Walls								
	Not Accessible	100%							
	Ceilings								
	Not Accessible	100%							
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2048	**			
Site Pavements									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements									
On-Site Walkways									
	Asphalt	30%			2031	**			
	Cast in Place Concrete	30%	0-2	\$2,000	2033	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : North Side Of Building									
	Pavers/Stone	40%	0-2	\$16,500	2031	**			
Broken/Missing Elements, Extent : Light, Area Affected : 15%									
Location : West Side Of Building									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%									
Location : West Side Of Building									
Parking/Driveway									
	Asphalt	100%	Now	\$84,900	2043	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%									
Location : South Side Of Building									
Other Observation, Extent : Moderate, Area Affected : 50%									
Location : South Side Of Building									
Explanation : Vegetation Growth									

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

Alarm

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

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

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

Alarm

Fire/Smoke Detection

Not Accessible 100%

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

Heating

Energy Source

Not Accessible 100%

*Other Observation, Extent : Light, Area Affected : 0%**Location : Throughout**Explanation : Building Has Been Closed For Many Years - No Access*

Conversion Equipment

Not Accessible 100%

Distribution

Not Accessible 100%

Terminal Devices

Not Accessible 100%

Air Conditioning

Energy Source

Not Accessible 100%

Conversion Equipment

Not Accessible 100%

Distribution

Not Accessible 100%

Terminal Devices

Not Accessible 100%

Heat Rejection

Not Accessible 100%

Ventilation

Distribution

Not Accessible 100%

Exhaust Fans

Not Accessible 100%

Plumbing

H/C Water Piping

Not Accessible 100%

Water Heater

Not Accessible 100%

HW Heat Exchanger

Not Accessible 100%

Sanitary Piping

Not Accessible 100%

Storm Drain Piping

Not Accessible 100%

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,710,500	\$274,100
Interior Architecture	\$1,426,100	\$476,000
Electrical	\$1,029,200	\$177,100
Mechanical	\$862,800	\$330,200
Site Pavements	\$107,200	
Total	\$5,135,700	\$1,257,400
Importance Code A	\$2,066,200	\$274,100
Importance Code B	\$2,922,800	\$983,300
Importance Code C	\$146,800	
Total	\$5,135,700	\$1,257,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$37,100			
Interior Architecture	\$21,000	\$2,400		
Electrical	\$31,000	\$200	\$17,900	
Mechanical	\$4,700	\$8,200	\$16,100	\$8,200
Site Enclosure	\$2,900			
Site Pavements	\$1,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$102,600	\$14,700	\$37,900	\$12,100
Importance Code A	\$43,700	\$1,600	\$3,100	\$1,600
Importance Code B	\$53,200	\$13,100	\$34,800	\$10,500
Importance Code C	\$5,700			
Total	\$102,600	\$14,700	\$37,900	\$12,100



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

DEPT. OF SMALL BUSINESS SERV. - 801
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	\$600,900	LIFE	* *	5	\$95,500	
Horizontal Cracks, Extent : Moderate, Area Affected : 15%									
Location : Stair Bulkheads									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Worn/Eroded, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
	Metal Coiling Doors	10%	4+	\$12,600	2033	* *	5	\$16,600	
Corrosion/Rusting, Extent : Light, Area Affected : 25%									
Location : West Facade									
Windows									
	Steel	100%	Now	\$1,001,600	2053	* *	5	\$114,900	1
Air Infiltration, Extent : Severe, Area Affected : 50%									
Location : Throughout									
Corrosion/Rusting, Extent : Severe, Area Affected : 50%									
Location : Throughout									
Thermally Inefficient, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Parapets									
	Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$4,100	
	Cast Stone/Terra Cotta	2%			LIFE	* *	5	\$1,600	
Broken/Missing Elements, Extent : Light, Area Affected : 25%									
Location : Southwest Stair Bulkhead									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Southwest Stair Bulkhead									
Explanation : Terra Cotta Coping									
	Masonry: Brick	85%	Now	\$108,000	LIFE	* *	5	\$9,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Stair Bulkheads									
Worn/Eroded, Extent : Moderate, Area Affected : 20%									
Location : Stair Bulkheads									
	Masonry: Fieldstone	8%			LIFE	* *	5	\$1,100	

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset # : 2155

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Roof									
Metal, Corrugated	10%			2041	**	1			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : East Side Of Building								
	Explanation : Loading Dock Area Canopy								
Skylight, Metal/Glass	5%	4+	\$17,300	2038	**				
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
	Location : Stair Bulkheads								
Spray-on Foam	85%	Now	\$7,300	2033	**	5	\$63,600		
	Blisters, Extent : Light, Area Affected : 15%								
	Location : West Side Of Roof								
	Punct/Tear/Impact Damage, Extent : Light, Area Affected : 2%								
	Location : Northeast Stair Bulkhead								
	Recent Repair Evident, Extent : Light, Area Affected : 2%								
	Location : Northeast Stair Bulkhead								
Interior									
Floors									
Cast in Place Concrete	23%	Now	\$11,900	LIFE	**	5	\$120,500		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Loading Dock Areas And Freight Elevator At First Floor								
Ceramic Tile	2%			2037	**	5	\$4,800		
Wood	75%	Now	\$1,235,100	2043	**	5	\$168,400		
	Deteriorated Finish, Extent : Severe, Area Affected : 50%								
	Location : Fourth Floor								
	Patching Evident, Extent : Light, Area Affected : 10%								
	Location : 4th Floor Corridors								
	Split/Cracked, Extent : Severe, Area Affected : 25%								
	Location : Fourth Floor								
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : Fourth Floor								
Interior Walls									
Concrete Masonry Unit	5%			LIFE	**	5	\$800		
Gypsum Board	10%	Now	\$300	LIFE	**	5	\$2,300		
	Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%								
	Location : Throughout Corridor Areas								
Masonry: Brick	50%			LIFE	**				
Masonry: Brick	25%	Now	\$39,500	LIFE	**				
	Cracking/Crumbling, Extent : Light, Area Affected : 2%								
	Location : First Floor By Freight Elevator								
	Worn/Eroded, Extent : Severe, Area Affected : 25%								
	Location : First And Fourth Floors								
Plaster	10%	Now	\$700	LIFE	**	5	\$1,200		
	Punct/Tear/Impact Damage, Extent : Light, Area Affected : 2%								
	Location : First Floor Loading Dock Area								

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset # : 2155

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Type	Type								
Interior									
Ceilings									
	Exposed Concrete	5%	Now	\$8,000	LIFE	**	5	\$1,900	
Exposed Reinforcement, Extent : Light, Area Affected : 2%									
Location : Elevator Machine Room Bulkhead									
	Exposed Struc: Wood	20%			LIFE	**			
	Gypsum Board	10%	Now	\$151,500	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	25%			LIFE	**	5	\$37,400	
Site Enclosure									
Fence/Gates									
	Chain Link	100%	Now	\$2,900	2048	**			
Impact Damage, Extent : Light, Area Affected : 10%									
Location : West Side Of Building									
Retaining Walls									
	Cast in Place Concrete	100%			2048	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : East Side Of Building									
Explanation : Loading Dock Ramp Wall									
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	100%	4+	\$1,800	2033	**			
Cracking/Crumbling, Extent : Light, Area Affected : 2%									
Location : Loading Dock Platorm On East Side									
Parking/Driveway									
	Asphalt	75%	Now	\$60,900	2031	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : East And West Sides Of Building									
Sinking/Subsiding, Extent : Severe, Area Affected : 15%									
Location : West Side By River Edge									
	Pavers/Stone	25%	Now	\$46,300	2031	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : West Side Of Building									
Other Observation, Extent : Moderate, Area Affected : 30%									
Location : West Side Of Building									
Explanation : Asphalt Patching In Lieu Of Stone Pavers									

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

Under 600 Volts

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

Asset # : 2155

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%	0-2	\$5,000	2058	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>									
<i>Location : 4th Floor</i>									
<i>Explanation : Service Equipment Is In Satisfactory Condition.</i>									
Transformers									
	Dry Type	100%			2041	**	5	\$600	
Raceway									
	Conduit	100%			2028	\$23,400	1		
Panelboards									
	Fused Disc Sw	10%			2027	\$6,200	5	\$400	
	Molded Case Bkrs	80%			2036	**	5	\$3,400	
	Molded Case Bkrs	10%	0-2	\$6,200	2053	**	5	\$200	
<i>Aged Component, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : 4th Floor</i>									
Wiring									
	Braided Cloth	30%	2-4	\$12,100	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
	Thermoplastic	70%			2028	\$36,000	1		
Ground									
Grounding Devices									
	Not Accessible	100%							
Lighting									
Interior Lighting									
	Fluorescent	70%			2023	\$259,500	10	\$104,300	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
	Fluorescent	25%			2028	\$92,700	10	\$37,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
	Fluorescent	5%			2023	\$18,500	10	\$7,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : 1st Floor</i>									
<i>Explanation : Compact Fluorescent Light Fixtures</i>									
Egress Lighting									
	Emergency, Battery	45%			2033	**	10	\$17,400	
	Emergency, Battery	5%	Now	\$5,600	2028	\$11,200			
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : 4th Floor Corridor</i>									
<i>Explanation : Exit Light Supported With Regular Wiring From Mechanical Pipe.</i>									
	Exit, Service	50%			2033	**	1		
Exterior Lighting									
	HID	100%			2023	\$639,400	10	\$500	

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

Asset # : 2155

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2038	**	1		
	Conversion Equipment								
	Furnace	20%	Now	\$74,700	2038	**	1	\$14,500	
		Abandoned in Place, Extent : Severe, Area Affected : 30%							
		Location : Roof							
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Roof							
		Explanation : 1 Gas Fired Packaged Rooftop Air Conditioning Units Serving The 4th Floor Only							
	Radiant Heater	10%			2023	\$281,000	2	\$7,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 4th Floor In Tenant Spaces And Corridors							
		Explanation : Gas Fired Reznors Furnaces							
	No Component	70%							
Distribution									
	Ductwork/Diffusers	10%			LIFE	**	2-5	\$9,100	
	No Component	90%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	10%			2023	\$198,500	2	\$1,000	
	Ext Pkg Unit - Heating/Cooling	10%	Now	\$99,300	2028	\$198,500	2	\$800	
		Not in Service, Extent : Moderate, Area Affected : 20%							
		Location : Roof							
	No Component	80%							
Distribution									
	Ductwork/Diffusers	10%			LIFE	**	2	\$21,100	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%			LIFE	**	2-5	\$18,100	
	No Component	80%							
Exhaust Fans									
	Roof	50%			2028	\$131,600	2	\$2,500	
	No Component	50%							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%	0-2	\$69,600	2033	**	1		
		Corroded, Extent : Moderate, Area Affected : 15%							
		Location : 1st Floor							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 2155

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater Electric	100%			2023	\$139,700	4	\$900	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Bathrooms 4th Floor					
				Explanation : 30 Gallon 4th Floor Bathrooms					
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Fixtures Generic	100%							
Vertical Transport									
	Elevators Geared Traction	100%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 1-4					
				Explanation : One Freight Elevator					
Fire Suppression									
	Sprinkler Generic	100%			2038	* *	1-2	\$45,500	
				Corroded, Extent : Light, Area Affected : 50%					
				Location : 1st Floor					

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : BUSH TERMINAL-MASTAS UNIT D - WAREHOUSE
Address : 41ST - 51ST STREET AND 1ST AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0016.090 / 2156 **Yr Built/Renovated** : 1910 / 2008
Area Sq Ft : 36,768 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 05-Jul-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 715 **Lot** : 1 **BIN** : 3378186

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,244,100	\$788,700
Interior Architecture	\$176,400	\$189,900
Electrical	\$195,100	\$33,600
Site Pavements	\$98,000	
Total	\$1,713,700	\$1,012,100
Importance Code A	\$1,244,100	\$788,700
Importance Code B	\$195,100	\$223,500
Importance Code C	\$274,400	
Total	\$1,713,700	\$1,012,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$11,200		\$1,300	
Electrical	\$28,000	\$500	\$20,800	\$400
Mechanical	\$4,100	\$1,500	\$37,100	\$1,500
Site Enclosure	\$4,400			
Total	\$47,700	\$1,900	\$59,200	\$1,900
Importance Code A	\$14,600		\$4,800	
Importance Code B	\$28,700	\$1,900	\$54,400	\$1,900
Importance Code C	\$4,400			
Total	\$47,700	\$1,900	\$59,200	\$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	79%	Now	\$357,000	LIFE	* *	5	\$37,800		
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Spalling, Extent : Moderate, Area Affected : 15%									
Location : East Facade, West Facade									
Vegetation Growth, Extent : Moderate, Area Affected : 15%									
Location : East Facade By Loading Dock									
Vertical Cracks, Extent : Severe, Area Affected : 15%									
Location : West Facade									
Worn/Eroded, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Metal Coiling Doors	19%	Now	\$323,000	2041	* *	5	\$14,200		
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : These Are Actually Exterior Steel Door Pairs Located At Grade									
Deformed/Dented, Extent : Moderate, Area Affected : 25%									
Location : These Are Actually Exterior Steel Door Pairs Located At Grade									
Metal Coiling Doors	1%			2033	* *	5	\$1,500		
Stucco Cement	1%			2033	* *	5	\$1,200		
Windows									
Steel	100%	Now	\$260,800	2053	* *	5	\$59,900	1	
Air Infiltration, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Broken/Missing Elements, Extent : Moderate, Area Affected : 60%									
Location : Throughout									
Corrosion/Rusting, Extent : Severe, Area Affected : 50%									
Location : Throughout									
Glazing Broken/Cracked, Extent : Severe, Area Affected : 50%									
Location : Throughout									
Thermally Inefficient, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Parapets									
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$6,300		
Recent Repair Evident, Extent : Light, Area Affected : 5%									
Location : Various Locations									
Masonry: Brick	95%	Now	\$185,700	LIFE	* *	5	\$15,400		
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : East Facade, North Facade, Outside Face									
Recent Repair Evident, Extent : Light, Area Affected : 10%									
Location : North And South Facade, Outside Face									
Worn/Eroded, Extent : Moderate, Area Affected : 30%									
Location : Throughout, Outside Face									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 2156

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Metal, Corrugated	5%	Now	\$11,200	2033	**	1		
		Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
		Location : Canopy At Northeast Loading Dock Area							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 100%							
		Location : Canopy At Northeast Loading Dock Area							
		Deformed/Dented, Extent : Moderate, Area Affected : 15%							
		Location : Canopy At Northeast Loading Dock Area							
	Spray-on Foam	95%	2-4	\$117,600	2028	\$587,900	5	\$103,100	
		Blisters, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Drains Clogged, Extent : Light, Area Affected : 10%							
		Location : Northeast Corner Of Roof							
		Water Penetration, Extent : Light, Area Affected : 2%							
		Location : Northeast Corner Of Roof By Drain							
		Worn/Eroded, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
Interior									
Floors									
	Cast in Place Concrete	100%			LIFE	**	5	\$189,900	
Interior Walls									
	Masonry: Brick	100%	Now	\$176,400	LIFE	**			
		Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
		Location : Throughout							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
Ceilings									
	Exposed Struc: Wood	100%			LIFE	**			
		Recent Repair Evident, Extent : Light, Area Affected : 15%							
		Location : Southwest Corner Of Building							
Site Enclosure									
	Fence/Gates								
	Chain Link	100%	Now	\$4,400	2038	**			
		Broken/Missing Elements, Extent : Light, Area Affected : 10%							
		Location : North And East Side Of Building							
		Other Observation, Extent : Moderate, Area Affected : 10%							
		Location : East Side Of Building							
		Explanation : Fence Impacted By Tree Growth							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2041	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 2156

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

Site Pavements

Parking/Driveway

Asphalt

50%

2031

**

Pavers/Stone

50%

Now

\$98,000

2037

**

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

Location : North South And West Sides Of Building

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

Location : North South And West Sides Of Building

Explanation : Asphalt Patches Replacing Missing Pavers

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

Under 600 Volts

Raceway

Conduit

100%

2028

\$3,900

1

Panelboards

Fused Disc Sw

50%

2036

**

5

\$400

Fused Knife Sw

30%

0-2

\$27,300

2053

**

5

\$100

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

Location : Throughout The Building

Molded Case Bkrs

10%

2027

\$1,600

5

\$100

Molded Case Bkrs

10%

2036

**

5

\$100

Wiring

Thermoplastic

100%

2028

\$8,500

1

Lighting

Interior Lighting

Fluorescent

40%

2028

\$33,600

10

\$13,500

T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Fluorescent

50%

2023

\$42,000

10

\$16,900

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

Location : Throughout The Building

Fluorescent

10%

2023

\$8,400

10

\$3,400

Compact Fluorescent Light, Extent : Light, Area Affected : 10%

Location : 1st Floor

Exterior Lighting

HID

100%

2023

\$144,800

10

\$100

Alarm

Security System

No Component

70%

Generic

30%

2028

\$34,800

1

\$4,100

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

Location : Outside

Explanation : CCTV Surveillance Cameras

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 2156

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2048	* *	1		
	Conversion Equipment								
	Radiant Heater	100%			2033	* *	2	\$17,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : 10 Units							
Air Conditioning									
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	10%			2033	* *	2	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Side Yard							
		Explanation : Tenant Owned							
	No Component	90%							
	Distribution								
	Ductwork/Diffusers	10%			LIFE	* *	2	\$4,800	
	No Component	90%							
Ventilation									
	Exhaust Fans								
	Wall Unit	50%			2028	\$6,400	2	\$600	
	No Component	50%							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2033	* *	1		
	Water Heater								
	Electric	100%			2023	\$31,600	4	\$200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2038	* *	1-2	\$10,300	

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$2,615,500	\$370,300
Interior Architecture	\$575,400	\$1,111,800
Electrical		\$2,566,000
Mechanical	\$407,400	\$69,500
Site Pavements	\$418,800	
Total	\$4,017,100	\$4,117,600
Importance Code A	\$2,615,500	\$370,300
Importance Code B	\$982,700	\$3,747,300
Importance Code C	\$418,800	
Total	\$4,017,100	\$4,117,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$23,200			\$900
Interior Architecture				
Electrical				\$1,400
Mechanical	\$5,400	\$1,000	\$5,400	\$1,000
Elevators/Escalators	\$6,900	\$6,900	\$6,900	\$6,900
Total	\$35,500	\$7,900	\$12,300	\$10,200
Importance Code A	\$27,600		\$4,400	\$1,600
Importance Code B	\$7,900	\$7,900	\$7,900	\$8,600
Importance Code C				
Total	\$35,500	\$7,900	\$12,300	\$10,200



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

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

Asset # : 2428

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	5%			LIFE	**	5	\$7,400	
	Exposed Struc: Steel	5%	Now	\$23,200	LIFE	**	5	\$37,100	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
	Location : At Window And Door Spandrels Throughout								
	Masonry: Brick	10%	Now	\$224,100	LIFE	**	5	\$23,700	1
	Diagonal Cracks, Extent : Severe, Area Affected : 20%								
	Location : At Elevator Shaft, Stairwell								
	Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%								
	Location : At Elevator Shaft, Stairwell								
	Worn/Eroded, Extent : Severe, Area Affected : 25%								
	Location : At Elevator Shaft, Stairwell								
	Masonry: Brick	70%	Now	\$1,045,700	LIFE	**	5	\$166,200	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Metal Coiling Doors	10%	Now	\$421,400	2033	**	5	\$37,100	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Corrosion/Rusting, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
	Deformed/Dented, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : These Are Actually Steel Pair Doors Located On All Three Elevations								
Windows									
	Aluminum	10%			2044	**	5	\$1,900	
	Steel	90%	Now	\$924,300	2053	**	5	\$106,100	1
	Air Infiltration, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
	Corrosion/Rusting, Extent : Severe, Area Affected : 25%								
	Location : Throughout								
	Thermally Inefficient, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Unit Inoperable, Extent : Severe, Area Affected : 25%								
	Location : Various Locations								
Parapets									
	Not Accessible	100%							
	Other Observation, Extent : Light, Area Affected : 0%								
	Location : Main Roof								
	Explanation : Floors 2 Thru 7 Are Abandoned. No Access To Roof.								

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

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

Asset # : 2428

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

Exterior

Roof

Not Accessible

100%

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

Location : Main Roof

Explanation : Floors 2 Thru 7 Are Abandoned. No Access To Roof.

Interior

Floors

Cast in Place Concrete

100%

Now

\$257,200

LIFE

**

5

\$1,037,700

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

Location : First Floor

Interior Walls

Concrete Masonry Unit

5%

LIFE

**

5

\$3,100

Masonry: Brick

95%

LIFE

**

Ceilings

Exposed Concrete

100%

Now

\$318,200

LIFE

**

5

\$74,100

Exposed Reinforcement, Extent : Light, Area Affected : 2%

Location : First Floor

Site Pavements

On-Site Walkways

Cast in Place Concrete

100%

Now

\$55,400

2033

**

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

Location : West Side Of Building

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

Location : Loading Dock Area And West Side Of Building

Parking/Driveway

Asphalt

70%

Now

\$67,300

2031

**

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

Location : North And East Sides Of Building

Pavers/Stone

30%

Now

\$296,200

2037

**

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

Location : West Side Of Building

Other Observation, Extent : Moderate, Area Affected : 30%

Location : West Side Of Building

Explanation : Pavers Are Replaced Or Patched With Asphalt

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

Over 600 Volts

Service Equipment

Not Accessible

100%

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

Location :

Explanation : Abandoned Building

Transformers

Not Accessible

100%

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

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

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

Asset # : 2428

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts									
	Switchgear / Switchboard								
	Not Accessible	100%							
	Feeders								
	Not Accessible	100%							
	Raceway								
	Not Accessible	100%							
Under 600 Volts									
	Service Equipment								
	Fused Knife Sw	30%			2054	**	5	\$400	
	Fused Knife Sw	70%			2054	**	5	\$1,000	
	Recent Replace Evident, Extent : Light, Area Affected : 1%								
	Location : 1st Floor Service Room								
	Transformers								
	Dry Type	100%			2045	**	5	\$1,200	
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2054	**	5	\$1,400	
	Recent Replace Evident, Extent : Light, Area Affected : 10%								
	Location : 1st Floor Electrical Room								
	Raceway								
	Not Accessible	100%							
	Panelboards								
	Not Accessible	100%							
	Wiring								
	Not Accessible	100%							
	Motor Controllers								
	Not Accessible	100%							
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	50%			2028	\$361,700	10	\$145,300	
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 50%								
	Location : 1st Floor								
	Fluorescent	50%			2028	\$361,700	10	\$145,300	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 50%								
	Location : 1st Floor								
	Egress Lighting								
	Exit, Battery	100%			2028	\$304,100	10	\$21,400	
	Recent Replace Evident, Extent : Light, Area Affected : 50%								
	Location : 1st Floor								
	Exterior Lighting								
	HID	100%			2028	\$1,247,800	10	\$1,000	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 2428

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	15%			2048	**	1		
		Other Observation, Extent : Light, Area Affected : 15%							
		Location : Throughout							
		Explanation : Only 1st Floor Is Currently Occupied - 2nd Through 7th Floors Are Vacant And Not Accessible							
	No Component	85%							
Conversion Equipment									
	Radiant Heater	15%			2033	**	2	\$22,100	
		Other Observation, Extent : Light, Area Affected : 15%							
		Location : First Floor							
		Explanation : Heating Equipment Is Installed And Maintained By Tenants							
	No Component	85%							
Terminal Devices									
	Fan Coil Unit/Heat	10%			2028	\$69,500	1	\$10,200	
	No Component	90%							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%	Now	\$407,400	2041	**	1		
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : 1st Floor And Throughout							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Not Accessible	100%							
	Sewage Ejector(s)								
	Not Accessible	100%							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st To 7th Floor							
		Explanation : One Unit Not Operational							
Fire Suppression									
	Standpipe								
	Not Accessible	100%							
	Sprinkler								
	Not Accessible	100%							
	Fire Pump								
	Not Accessible	100%							
	Chemical System								
	Not Accessible	100%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : BUSH TERMINAL-OTHERS BUILDING A - WAREHOUSE
Address : 41ST - 51ST STREET AND 1ST AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0017.000 / 2157 **Yr Built/Renovated** : 1910 / 2000
Area Sq Ft : 208,400 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 13-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,5
Block : 715 **Lot** : 1 **BIN** : 3378187

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$4,036,100	\$440,900
Interior Architecture	\$2,108,800	\$676,500
Electrical	\$186,200	\$1,175,400
Mechanical	\$42,400	\$266,200
Site Pavements	\$121,500	
Total	\$6,495,000	\$2,559,000
Importance Code A	\$4,036,100	\$709,500
Importance Code B	\$2,234,600	\$1,849,500
Importance Code C	\$224,300	
Total	\$6,495,000	\$2,559,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$37,200		\$10,600	\$700
Interior Architecture	\$2,500	\$1,600		\$400
Electrical	\$20,200	\$2,400	\$22,600	\$2,400
Mechanical	\$13,500	\$13,300	\$9,300	\$13,300
Site Enclosure	\$4,000			
Site Pavements	\$32,100			
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$124,400	\$32,000	\$57,300	\$31,600
Importance Code A	\$42,300	\$5,200	\$16,200	\$5,900
Importance Code B	\$43,400	\$26,900	\$41,100	\$25,700
Importance Code C	\$38,700			
Total	\$124,400	\$32,000	\$57,300	\$31,600



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

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

Asset # : 2157

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Cast in Place Concrete	25%	Now	\$198,600	LIFE	* *	5	\$168,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Elevator Bulkhead, Window Spandrel Panels							
		Spalling, Extent : Light, Area Affected : 10%							
		Location : Elevator Bulkhead, Window Spandrel Panels							
	Masonry: Brick	70%	Now	\$595,000	LIFE	* *	5	\$94,600	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Loading Dock Bays On West Side Of Building							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%							
		Location : At All Elevations							
		Paint Peeling, Extent : Moderate, Area Affected : 50%							
		Location : At All Elevations							
		Spalling, Extent : Moderate, Area Affected : 30%							
		Location : At All Elevations							
		Vertical Cracks, Extent : Moderate, Area Affected : 10%							
		Location : At All Elevations							
	Metal Coiling Doors	5%			2033	* *	5	\$21,100	
Windows									
	Aluminum	5%			2044	* *	5	\$1,500	
	Steel	95%	Now	\$1,546,200	2053	* *	5	\$177,500	
		Air Infiltration, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%							
		Location : All Elevations With Most Broken On North Side Of Building							
		Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Parapets									
	Masonry: Brick	95%			LIFE	* *	5	\$10,600	
		Paint Peeling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Parge/Tar Separating, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Masonry: Limestone	5%	Now	\$18,300	LIFE	* *	5	\$700	
		Misaligned/Bulging, Extent : Severe, Area Affected : 25%							
		Location : Coping							
		Caulking Deteriorated, Extent : Severe, Area Affected : 50%							
		Location : Coping							
		Other Observation, Extent : Moderate, Area Affected : 30%							
		Location : Coping							
		Explanation : Covered With Tar							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 2157

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Roof								
	Modified Bitumen	98%	Now	\$1,696,300	2038	* *			
		Drains Clogged, Extent : Severe, Area Affected : 15%							
		Location : West Side							
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%							
		Location : Section On West Side							
		Seams Open/Split, Extent : Moderate, Area Affected : 25%							
		Location : Section On West Side							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : Fifth Floor							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Skylight, Metal/Glass	2%	Now	\$18,800	2058	* *			
		Water Penetration, Extent : Moderate, Area Affected : 75%							
		Location : Staircases							
Interior									
	Floors								
	Cast in Place Concrete	20%	Now	\$201,700	LIFE	* *	5	\$135,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Loading Areas							
		Uneven Substrate, Extent : Moderate, Area Affected : 25%							
		Location : Loading Areas							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Loading Areas							
	Ceramic Tile	1%			2037	* *	5	\$3,100	
	Vinyl Tile 9" X 9"	1%	Now	\$35,600	2038	* *	3	\$1,200	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
		Location : First Floor							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : First Floor							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : First Floor							
	Wood	78%	Now	\$1,663,400	2043	* *	5	\$226,800	
		Deflection Evident, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Split/Cracked, Extent : Moderate, Area Affected : 25%							
		Location : Second Floor							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Second Floor							

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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									
Interior Walls									
	Concrete Masonry Unit	10%			LIFE	**	5	\$1,600	
		Broken/Missing Elements, Extent : Light, Area Affected : 1%							
		Location : Loading Dock							
	Gypsum Board	15%	Now	\$2,500	LIFE	**	5	\$3,500	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : 1st Floor							
		Paint Peeling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 75%							
		Location : Throughout							
		Recent Repair Evident, Extent : Light, Area Affected : 50%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Masonry: Brick	65%	Now	\$102,800	LIFE	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 2%							
		Location : 2nd Floor							
		Paint Peeling, Extent : Moderate, Area Affected : 30%							
		Location : 1st And 2nd Floor							
		Vertical Cracks, Extent : Moderate, Area Affected : 10%							
		Location : At Windows Throughout							
	Plaster	10%			LIFE	**	5	\$1,200	
		Paint Peeling, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Ceilings									
	AcousTileSusp.Lay-In	2%	Now	\$52,300	2048	**	5	\$3,100	
		Broken/Missing Elements, Extent : Severe, Area Affected : 90%							
		Location : 2nd Floor							
	Gypsum Board	81%	Now	\$53,000	LIFE	**	5	\$314,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Recent Repair Evident, Extent : Light, Area Affected : 50%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Plaster	17%			LIFE	**	5	\$33,000	
		Paint Peeling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
Site Enclosure									
	Fence/Gates								
	Chain Link	100%	Now	\$4,000	2038	**			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 30%							
		Location : Northwest And Southwest Corners Of Building							
		Corrosion/Rusting, Extent : Light, Area Affected : 20%							
		Location : Northwest And Southwest Corners Of Building							

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

Estimates are rounded to the nearest hundred dollars.

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

Site Pavements

Parking/Driveway

Asphalt

20% Now \$65,500 2043 * *

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

Location : West Side By Loading Dock Area

Explanation : Asphalt Used To Patch Stone Paver Areas

Cast in Place Concrete

30% Now \$32,100 2033 * *

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

Location : North And West Sides Of Building

Pavers/Stone

50% Now \$56,100 2031 * *

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

Location : Entire Perimeter Of Building

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2028 \$38,600 5 \$900

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

Location : Electrical Room

Explanation : Main Service Switches Rated 1 At 600 Amperes

Switchgear / Switchboard

Fused Disc Sw

100% Now \$4,100 2028 \$203,800 5 \$400

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

Location : 3rd Floor

Explanation : Sign On Switch Indicated That Switch Handle Is Broken.

Raceway

Conduit

100% 2038 * * 1

Panelboards

Fused Disc Sw

10% 2036 * * 5 \$500

Fused Toggle Switch

40% 2-4 \$49,900 2053 * * 5 \$1,000

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

Location : 2nd Floor

Molded Case Bkrs

50% 2036 * * 5 \$2,700

Wiring

Braided Cloth

10% 2-4 \$6,100 2053 * * 1

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

Location : Throughout The Building

Thermoplastic

90% 2038 * * 1

Motor Controllers

Locally Mounted

100% 2033 * * 5 \$1,400

Ground

Grounding Devices

Not Accessible

100%

Lighting

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 A - WAREHOUSE

Asset # : 2157

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	80%			2028	\$380,600	10	\$152,900	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	10%			2023	\$47,600	10	\$19,100	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	HID	5%	0-2	\$88,800	2038		* *		
		Obsolete Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : 2nd Floor							
	Incandescent	5%			2028	\$56,700	2	\$200	
		Obsolete Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Elevator Machine Room							
Egress Lighting									
	Emergency, Battery	50%			2028	\$145,700	10	\$25,000	
	Exit, Service	50%			2028	\$29,100	1		
Exterior Lighting									
	HID	15%	4+	\$6,200	2033		* *		
		Damaged Fixtures, Extent : Severe, Area Affected : 5%							
		Location : Exterior East Wall							
	No Component	85%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2028	\$197,200	1	\$23,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance Cameras							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	2%			2048	* *	1		
	Natural Gas	98%			2048	* *	1		
	Conversion Equipment								
	Furnace	48%			2028	\$230,000	1	\$49,500	
	Hot Water Boiler	2%			2041	* *	1	\$2,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 2nd Floor							
		Explanation : Tenant Owned- Hot Water Heater Used As Boiler							
	No Component	50%							

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

Asset # : 2157

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Steam Piping/Pump	2%			2048	* *			
	No Component	98%							
	Terminal Devices								
	Convactor/Radiator	4%			2041	* *	1	\$2,700	
	No Component	96%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	* *	1		
	Conversion Equipment								
	Window/Wall Unit	10%			2023	\$42,400	1		
	No Component	90%							
Ventilation									
	Exhaust Fans								
	Interior	5%			2028	\$36,200	2	\$300	
	No Component	95%							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2033	* *	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sewage Ejector(s)								
	Electric	100%			2033	* *	4	\$12,400	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : 1st To 5th Floor								
	Explanation : 3 Freight - Two Are Not In Service								
Fire Suppression									
	Sprinkler								
	Generic	100%			2048	* *	1-2	\$58,400	

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Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$2,005,700	\$369,500
Interior Architecture	\$1,514,200	\$303,100
Electrical	\$2,639,700	\$771,400
Mechanical	\$108,700	\$1,235,600
Total	\$6,268,300	\$2,679,700
Importance Code A	\$2,005,700	\$369,500
Importance Code B	\$4,262,600	\$2,310,100
Total	\$6,268,300	\$2,679,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$52,500		\$23,200	
Interior Architecture		\$9,000		
Electrical	\$53,700	\$10,600	\$44,800	\$7,500
Mechanical	\$36,700	\$41,900	\$36,700	\$41,900
Site Pavements	\$21,700			
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$188,300	\$85,200	\$128,400	\$73,100
Importance Code A	\$79,000	\$26,500	\$52,600	\$26,500
Importance Code B	\$88,400	\$58,800	\$75,800	\$46,700
Importance Code C	\$20,900			
Total	\$188,300	\$85,200	\$128,400	\$73,100



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$21,800	LIFE	**	5	\$37,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Elevator Machine Room Bulkhead								
Masonry: Brick	85%	Now	\$792,900	LIFE	**	5	\$126,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Loading Dock Wall At West Elevation								
Painted Surfaces, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 20%								
Location : East And West Facades								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Metal Sect. OHD	10%			2033	**	5	\$46,300	
Windows								
Aluminum	100%	Now	\$1,054,500	2053	**	5	\$12,100	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Parapets								
Masonry: Brick	90%	Now	\$90,800	LIFE	**	5	\$7,500	
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : East And West Sides Of Roof								
Masonry: Fieldstone	8%			LIFE	**	5	\$800	
Pre-Cast Concrete	2%			LIFE	**	5	\$1,100	
Roof								
Built-Up (BUR)	5%	Now	\$15,900	2028	\$79,400			
Vegetation Growth, Extent : Moderate, Area Affected : 75%								
Location : West Side Loading Dock Canopy								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : West Side Loading Dock Canopy								
Skylight, Metal/Glass	2%	Now	\$6,900	2048	**			
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
Location : Stair								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Spray-on Foam	93%	4+	\$7,900	2033	**	5	\$69,600	
Blisters, Extent : Light, Area Affected : 10%								
Location : Throughout								

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

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

Asset # : 2158

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Soffits									
	Cast in Place Concrete	100%	Now	\$67,500	LIFE	**	5	\$57,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Underside Of Loading Dock Canopy, West Elevation									
Water Penetration, Extent : Light, Area Affected : 5%									
Location : Underside Of Loading Dock Canopy, West Elevation									
Interior									
Floors									
	Cast in Place Concrete	15%	Now	\$116,800	LIFE	**	5	\$117,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Loading Dock Area, West Side									
Uneven Substrate, Extent : Moderate, Area Affected : 25%									
Location : Loading Dock Area, West Side									
	Ceramic Tile	5%			2037	**	5	\$18,000	
	Panel/Paver: Concrete	20%	4+	\$38,800	2038	**			
Broken/Missing Elements, Extent : Light, Area Affected : 2%									
Location : First Floor									
	Terrazzo	5%			LIFE	**	5	\$14,000	
	Wood	55%	Now	\$1,358,600	2043	**	5	\$185,200	
Deflection Evident, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Interior Walls									
	Concrete Masonry Unit	5%			LIFE	**	5	\$800	
	Gypsum Board	5%			LIFE	**	5	\$1,200	
	Masonry: Brick	85%			LIFE	**			
	SGFT/Glazed Masonry	5%			LIFE	**			
Ceilings									
	Exposed Concrete	10%			LIFE	**	5	\$5,600	
	Exposed Struc: Wood	75%			LIFE	**			
	Plaster	15%			LIFE	**	5	\$33,700	
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2048	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	4+	\$700	2041	**			
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Southwest Corner Of Building									

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

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

Site Pavements

Parking/Driveway

Cast in Place Concrete	50%	Now	\$6,800	2033	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : East And West Sides Of Building</i>									

Pavers/Stone	50%	Now	\$14,200	2037	**				
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>									
<i>Location : East And West Sides Of Building</i>									
<i>Other Observation, Extent : Light, Area Affected : 10%</i>									
<i>Location : East And West Sides Of Building</i>									
<i>Explanation : Missing Pavers Patched With Asphalt</i>									

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

Under 600 Volts

Service Equipment

Fused Knife Sw	20%			2028	\$7,700	5		\$200	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>									
<i>Location : 1st Floor</i>									
<i>Explanation : Old Service Switches But In Satisfactory Condition</i>									

Molded Case Bkrs	80%			2028	\$30,900	5		\$5,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : No Available Nameplate Ratings</i>									

Switchgear / Switchboard

Molded Case Bkrs	100%			2028	\$203,800	5		\$7,000	
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Raceway

Conduit	10%			2048	**	1			
Conduit	90%			2028	\$42,200	1			

Panelboards

Fused Disc Sw	10%			2027	\$12,500	5		\$600	
Fused Knife Sw	10%	2-4	\$12,500	2053	**	5		\$300	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									

Molded Case Bkrs	80%			2027	\$99,700	5		\$5,600	
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Wiring

Braided Cloth	60%	2-4	\$33,700	2053	**	1			
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									

Thermoplastic	40%			2028	\$41,100	1			
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Ground

Grounding Devices

Not Accessible	100%								
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Lighting

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

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

Asset # : 2158

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

Lighting

Interior Lighting

Fluorescent	40%		2028	\$243,900	10	\$98,000
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T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : 1st Floor

Fluorescent	5%		2028	\$30,500	10	\$12,300
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Other Observation, Extent : Light, Area Affected : 100%

Location : 1st Floor

Explanation : Compact Fluorescent Light Fixtures

Fluorescent	55%		2023	\$335,400	10	\$134,700
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T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Egress Lighting

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

HID	50%		2023	\$525,800	10	\$400
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HID	50%	Now	\$525,800	2038	* *	
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Not in Service, Extent : Moderate, Area Affected : 50%

Location : Roof

Alarm

Security System

No Component	70%					
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Generic	30%		2023	\$252,700	1	\$29,900
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Other Observation, Extent : Light, Area Affected : 100%

Location : Hallways

Explanation : Intrusion Alarm Only

Fire/Smoke Detection

No Component	70%					
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Generic, Analog	30%		2023	\$865,200	1-3	\$49,400
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Other Observation, Extent : Light, Area Affected : 100%

Location : Hallways

Explanation : Manual Pull Station And Alarm Bells

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

Heating

Energy Source

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

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

Location : Boiler Room - First Floor

Explanation : 2 Units

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

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

Asset # : 2158

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Steam Piping/Pump	100%			2028	\$1,153,300			
	Terminal Devices								
	Convactor/Radiator	60%			2033	* *	1	\$51,800	
	Fan Coil Unit/Heat	1%			2028	\$39,100	1	\$900	
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Loading Dock							
		Explanation : Electric Heaters							
	No Component	39%							
Air Conditioning									
	Energy Source								
	Electricity	20%			2044	* *	1		
	No Component	80%							
	Conversion Equipment								
	Window/Wall Unit	20%			2023	\$108,700	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Window Units							
		Explanation : Tenant Owned							
	No Component	80%							
Ventilation									
	Exhaust Fans								
	Roof	10%			2028	\$43,300	2	\$800	
	Wall Unit	5%			2028	\$4,600	2	\$400	
	No Component	85%							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2033	* *	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st To 6th Floor							
		Explanation : 4 Units							
Fire Suppression									
	Sprinkler								
	Generic	100%			2048	* *	1-2	\$74,800	

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : BUSH TERMINAL-OTHERS ROUNDHOUSE - TRAIN REPAIRS
Address : 41ST - 51ST STREET AND 1ST AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0017.050 / 1582 **Yr Built/Renovated** : 1907 /
Area Sq Ft : 9,480 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 28-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 725 **Lot** : 1 **BIN** : 3345658

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$617,200	
Total	\$617,200	
Importance Code A	\$617,200	
Total	\$617,200	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$27,200			
Total	\$27,200			
Importance Code A	\$27,200			
Total	\$27,200			



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

DEPT. OF SMALL BUSINESS SERV. - 801
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	\$431,800	LIFE	**	5	\$22,900	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	\$150,400	2048	**	5	\$4,000	
				Corrosion/Rusting, Extent : Severe, Area Affected : 50%					
				Location : South Facade, Throughout					
				Deformed/Dented, Extent : Severe, Area Affected : 50%					
				Location : South Facade, Throughout					
Windows									
	Glass Block	15%			LIFE	**	5	\$200	
	Steel	25%	Now	\$27,200	2053	**	5	\$3,100	1
				Bent/Warped Elements, Extent : Severe, Area Affected : 50%					
				Location : Throughout					
				Corrosion/Rusting, Extent : Moderate, Area Affected : 50%					
				Location : Throughout					
				Glazing Broken/Cracked, Extent : Severe, Area Affected : 50%					
				Location : Throughout					
				Thermally Inefficient, Extent : Severe, Area Affected : 100%					
				Location : Throughout					
	Wood	60%	Now	\$35,100	2053	**	5	\$6,000	1
				Deteriorated Finish, Extent : Severe, Area Affected : 100%					
				Location : Throughout					
				Thermally Inefficient, Extent : Severe, Area Affected : 100%					
				Location : Throughout					
				Split/Cracked, Extent : Severe, Area Affected : 50%					
				Location : Throughout					
				Unit Inoperable, Extent : Severe, Area Affected : 100%					
				Location : Throughout					
Parapets									
	Not Accessible	100%							
Roof									
	Not Accessible	100%							
Interior									
	Floors								
	Not Accessible	100%							
	Interior Walls								
	Not Accessible	100%							
	Ceilings								
	Not Accessible	100%							
Site Enclosure									

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

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

Asset # : 1582

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

Site Enclosure

Fence/Gates

Chain Link

100%

2048

* *

Site Pavements

On-Site Walkways

Asphalt

50%

2037

* *

Cast in Place Concrete

50%

2033

* *

Parking/Driveway

Asphalt

35%

2031

* *

Cast in Place Concrete

65%

2033

* *

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

Under 600 Volts

Service Equipment

Not Accessible

100%

Transformers

Not Accessible

100%

Switchgear / Switchboard

Not Accessible

100%

Raceway

Not Accessible

100%

Panelboards

Not Accessible

100%

Wiring

Not Accessible

100%

Motor Controllers

Not Accessible

100%

Ground

Grounding Devices

Not Accessible

100%

Lighting

Interior Lighting

Not Accessible

100%

Egress Lighting

Not Accessible

100%

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

Heating

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 1582

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Not Accessible	100%							
			Other Observation, Extent : Light, Area Affected : 0%						
			Location : Entire Building						
			Explanation : Building Padlocked By City Marshal						
	Conversion Equipment								
	Not Accessible	100%							
	Distribution								
	Not Accessible	100%							
	Terminal Devices								
	Not Accessible	100%							
Ventilation									
	Exhaust Fans								
	Not Accessible	100%							
Plumbing									
	H/C Water Piping								
	Not Accessible	100%							
	Water Heater								
	Not Accessible	100%							
	Sanitary Piping								
	Not Accessible	100%							
	Storm Drain Piping								
	Not Accessible	100%							
	Sump Pump(s)								
	Not Accessible	100%							
	Sewage Ejector(s)								
	Not Accessible	100%							
	Backflow Preventer								
	Not Accessible	100%							
	Fixtures								
	Not Accessible	100%							
Fire Suppression									
	Standpipe								
	Not Accessible	100%							
	Sprinkler								
	Not Accessible	100%							
	Fire Pump								
	Not Accessible	100%							
	Chemical System								
	Not Accessible	100%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

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 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$1,100			\$1,500
Interior Architecture	\$40,800			\$1,900
Electrical	\$600	\$200	\$200	\$300
Mechanical	\$8,200	\$300	\$700	\$26,500
Total	\$50,700	\$500	\$800	\$30,100
Importance Code A	\$1,300	\$100	\$200	\$1,600
Importance Code B	\$49,300	\$400	\$700	\$28,600
Importance Code C	\$100			
Total	\$50,700	\$500	\$800	\$30,100



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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Alum/Vinyl Siding	90%			2036	**	10	\$2,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Synthetic Shingle								
Cast in Place Concrete	5%			LIFE	**	5	\$2,200	
Wood	5%			2031	**	5	\$2,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Door Casing								
Windows								
Bronze/Brass	100%			2034	**	5	\$3,000	
Parapets								
Wood Cornice	100%			2036	**	5-10		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Tower And Soffit Under Roof								
Explanation : Decorative Soffit And Banding								
Roof								
Asphalt Shingle	100%			2035	**	10	\$500	
Interior								
Floors								
Cast in Place Concrete	3%			LIFE	**	5	\$300	
Cast in Place Concrete	5%			LIFE	**	5	\$500	
Ceramic Tile	2%			2035	**	5	\$100	
Quarry Tile	3%			2039	**	5	\$200	
Wood	42%			2054	**	5	\$3,500	
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : First Floor								
Wood	45%	Now	\$22,700	2041	**	5	\$1,900	
Deflection Evident, Extent : Moderate, Area Affected : 15%								
Location : Second Floor								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Second Floor								
Split/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Second Floor								
Interior Walls								
Cast in Place Concrete	5%	0-2	\$100	LIFE	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Stairs To Basement								
Ceramic Tile	3%			2035	**	5		
Glass: Single Pane	3%			LIFE	**	5		
Gypsum Board	32%			LIFE	**	5	\$100	
Metal Panel	57%			LIFE	**			

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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 \$17,900 LIFE * * 5 \$2,000

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 200 Ampere For 1st Floor, One 100 Ampere For 2nd Floor And One 100 Ampere For Exterior Lighting

Raceway

Conduit 70% 2056 * * 1

Conduit 30% 2046 * * 1

Panelboards

Fused Disc Sw 5% 2051 * * 5

Molded Case Bkrs 65% 2051 * * 5 \$100

Molded Case Bkrs 30% 2042 * * 5

Wiring

Thermoplastic 30% 2046 * * 1

Thermoplastic 70% 2056 * * 1

Motor Controllers

Locally Mounted 100% 2046 * * 5

Ground

Grounding Devices

Generic 100% LIFE * * 5

Lighting

Interior Lighting

Fluorescent 30% 2026 \$2,200 10 \$800

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

Location : Second Floor

Explanation : T-12 Lamps

Fluorescent 10% 2036 * * 10 \$300

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

Location : Basement And 1st Floor

Fluorescent 5% 2036 * * 10 \$100

Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%

Location : Basement And 1st Floor

Incandescent 55% 2026 \$9,800 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		\$300	
Emergency, Battery	5%		2036		**	10			
Exit, Service	45%		2031		**	1			
Exit, Service	5%		2036		**	1			

Exterior Lighting

HID	100%		2031		**	10			
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Alarm

Security System

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

Fire/Smoke Detection

Generic, Digital	100%		2036		**	1-3		\$1,900	
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Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Electricity	50%		2036		**	1			
Natural Gas	50%		2036		**	1			

Conversion Equipment

Heat Pump Air Sourced	50%		2027			2		\$500	
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*Other Observation, Extent : Light, Area Affected : 50%**Location : Outside**Explanation : 3 Split Units.*

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

Distribution

Hot Wtr Piping/Pump	50%		2025		\$2,500	4		\$100	
No Component	50%								

Terminal Devices

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

Air Conditioning

Energy Source

Electricity	100%		2034		**	1			
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Conversion Equipment

Heat Pump Air Sourced	50%		2024		\$15,800	2		\$100	
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*Other Observation, Extent : Light, Area Affected : 50%**Location : Outside**Explanation : 3 Units. R-410a*

Window/Wall Unit	30%		2021		\$2,000	1			
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No Component	20%								
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Terminal Devices								
	Fan Coil - 4 Pipe	50%			2031	* *	1	\$500	
	No Component	50%							
	Heat Rejection								
	Dry Cooler	50%			2031	* *	2	\$1,000	
	No Component	50%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	50%			LIFE	* *	2-5	\$800	
	No Component	50%							
	Exhaust Fans								
	Interior	50%	0-2	\$5,700	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	\$1,900	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2026	\$500	4	\$100	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	80%							
	Generic	20%			2026	\$6,200	1-2	\$200	

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,741,300	\$1,101,900
Interior Architecture	\$908,300	\$1,152,700
Electrical	\$949,800	\$1,290,600
Mechanical	\$462,600	\$1,711,600
Total	\$4,062,000	\$5,256,700
Importance Code A	\$1,784,900	\$1,151,700
Importance Code B	\$1,608,200	\$3,780,000
Importance Code C	\$668,900	\$325,000
Total	\$4,062,000	\$5,256,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$33,600	\$2,300	\$42,100	\$28,400
Interior Architecture	\$74,100	\$17,300		\$7,200
Electrical	\$21,700	\$1,100	\$1,300	\$41,800
Mechanical	\$17,700	\$10,800	\$28,200	\$10,800
Total	\$147,200	\$31,500	\$71,600	\$88,200
Importance Code A	\$33,600	\$2,300	\$44,100	\$28,400
Importance Code B	\$113,600	\$29,200	\$27,500	\$59,800
Total	\$147,200	\$31,500	\$71,600	\$88,200



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

DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT CO-OP MEAT MARKET 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	\$89,200	LIFE	**	5	\$37,900	
		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	\$1,270,100	LIFE	**	5	\$61,600	
		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	\$56,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Loading Docks							
		Explanation : Reinforced Insulated Panels. Includes Soffit Overhangs.							
	Metal Coiling Doors	10%	2-4	\$89,800	2031	**	5	\$23,700	
		Deformed/Dented, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Unit Inoperable, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Metal Coiling Doors	5%			2043	**	5	\$23,700	
	Weathering Steel	5%			LIFE	**	1		
Windows									
	Aluminum	80%	4+	\$78,900	2025	\$789,000	5	\$9,000	
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Aluminum	20%			2042	**	5	\$4,500	
Parapets									
	Concrete Masonry Unit	90%	Now	\$33,600	LIFE	**	5	\$28,000	
		Expansion Jnt Failure, Extent : Moderate, Area Affected : 25%							
		Location : North Facade, South Facade - Exterior Face							
	Metal Rail	10%			2043	**	5-10	\$49,800	
		Recent Repair Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Roof									
	Spray-on Foam	100%			2034	**	5	\$426,700	
		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 MEAT MARKET BUILDING A
Asset # : 2796

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	15%			2025	\$459,700	3	\$51,800	
	Cast in Place Concrete	55%	Now	\$137,300	LIFE	**	5	\$277,100	
	Broken/Missing Elements, Extent : Light, Area Affected : 20%								
	Location : Throughout								
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Ceramic Tile	5%	Now	\$11,600	2035	**	5	\$5,800	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Vinyl Tile	25%	Now	\$102,100	2026	\$510,400	3	\$21,600	
	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	\$578,800	LIFE	**	5	\$200,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Fiberglass Panel	10%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Reinforced Insulated Panels.								
	Gypsum Board	25%	Now	\$90,100	LIFE	**	5	\$125,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Throughout								
	Plywood/Hardboard	5%			LIFE	**			
Ceilings									
	AcousTileConcealSpLn	5%	Now	\$6,800	2039	**	5	\$5,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	AcousTileSusp.Lay-In	50%	Now	\$33,900	2039	**	5	\$40,200	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Exposed Concrete	15%	4+	\$16,200	LIFE	**	5	\$3,800	
	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	\$5,600	LIFE	**	5	\$20,100	
	Corrosion/Rusting, Extent : Light, Area Affected : 10%								
	Location : Throughout								

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2026	\$49,900	3	\$500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 600 Amperes, 4.8kv							
Transformers									
	Dry Type	100%			2024	\$143,300	3	\$1,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 2,000 Kilovolt-ampere, 4,160v - 480/265v							
Feeders									
	Cable	100%			2025	\$16,100	1		
Raceway									
	Conduit	100%			2026	\$42,700	1		
Under 600 Volts									
	Transformers								
	Dry Type	100%			2024	\$16,500	5	\$600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 225 Kilovolt-ampere, 480v-2018/120v							
Switchgear / Switchboard									
	Fused Disc Sw	100%			2026	\$280,200	5	\$700	
Raceway									
	Conduit	100%			2026	\$328,600	1		
Panelboards									
	Fused Disc Sw	15%			2025	\$35,100	5	\$500	
	Molded Case Bkrs	85%			2025	\$198,700	5	\$3,400	
Wiring									
	Braided Cloth	30%	2-4	\$152,300	2051	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Thermoplastic	70%			2026	\$355,500	1		
Motor Controllers									
	Locally Mounted	10%			2024	\$3,100	5	\$100	
	Motor Control Center	90%			2024	\$464,000	5	\$3,800	
		Enclosure Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	10%			2021	\$91,400	10	\$14,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Fluorescent	60%			2034	* *	10	\$84,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : T-8 Lamps							
	Fluorescent	10%			2034	* *	10	\$14,100	
		T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Mechanical Room							
	HID	10%			2021		10	\$500	
	LED	10%			2034	* *			
Egress Lighting									
	Emergency, Battery	50%			2034	* *	10	\$18,600	
	Exit, Service	40%			2034	* *	1		
	Exit, Service	10%			2021	\$5,300	1		
Exterior Lighting									
	LED	100%			2034	* *			
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2031	* *	1	\$11,500	
		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							
Conversion Equipment									
	HTHW/HW Exchanger	100%	Now	\$43,600	2041	**	2	\$7,500	
		Corroded, Extent : Severe, Area Affected : 100%							
		Location : Tunnel							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Tunnel							
		Explanation : 2 Obsolete Units							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	100%	Now	\$46,800	2034	**	4	\$7,600	
Corroded, Extent : Moderate, Area Affected : 30%									
Location : Valves And Piping, Basement									
Insul. Deteriorating, Extent : Moderate, Area Affected : 20%									
Location : Basement									
Other Observation, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Explanation : Defective Valves									
Terminal Devices									
	Convactor/Radiator	40%			2031	**	1	\$19,900	
	Fan Coil Unit/Heat	60%			2026	\$1,350,200	1	\$29,800	
Air Conditioning									
Energy Source									
	District Chilled Water	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	\$7,100	
Other Observation, Extent : Light, Area Affected : 10%									
Location : Roof									
Explanation : R-410a Refrigerant									
	No Component	90%							
Distribution									
	CW & CHW Wtr Pipe/Pump	90%	Now	\$4,900	2036	**	4	\$6,800	
Corroded, Extent : Severe, Area Affected : 30%									
Location : Valves And Piping, Tunnel									
Insul. Deteriorating, Extent : Severe, Area Affected : 30%									
Location : Tunnel									
Other Observation, Extent : Severe, Area Affected : 80%									
Location : Throughout									
Explanation : Defective Valves									
	No Component	10%							
Terminal Devices									
	Fan Coil - 2 Pipe	90%			2026	\$257,300	1	\$44,700	
Other Observation, Extent : Light, Area Affected : 90%									
Location : Throughout									
Explanation : For Warehouse Refrigeration									
	Fan Coil - 2 Pipe	10%			2026	\$28,600	1	\$5,000	
Other Observation, Extent : Light, Area Affected : 10%									
Location : 2nd Floor									
Explanation : For Office									

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Heat Rejection								
	Dry Cooler	10%			2031	**	2	\$10,700	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$85,800	
	Exhaust Fans								
	Roof	15%			2026	\$37,400	2	\$700	
	No Component	85%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2036	**	1		
	HW Heat Exchanger								
	HTHW/HW	100%	Now	\$262,200	2056	**			
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Basement								
	Explanation : Obsolete Unit								
	Sanitary Piping								
	Cast Iron	100%	Now	\$110,000	LIFE	**	1		
	Corroded, Extent : Moderate, Area Affected : 10%								
	Location : Basement								
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2031	**	4	\$3,300	
	Fixtures								
	Generic	100%							

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Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,620,900	\$1,074,300
Interior Architecture	\$731,900	\$1,007,600
Electrical	\$1,052,700	\$1,186,000
Mechanical	\$494,200	\$1,784,700
Total	\$3,899,700	\$5,052,600
Importance Code A	\$1,665,200	\$1,211,800
Importance Code B	\$1,866,300	\$3,634,100
Importance Code C	\$368,200	\$206,700
Total	\$3,899,700	\$5,052,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$7,800	\$14,300	\$34,200
Interior Architecture	\$65,000	\$17,600		\$7,300
Electrical	\$37,300	\$1,200	\$1,300	\$26,200
Mechanical	\$52,700	\$14,400	\$27,300	\$11,600
Total	\$155,000	\$40,900	\$42,900	\$79,300
Importance Code A	\$300	\$7,800	\$16,400	\$34,200
Importance Code B	\$126,100	\$33,100	\$26,600	\$45,100
Importance Code C	\$28,600			
Total	\$155,000	\$40,900	\$42,900	\$79,300



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

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Cast in Place Concrete	5%	Now	\$107,400	LIFE	* *	5	\$45,700		
	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	\$1,019,400	LIFE	* *	5	\$74,200		
	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	\$68,500		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Loading Docks								
	Explanation : Reinforced Insulated Panels. Includes Soffit Overhangs.								
Metal Coiling Doors	10%	2-4	\$108,000	2031	* *	5	\$28,500		
	Deformed/Dented, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Unit Inoperable, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
Metal Coiling Doors	5%			2043	* *	5	\$28,500		
Weathering Steel	5%			LIFE	* *	1			
Windows									
Aluminum	80%	Now	\$151,000	2025	\$755,100	5	\$8,600		
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
Aluminum	20%			2042	* *	5	\$4,300		
Parapets									
Concrete Masonry Unit	90%	Now	\$35,600	LIFE	* *	5	\$29,700		
	Expansion Jnt Failure, Extent : Moderate, Area Affected : 25%								
	Location : North Facade, South Facade, East Facade, West Facade - Exterior Face								
Metal Panel	10%			2052	* *	5	\$11,300		
	Recent Repair Evident, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Roof									
Spray-on Foam	100%			2034	* *	5	\$398,800		
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : All Roofs								

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Carpet	15%			2025	\$467,500	3	\$52,700		
Cast in Place Concrete	55%	Now	\$139,700	LIFE	**	5	\$281,800		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Cracking/Crumbling, Extent : Light, Area Affected : 30%								
	Location : Throughout								
Ceramic Tile	5%	Now	\$23,700	2035	**	5	\$5,900		
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Throughout								
Vinyl Tile	25%	Now	\$103,800	2026	\$519,000	3	\$22,000		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Interior Walls									
Concrete Masonry Unit	60%	Now	\$368,200	LIFE	**	5	\$127,200		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Fiberglass Panel	10%			LIFE	**				
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Reinforced Insulated Panels.								
Gypsum Board	25%	Now	\$28,600	LIFE	**	5	\$79,500		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Plywood/Hardboard	5%			LIFE	**				
Ceilings									
AcousTileConcealSpLn	10%	Now	\$12,700	2031	**	5	\$9,400		
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Throughout								
AcousTileSusp.Lay-In	45%	Now	\$57,100	2039	**	5	\$33,900		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Exposed Concrete	25%	4+	\$63,100	LIFE	**	5	\$5,900		
	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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Over 600 Volts									

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DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT CO-OP MEAT MARKET 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	\$49,900	3	\$500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 600 Amperes, 4.8kv							
	Transformers								
	Dry Type	100%			2024	\$143,300	3	\$1,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 2,000 Amperes, 4,160-480/265 Volts							
	Feeders								
	Cable	100%			2025	\$16,100	1		
	Raceway								
	Conduit	100%			2026	\$42,700	1		
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2026	\$87,600	5	\$700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 800 Amperes							
	Transformers								
	Dry Type	100%			2024	\$16,500	5	\$600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 250 Kilovolt-ampere, And 30 Kilovolt-ampere 480-208/120 Volts							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2026	\$280,200	5	\$700	
	Raceway								
	Conduit	95%			2026	\$312,200	1		
	Conduit	5%			2046	* *	1		
	Panelboards								
	Fused Disc Sw	10%			2025	\$23,400	5	\$400	
	Molded Case Bkrs	90%			2025	\$210,400	5	\$3,700	
	Wiring								
	Braided Cloth	55%	2-4	\$279,300	2051	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Thermoplastic	40%			2026	\$203,100	1		
	Thermoplastic	5%			2046	* *	1		
	Motor Controllers								
	Locally Mounted	20%			2024	\$6,200	5	\$200	
	Motor Control Center	80%			2024	\$236,500	5	\$3,400	
Ground									
	Grounding Devices								
	Not Accessible	100%							

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	30%			2021	\$278,800	10	\$43,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Fluorescent	50%			2034	* *	10	\$71,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : T-5 Lamps							
	LED	20%			2034	* *			
Egress Lighting									
	Emergency, Battery	50%			2031	* *	10	\$18,900	
	Exit, Service	20%			2031	* *	1		
	Exit, Service	30%			2021	\$16,300	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									
	Energy Source								
	HTHW/HW	100%			2036	* *	1		
	Conversion Equipment								
	HTHW/HW Exchanger	100%	Now	\$44,300	2041	* *	2	\$7,700	
		Corroded, Extent : Severe, Area Affected : 100%							
		Location : Basement							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Tunnel (Basement)							
		Explanation : 2 Obsolete Units							
Distribution									
	Hot Wtr Piping/Pump	100%	Now	\$71,500	2034	* *	4	\$7,700	
		Corroded, Extent : Severe, Area Affected : 40%							
		Location : Tunnel							
		Insul. Deteriorating, Extent : Moderate, Area Affected : 30%							
		Location : Basement Area							
		Other Observation, Extent : Severe, Area Affected : 30%							
		Location : Various							
		Explanation : Defective Valves							

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convactor/Radiator	40%			2031	* *	1	\$20,200	
	Fan Coil Unit/Heat	60%			2026	\$1,373,100	1	\$30,300	
Air Conditioning									
	Energy Source								
	District Chilled Water	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	\$7,300	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Roof							
		Explanation : R404a Refrigerant							
	No Component	90%							
	Distribution								
	CW & CHW Wtr Pipe/Pump	90%	Now	\$5,000	2036	* *	4	\$6,900	
		Corroded, Extent : Severe, Area Affected : 40%							
		Location : Pipe Supports, Valves And Piping In Tunnel Area							
		Insul. Deteriorating, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Other Observation, Extent : Severe, Area Affected : 80%							
		Location : Throughout							
		Explanation : Defective Valves							
	No Component	10%							
	Terminal Devices								
	Fan Coil - 2 Pipe	90%			2026	\$261,600	1	\$45,500	
		Other Observation, Extent : Light, Area Affected : 90%							
		Location : Throughout							
		Explanation : For Warehouse Refrigeration							
	Fan Coil - 2 Pipe	10%			2026	\$29,100	1	\$5,100	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : 2nd Floor							
		Explanation : For Office Area							
	Heat Rejection								
	Dry Cooler	10%			2031	* *	2	\$10,900	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$87,300	
	Exhaust Fans								
	Roof	15%			2026	\$38,100	2	\$700	
	No Component	85%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT CO-OP MEAT MARKET 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	\$266,600	2056	* *			
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Basement							
		Explanation : Obsolete Unit							
	Sanitary Piping Cast Iron	100%	Now	\$111,800	LIFE	* *	1		
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Basement							
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s) Submersible	100%			2021	\$5,200	4	\$5,000	
	Sewage Ejector(s) Electric	100%			2026	\$44,000	4	\$9,300	
	Fixtures Generic	100%							
Fire Suppression									
	Chemical System Generic	100%			2021	\$27,200	1-3	\$4,000	

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,176,500	\$906,100
Interior Architecture	\$1,320,300	\$967,200
Electrical	\$384,400	\$1,727,800
Mechanical	\$557,100	\$1,450,700
Site Pavements	\$266,300	
Total	\$3,704,600	\$5,051,900
Importance Code A	\$1,264,600	\$956,000
Importance Code B	\$1,112,100	\$3,995,100
Importance Code C	\$1,327,900	\$100,800
Total	\$3,704,600	\$5,051,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$22,400			
Interior Architecture	\$86,400		\$17,600	\$11,700
Electrical	\$3,600	\$1,500	\$3,300	\$3,200
Mechanical	\$65,000	\$5,700	\$23,500	\$5,700
Site Pavements	\$45,600			
Total	\$223,200	\$7,100	\$44,400	\$20,600
Importance Code A	\$22,600		\$1,900	\$200
Importance Code B	\$104,900	\$7,100	\$42,500	\$20,400
Importance Code C	\$95,700			
Total	\$223,200	\$7,100	\$44,400	\$20,600



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
HUNTS POINT CO-OP MEAT MARKET BUILDING C
Asset # : 2131

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%	Now	\$39,100	LIFE	* *	5	\$33,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Loading Docks								
	Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
	Location : Loading Docks								
	Concrete Masonry Unit	70%	Now	\$800,100	LIFE	* *	5	\$58,200	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : North And South Facades								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 25%								
	Location : Various Locations								
	Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%								
	Location : At Window Openings								
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
	Location : North And South Facades								
	Metal Coiling Doors	20%	2-4	\$157,500	2035	* *	5	\$41,600	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Deformed/Dented, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Unit Inoperable, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Weathering Steel	5%			LIFE	* *	1		
Windows									
	Aluminum	100%	0-2	\$117,800	2029	\$589,000	5	\$6,700	
	Air Infiltration, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
Parapets									
	Concrete Masonry Unit	90%	Now	\$22,400	LIFE	* *	5	\$18,700	
	Expansion Jnt Failure, Extent : Moderate, Area Affected : 25%								
	Location : North Facade, South Facade - Exterior Face								
	Metal Panel	10%			2050	* *	5	\$7,100	
Roof									
	Spray-on Foam	100%	Now	\$62,000	2035	* *	5	\$217,300	
	Ponding, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%								
	Location : Around Rooftop Equipment And Door Access								
Soffits									
	Metal Panel	100%			2040	* *	5-10		

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	15%			2029	\$467,800	3	\$52,700	
	Cast in Place Concrete	60%	Now	\$30,500	LIFE	**	5	\$307,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Ceramic Tile	5%			2039	**	5	\$11,700	
	Vinyl Tile	20%			2030	\$415,500	3	\$23,400	
Interior Walls									
	Cast in Place Concrete	20%	Now	\$886,500	LIFE	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Basement Electrical Room							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Basement Electrical Room							
	Concrete Masonry Unit	45%	Now	\$175,100	LIFE	**	5	\$60,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Fiberglass Panel	10%			LIFE	**	10	\$8,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Reinforced Insulated Panels.							
	Glass: Single Pane	5%			LIFE	**	5	\$25,200	
	Gypsum Board	20%	0-2	\$29,100	LIFE	**	5	\$40,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Ceilings									
	AcousTileConcealSpLn	5%			2035	**	5	\$14,300	
	AcousTileSusp.Lay-In	50%			2043	**	5	\$114,700	
	Exposed Concrete	15%	4+	\$115,400	LIFE	**	5	\$5,400	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Basement							
	Metal Panel	30%			LIFE	**	5	\$172,000	
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	100%	Now	\$18,400	2035	**			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Exterior Stairs							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Exterior Stairs And East And West Walkways							

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

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

Site Pavements

Parking/Driveway
Asphalt

80% Now \$266,300 2033 * *
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%
Location : Throughout
Potholes, Extent : Moderate, Area Affected : 10%
Location : Throughout

Cast in Place Concrete

20% 2-4 \$27,200 2035 * *
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%
Location : Throughout

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

Over 600 Volts

Service Equipment
Fused Disc Sw

100% 2030 \$49,900 3 \$700
Other Observation, Extent : Light, Area Affected : 100%
Location : Electrical Room
Explanation : 600 Amperes, 4,160 Volts

Transformers

Dry Type

100% 2028 \$143,300 3 \$900
Other Observation, Extent : Light, Area Affected : 100%
Location : Electrical Room
Explanation : 2,000 Kilovolt-ampere, 4,160 Volt Primary, 480 Volt Secondary

Feeders

Cable

100% 2029 \$16,100 1

Raceway

Conduit

100% 2030 \$42,700 1

Under 600 Volts

Service Equipment
Fused Disc Sw

100% 2-4 \$43,800 2040 * * 5 \$300
Other Observation, Extent : Light, Area Affected : 100%
Location : Electrical Room
Explanation : 600 Ampere Main

Transformers

Dry Type

100% 2028 \$16,500 5 \$600
Other Observation, Extent : Light, Area Affected : 100%
Location : Electrical Room
Explanation : One 225 Kilovolt-ampere, One 30 Kilovolt-ampere, One 25 Kilovolt-ampere, 460 Primary, 120 Volts

Switchgear / Switchboard

Fused Disc Sw

100% 2030 \$280,200 5 \$700

Raceway

Conduit

100% 2030 \$328,600 1

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	10%			2029	\$23,400	5	\$400	
	Molded Case Bkrs	10%			2038	* *	5	\$400	
	Molded Case Bkrs	80%			2029	\$187,000	5	\$3,300	
Wiring									
	Braided Cloth	60%	2-4	\$304,700	2055	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Thermoplastic	35%			2030	\$177,700	1		
	Thermoplastic	5%			2040	* *	1		
Motor Controllers									
	Locally Mounted	30%			2028	\$9,200	5	\$300	
	Motor Control Center	70%			2028	\$207,000	5	\$3,000	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$4,600	
Lighting									
Interior Lighting									
	Fluorescent	25%			2025	\$232,500	10	\$35,900	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout									
	Fluorescent	55%			2035	* *	10	\$79,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout									
	LED	20%			2035	* *			
Egress Lighting									
	Emergency, Battery	50%			2035	* *	10	\$18,900	
	Exit, Service	30%			2035	* *	1		
	Exit, Service	20%			2025	\$10,900	1		
Exterior Lighting									
	LED	50%			2038	* *			
	No Component	50%							
Alarm									
Security System									
	No Component	80%							
	Generic	20%			2035	* *	1	\$11,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Hallways									
Explanation : Surveillance Cameras									

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

Heating

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2040	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Basement</i>							
		<i>Explanation : Hot Water From Utility Building</i>							
	Conversion Equipment								
	HTHW/HW Exchanger	100%	Now	\$44,300	2045	**	2	\$7,700	
		<i>Corroded, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : Basement</i>							
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : Tunnel</i>							
		<i>Explanation : 2 Obsolete Units</i>							
	Distribution								
	Hot Wtr Piping/Pump	100%	Now	\$95,300	2038	**	4	\$7,700	
		<i>Corroded, Extent : Moderate, Area Affected : 30%</i>							
		<i>Location : Valves And Piping, Tunnel Area</i>							
		<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i>							
		<i>Location : Basement</i>							
		<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>							
		<i>Location : Throughout</i>							
		<i>Explanation : Defective Valves</i>							
	Terminal Devices								
	Convactor/Radiator	40%			2035	**	1	\$20,200	
	Fan Coil Unit/Heat	60%			2030	\$1,373,900	1	\$30,300	
Air Conditioning									
	Energy Source								
	District Chilled Water	95%			2040	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 95%</i>							
		<i>Location : Tunnel</i>							
		<i>Explanation : Coolant From Utility Building, For Refrigeration Only.</i>							
	Electricity	5%			2038	**	1		
	Conversion Equipment								
	Reciprocating	5%			2035	**	1	\$3,600	
	Compr/Chiller								
		<i>Other Observation, Extent : Light, Area Affected : 5%</i>							
		<i>Location : Roof</i>							
		<i>Explanation : 3 Units, Refrigerant R-507 Tenant Owned</i>							
	No Component	95%							

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	CW & CHW Wtr Pipe/Pump	95%	Now	\$2,700	2040	**	4	\$7,300	
	Corroded, Extent : Severe, Area Affected : 30% Location : Valves And Piping, Basement Insul. Deteriorating, Extent : Severe, Area Affected : 20% Location : Throughout Other Observation, Extent : Severe, Area Affected : 80% Location : Throughout Explanation : Defective Valves								
	No Component	5%							
Terminal Devices									
	Fan Coil - 2 Pipe	5%			2035	**	1	\$2,500	
	Other Observation, Extent : Light, Area Affected : 5% Location : Office Explanation : For Office								
	No Component	95%							
Heat Rejection									
	Dry Cooler	5%			2035	**	2	\$5,500	
	No Component	95%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$138,300	
Exhaust Fans									
	Roof	15%	Now	\$19,000	2030	\$38,100	2	\$600	
	Broken, Extent : Severe, Area Affected : 30% Location : Roof								
	No Component	85%							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%	Now	\$22,800	2040	**	1		
	Broken, Extent : Severe, Area Affected : 100% Location : Mechanical Room 1 Of 2 Water Pumps								
HW Heat Exchanger									
	HTHW/HW	100%	Now	\$266,800	2060	**			
	Other Observation, Extent : Severe, Area Affected : 100% Location : Tunnel Explanation : Obsolete Unit								
Sanitary Piping									
	Cast Iron	100%	Now	\$111,900	LIFE	**	1		
	Corroded, Extent : Moderate, Area Affected : 10% Location : Basement								
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	Sump Pump(s)							
	Non-Submersible	50%		2025	\$11,700	4	\$2,500	
	Submersible	50%		2023	\$2,600	4	\$2,500	
Fixtures								
	Generic	100%						

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : HUNTS POINT CO-OP MEAT MARKET BUILDING G
Address : 367 FOOD CENTER DRIVE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DBS0022.060 / 14784 **Yr Built/Renovated** : 2001 /
Area Sq Ft : 150,000 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 01-Aug-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2781 **Lot** : 500 **BIN** : 2120454

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,299,100	\$3,200,700
Interior Architecture		\$690,200
Electrical		\$283,900
Site Pavements	\$152,200	
Total	\$1,451,300	\$4,174,800
Importance Code A	\$1,299,100	\$3,200,700
Importance Code B		\$899,100
Importance Code C	\$152,200	\$75,000
Total	\$1,451,300	\$4,174,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$15,800		\$5,300	
Interior Architecture	\$13,800	\$15,700		\$159,000
Electrical	\$2,400		\$1,100	\$400
Mechanical	\$4,600	\$6,700	\$19,700	\$6,700
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$44,500	\$30,300	\$34,000	\$174,000
Importance Code A	\$16,200	\$100	\$5,500	\$200
Importance Code B	\$28,300	\$17,700	\$28,500	\$173,800
Importance Code C		\$12,500		
Total	\$44,500	\$30,300	\$34,000	\$174,000



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Cast in Place Concrete	20%	2-4	\$89,200	LIFE	* *	5	\$151,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 30%							
		Location : Loading Docks							
	Metal Panel	80%			2048	* *	5-10	\$834,500	
		Staining/Discoloring, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
Parapets									
	Metal Panel	10%			2028	\$221,200	5	\$10,700	
	Metal Rail	90%	Now	\$206,800	2041	* *	5	\$176,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 3%							
		Location : Missing Gaurd, Northeast Corner							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : Roof							
Roof									
	Single Ply Membrane	35%	Now	\$739,400	2028	\$1,848,600			
		Debris Present, Extent : Moderate, Area Affected : 15%							
		Location : Lower East Roof, Granulars From Main Roof							
		Drains Clogged, Extent : Moderate, Area Affected : 5%							
		Location : East Lower Roof							
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%							
		Location : Lower East Roofs, Caulking Deteriorated							
		Patching Evident, Extent : Moderate, Area Affected : 20%							
		Location : Lowere East Roofs							
		Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 5%							
		Location : East Lower Roof Gutter							
		Vegetation Growth, Extent : Moderate, Area Affected : 2%							
		Location : East Lower Roofs							
	Spray-on Foam	65%	0-2	\$15,800	2036	* *	5	\$138,700	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 1%							
		Location : North East Building, Missing Rain Water Leader							
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 1%							
		Location : Main Roof, Expansion Ridges							
		Vegetation Growth, Extent : Light, Area Affected : 5%							
		Location : Main Roof Gutters							
Soffits									
	Exposed Struc: Steel	100%	0-2	\$36,000	LIFE	* *	5	\$57,700	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : North West Canopy							

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	5%			2024	\$153,200	3	\$23,000	
	Staining/Discoloring, Extent : Light, Area Affected : 25%							
	Location : Second Floor Offices, Nebraska Land							
Cast in Place Concrete	90%			LIFE	* *	5	\$453,500	
	Cracking/Crumbling, Extent : Light, Area Affected : 25%							
	Location : Throughout							
Ceramic Tile	2%			2037	* *	5	\$4,600	
Vinyl Tile	3%			2028	\$61,200	3	\$2,600	
Interior Walls								
Ceramic Tile	3%			2037	* *	5	\$25,000	
Concrete Masonry Unit	2%			LIFE	* *	5	\$6,700	
Gypsum Board	15%			LIFE	* *	5	\$75,000	
Metal Panel	80%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	10%			2041	* *	5	\$16,100	
Exposed Struc: Steel	30%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	\$20,100	
Metal Panel	50%			LIFE	* *	5	\$100,500	
Site Pavements								
Parking/Driveway								
Asphalt	80%	2-4	\$152,200	2031	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Potholes, Extent : Moderate, Area Affected : 2%							
	Location : Throughout							
	Other Observation, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Explanation : Vegetation Growth							
Cast in Place Concrete	20%			2033	* *			

Electrical		Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Over 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2048	**	3	\$600		
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1st Floor Mechanical Room									
Explanation : One 600 Amperes 4,160 Volt Switch									
Transformers									
Dry Type	100%			2033	**	3	\$1,100		
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1st Floor Mechanical Room									
Explanation : 3,000 Kilovolt-ampere 4,160 Volt Primary 480 Volt Secondary									

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Transformers									
	Dry Type	100%			2033	**	5	\$600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1st Floor Mechanical Room									
Explanation : One 750 Kilovolt-ampere And One 150 Kilovolt-ampere 480 Primary 208 Secondary									
Switchgear / Switchboard									
	Fused Disc Sw	50%			2038	**	5	\$300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1st Floor Mechanical Room									
Explanation : Two 480 Volt Switchboards									
	Fused Knife Sw	50%			2048	**	5	\$300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1st Floor Mechanical Room									
Explanation : Two 208 Volt Switchboards									
Raceway									
	Conduit	100%			2038	**	1		
Panelboards									
	Fused Disc Sw	20%			2036	**	5	\$700	
	Molded Case Bkrs	80%			2036	**	5	\$3,200	
Wiring									
	Thermoplastic	100%			2038	**	1		
Motor Controllers									
	Locally Mounted	100%			2033	**	5	\$1,000	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$2,200	
Lighting									
Interior Lighting									
	Fluorescent	10%			2028	\$89,100	10	\$13,800	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 50%									
Location : Loading Docks									
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 50%									
Location : Electric Closets Throughout									
	LED	90%			2033	**			
Egress Lighting									
	Emergency, Battery	50%			2028	\$105,500	10	\$18,100	
	Exit, Battery	50%			2028	\$89,300	10	\$5,100	
Exterior Lighting									
	LED	50%			2033	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Outside Perimeter									
Explanation : Controlled Via Photocell									
	No Component	50%							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	1%			2048	**	1		
	Natural Gas	1%			2048	**	1		
	No Component	98%							
Conversion Equipment									
	Furnace	1%			2033	**	1	\$700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Mechanical Equipment Room							
		Explanation : 1 Unit.							
	Radiant Heater	1%			2033	**	2	\$700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Micro Wave Room And Locker Room Bathroom							
		Explanation : 3 Units In 1st Floor Microwave Room Are Not In Use.							
	No Component	98%							
Air Conditioning									
	Energy Source								
	Electricity	50%			2044	**	1		
	Natural Gas	50%			2048	**	1		
Conversion Equipment									
	Int Pkg Unit - Heating/Cooling	1%			2029	\$31,100	2	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Office							
		Explanation : 1 Unit. Used Only For Heating, Cooling Part Not Working.							
	Ext Pkg Unit - Heating/Cooling	22%			2033	**	2	\$2,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Upper Roof							
		Explanation : 7 Units Provide Electric Cooling And Gas Heating							
	Split Unit	1%			2033	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 1 Unit For Server Room.							
	Window/Wall Unit	1%			2028	\$3,100	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Mechanical Equipment Room Office							
		Explanation : 1 Unit Installed 2017							
	No Component	75%							
Distribution									
	Ductwork/Diffusers	25%			LIFE	**	2	\$48,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Ducts Are Only For Offices, Bathroom, And Common Areas.							
	No Component	75%							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	25%			LIFE	**	2-5	\$20,900	
	No Component	75%							
Exhaust Fans									
	Roof	25%		2033		**	2	\$1,200	
	No Component	75%							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%		2048		**	1		
Water Heater									
	Gas Fired	25%		2026	\$22,300		2	\$500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1st And 2nd Floor Boiler Room								
	Explanation : 3 Units With Storage Tanks. 1 Used By Plymouth 1st Floor And 2 By Alaskal And 2nd Floor.								
	No Component	75%							
Sanitary Piping									
	Cast Iron	100%		LIFE		**	1		
Backflow Preventer									
	Generic	100%		2033		**	1	\$9,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1st Floor								
	Explanation : 2 Water Main Services. 1 For Sprinkler System And 1 For Domestic Water.								
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%		LIFE		**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1 - 2								
	Explanation : 2 Units								
Fire Suppression									
Sprinkler									
	Generic	100%		2048		**	1-2	\$42,000	

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Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,412,400	\$41,300
Interior Architecture	\$250,400	\$113,700
Electrical		\$1,497,800
Mechanical	\$53,400	\$99,700
Site Pavements	\$81,800	
Total	\$1,798,000	\$1,752,400
Importance Code A	\$1,412,400	\$91,100
Importance Code B	\$213,800	\$1,661,300
Importance Code C	\$171,700	
Total	\$1,798,000	\$1,752,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$42,200		\$10,200	
Interior Architecture	\$35,500		\$600	\$300
Electrical	\$5,500	\$400	\$600	\$700
Mechanical	\$36,300	\$6,800	\$13,400	\$6,800
Site Pavements	\$3,200			
Total	\$122,700	\$7,200	\$24,700	\$7,900
Importance Code A	\$44,000	\$1,900	\$11,900	\$2,000
Importance Code B	\$68,000	\$5,300	\$12,800	\$5,900
Importance Code C	\$10,700			
Total	\$122,700	\$7,200	\$24,700	\$7,900



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

Architecture		Current Repair			Future Replacement		Maintenance		
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	\$38,800		
Concrete Masonry Unit	85%	Now	\$283,500	LIFE	**	5	\$41,300		
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%			2035	**	5	\$12,100		
Weathering Steel	3%			LIFE	**	1			
Window Wall	2%			2040	**	5	\$5,800		
Windows									
Metal Louvers	100%			2033	**	10	\$10,200		
Parapets									
Concrete Masonry Unit	95%	Now	\$22,800	LIFE	**	5	\$9,500		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Heating Plant Side									
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%			2040	**	5	\$1,700		
Roof									
Built-Up (BUR)	25%	Now	\$282,200	2040	**				
Blisters, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Gravel/Slag Surface, Extent : Light, Area Affected : 100%									
Location : Main Roof									
Vegetation Growth, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Heating Plant Side									
Worn/Eroded, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Modified Bitumen	75%	Now	\$846,700	2040	**				
Blisters, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Seams Open/Split, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Soffits									
Metal Panel	100%			2040	**	5-10			

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
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	\$227,400	
	Ceramic Tile	2%			2033	**	5	\$1,100	
	Vinyl Tile	5%			2030	\$24,800	3	\$1,400	
Interior Walls									
	Concrete Masonry Unit	80%	Now	\$89,900	LIFE	**	5	\$15,500	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Gypsum Board	10%			LIFE	**	5-10	\$8,300	
	Metal Panel	10%			LIFE	**	10	\$2,200	
Ceilings									
	AcousTileSusp.Lay-In	10%	Now	\$3,100	2035	**	5	\$1,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Exposed Concrete	75%	4+	\$46,800	LIFE	**	5	\$4,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Exposed Struc: Steel	15%	4+	\$24,500	LIFE	**			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Site Enclosure									
Fence/Gates									
	Concrete Masonry Unit	100%			2040	**			
		Vegetation Growth, Extent : Moderate, Area Affected : 20%							
		Location : Transformer Pads							
Free Standing Walls									
	Concrete Masonry Unit	100%			2040	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Transformer Pads							
		Explanation : Dividing Walls							
Site Pavements									
On-Site Walkways									
	Asphalt	15%	Now	\$200	2033	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Walkway At South Main Entry Area							
	Cast in Place Concrete	85%	Now	\$3,000	2035	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Walkway Located At Southwest Corner Of Building							
Parking/Driveway									
	Asphalt	100%	Now	\$81,800	2033	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Potholes, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							

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

Electrical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
	Air Circuit Breaker	100%		2030	\$49,900	3	\$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Four 1,200 Amperes, 15 Kilovolt Main Circuit Breakers								
Transformers								
	Dry Type	40%		2028	\$124,900	3	\$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 1,500 Kilovolt-ampere, 4,160 Volt Primary, 480/277 Volt Secondary								
	Liquid Filled	60%		2028	\$187,300	3	\$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside								
Explanation : Four 4,200 Kilovolt-ampere, 15 Kilovolt Primary, 4,160 Volt Secondary								
Switchgear / Switchboard								
	Air Circuit Breaker	100%		2030	\$4,100	3	\$400	
Feeders								
	Cable	100%		2029	\$66,700	1		
Raceway								
	Conduit	100%		2030	\$42,700	1		
Under 600 Volts								
Service Equipment								
	Molded Case Bkrs	50%		2030	\$2,500	5	\$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1,000 Ampere Main								
	Molded Case Bkrs	50%		2040	* *	5	\$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2,500 Ampere Main								
Transformers								
	Dry Type	100%		2028	\$47,000	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 150 Kilovolt-ampere, 480 Volt Primary, 120 Volt Secondary								
Switchgear / Switchboard								
	Fused Disc Sw	50%		2030	\$318,700	5	\$100	
	Molded Case Bkrs	50%		2040	* *	5	\$500	
Raceway								
	Conduit	80%		2030	\$558,000	1		
	Conduit	20%		2040	* *	1		
Panelboards								
	Fused Disc Sw	15%		2029	\$13,000	5	\$100	
	Fused Disc Sw	5%		2038	* *	5		
	Molded Case Bkrs	30%		2038	* *	5	\$300	
	Molded Case Bkrs	50%		2029	\$43,300	5	\$500	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Thermoplastic	30%			2040	* *	1		
	Thermoplastic	70%			2030	\$59,300	1		
Motor Controllers									
	Locally Mounted	10%			2028	\$3,900	5		
	Motor Control Center	90%			2035	* *	5	\$900	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$1,100	
Lighting									
	Interior Lighting								
	Fluorescent	30%			2035	* *	10	\$10,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout									
	LED	70%			2035	* *			
Egress Lighting									
	Emergency, Battery	50%			2025	\$26,200	10	\$4,500	
	Exit, Battery	50%			2035	* *	10	\$1,300	
Exterior Lighting									
	LED	20%			2035	* *			
	No Component	80%							
Lightning Protection									
Arresters/Cabling									
	No Component	90%							
	Generic	10%			2033	* *	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Outside									
Explanation : Located In The Stack Only									
Alarm									
Security System									
	No Component	80%							
	Generic	20%			2035	* *	1	\$2,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Cameras Observed									

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Conversion Equipment	Hot Water Boiler	95%		2043		**	1	\$17,500	
		Other Observation, Extent : Light, Area Affected : 95%							
		Location : Boiler Room							
		Explanation : 2 Units							
Radiant Heater		5%		2030		\$32,300	2	\$900	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Office And Hallway							
		Explanation : 6 Electric Radiants							
Distribution									
Hot Wtr Piping/Pump		95%		2038		**	4	\$2,600	
	No Component	5%							
Terminal Devices									
Air Handler		10%		2030		\$51,300	1	\$2,300	
	No Component	90%							
Air Conditioning									
Energy Source									
Electricity		100%		2038		**	1		
Conversion Equipment									
Centrifugal, Elec Chiller		90%		2033		**	1	\$36,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Air Conditioning Room							
		Explanation : 6 Chillers Provide Coolant To Adjacent Buildings. Refrigerant Is Ammonia							
Reciprocating Compr/Chiller		10%		2025		\$30,900	1	\$1,700	
		R-22 Refrigerant, Extent : Light, Area Affected : 10%							
		Location : 2 Units, Roof							
Distribution									
CW & CHW Wtr Pipe/Pump		90%		2040		**	4	\$1,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : Serves Other Buildings For Refrigeration System							
No Component		10%							
Heat Rejection									
Water Cooling Tower		90%		2031		**	2	\$33,800	
		Other Observation, Extent : Light, Area Affected : 90%							
		Location : Roof							
		Explanation : 3 Cooling Towers Exist On The Utility Building Roof Each Tower Has 4 Cells							
No Component		10%							
Ventilation									
Distribution									
Ductwork/Diffusers		20%		LIFE		**	2-5	\$6,600	
	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
HUNTS POINT CO-OP MEAT MARKET UTILITY BUILDING D
Asset # : 2132

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	20%			2025	\$25,900	2	\$200	
	Roof	80%	Now	\$4,800	2030	\$48,400	2	\$700	
	Noisy/Vibrating, Extent : Severe, Area Affected : 60%								
	Location : Roof								
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2040	* *	1		
	Water Heater								
	Electric	100%			2025	\$32,100	4	\$300	
	Sanitary Piping								
	Cast Iron	100%	Now	\$53,400	LIFE	* *	1		
	Corroded, Extent : Severe, Area Affected : 20%								
	Location : Basement								
	Storm Drain Piping								
	Cast Iron	100%	Now	\$15,200	LIFE	* *	1		
	Corroded, Extent : Severe, Area Affected : 20%								
	Location : Basement								
	Sump Pump(s)								
	Non-Submersible	100%			2025	\$5,600	4	\$1,200	
	Sewage Ejector(s)								
	Electric	100%			2025	\$10,500	4	\$2,200	
	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 : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$247,800	\$644,100
Interior Architecture	\$1,212,600	\$525,900
Electrical		\$1,024,600
Mechanical	\$88,900	\$643,600
Site Pavements	\$255,300	
Total	\$1,804,600	\$2,838,300
Importance Code A	\$247,800	\$819,700
Importance Code B	\$1,155,000	\$2,018,600
Importance Code C	\$401,800	
Total	\$1,804,600	\$2,838,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$36,900		\$1,500	
Interior Architecture	\$88,600		\$51,000	\$8,200
Electrical	\$5,000	\$4,300	\$6,200	\$6,900
Mechanical	\$16,700	\$7,100	\$15,600	\$7,100
Site Pavements	\$5,000			
Total	\$152,300	\$11,500	\$74,300	\$22,200
Importance Code A	\$38,000		\$2,400	\$200
Importance Code B	\$68,100	\$11,500	\$71,900	\$22,000
Importance Code C	\$46,200			
Total	\$152,300	\$11,500	\$74,300	\$22,200



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%	2-4	\$18,200	LIFE	**	5	\$30,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Concrete Masonry Unit	75%	Now	\$198,800	LIFE	**	5	\$57,900	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : East Facade							
		Expansion Jnt Failure, Extent : Moderate, Area Affected : 15%							
		Location : North, East And West Facades							
		Spalling, Extent : Moderate, Area Affected : 5%							
		Location : North And East Facades							
	Metal Panel	10%			2050	**	5-10	\$84,900	
	Metal Coiling Doors	5%			2035	**	5	\$19,300	
	Weathering Steel	5%			LIFE	**	1		
Windows									
	Aluminum	90%	Now	\$18,700	2029	\$93,600	5	\$1,100	
		Air Infiltration, Extent : Moderate, Area Affected : 20%							
		Location : Various Locations							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Metal Louvers	10%			2033	**	10	\$1,500	
Parapets									
	Concrete Masonry Unit	90%			LIFE	**	5-10	\$61,700	
	Metal Panel	10%			2050	**	5	\$4,800	
Roof									
	Spray-on Foam	100%			2035	**	5	\$430,900	
Soffits									
	Metal Panel	100%			2040	**	5-10		
Interior									
Floors									
	Carpet	15%			2029	\$434,200	3	\$48,900	
	Cast in Place Concrete	70%	0-2	\$660,400	LIFE	**	5	\$333,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : North And South Corridors							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 30%							
		Location : Floor Heaving In Freezer Storage Area							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Cooler Corridors							
	Ceramic Tile	5%			2039	**	5	\$10,900	
	Vinyl Tile	10%			2030	\$192,800	3	\$10,900	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Interior

Interior Walls

Concrete Masonry Unit	45%	0-2	\$146,500	LIFE	**	5	\$25,300
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*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

Fiberglass Panel	25%			LIFE	**	10	\$8,800
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Gypsum Board	20%			LIFE	**	5-10	\$47,800
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Plywood/Hardboard	10%			LIFE	**	10	\$1,400
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Ceilings

AcousTileConcealSpLn	30%			2043	**	5	\$69,300
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Exposed Concrete	5%			LIFE	**	5-10	\$11,600
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Exposed Struc: Steel	50%	2-4	\$405,700	LIFE	**		
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*Corrosion/Rusting, Extent : Moderate, Area Affected : 15%**Location : North And South Corridors Flanking Freezer Section*

Metal Panel	15%			LIFE	**	5	\$69,300
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Site Pavements

On-Site Walkways

Cast in Place Concrete	100%	Now	\$5,000	2035	**		
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%**Location : Various Walkways On West Side Of Building*

Parking/Driveway

Asphalt	85%	Now	\$255,300	2033	**		
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%**Location : North And East Sides Of Building**Potholes, Extent : Moderate, Area Affected : 10%**Location : Throughout*

Cast in Place Concrete	15%			2035	**		
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Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Over 600 Volts

Service Equipment

Fused Disc Sw	100%			2030		\$49,900	3	\$600
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 600 Amperes, 5 Kilovolt*

Transformers

Dry Type	100%			2028		\$143,300	3	\$800
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 1,000 Kilovolt-ampere, 4,160 Primary, 480 Secondary*

Feeders

Cable	100%			2029		\$16,100	1	
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Raceway

Conduit	100%			2030		\$42,700	1	
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Under 600 Volts

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
	Dry Type	100%		2028	\$16,500	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 112.5 Kilovolt-ampere And One 75 Kilovolt-ampere, 480 Volt Primary, 208 Volt Secondary</i>								
Switchgear / Switchboard								
	Fused Disc Sw	100%		2030	\$76,400	5	\$600	
Raceway								
	Conduit	100%		2030	\$15,600	1		
Panelboards								
	Fused Disc Sw	20%		2029	\$9,300	5	\$700	
	Molded Case Bkrs	80%		2029	\$37,400	5	\$3,100	
Wiring								
	Thermoplastic	100%		2030	\$34,100	1		
Motor Controllers								
	Locally Mounted	5%		2028	\$6,000	5		
	Motor Control Center	95%		2028	\$26,200	5	\$3,800	
Ground								
Grounding Devices								
	Not Accessible	100%						
Lighting								
Interior Lighting								
	Fluorescent	50%		2035	**	10	\$66,700	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices</i>								
	LED	50%		2038	**			
Egress Lighting								
	Emergency, Battery	50%		2035	**	10	\$17,500	
	Exit, Service	50%		2035	**	1		
Exterior Lighting								
	LED	50%		2035	**			
	No Component	50%						
Alarm								
Security System								
	No Component	70%						
	Generic	30%		2030	\$137,500	1	\$16,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside And Inside</i>								
<i>Explanation : Surveillance Cameras</i>								
Fire/Smoke Detection								
	No Component	70%						
	Generic, Analog	30%		2030	\$470,800	1-3	\$27,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Manual Pull Station And Bells Only</i>								

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	5%			2040	**	1		
	HTHW/HW	15%			2040	**	1		
	<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
	<i>Location : For Office, Loading And Lunch Area Only</i>								
	<i>Explanation : Hot Water Provided By Utility Building</i>								
	No Component	80%							
	Conversion Equipment								
	HTHW/HW Exchanger	15%			2033	**	2	\$1,300	
	Radiant Heater	5%			2025	\$125,700	2	\$3,400	
	<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
	<i>Location : Stairway Only</i>								
	<i>Explanation : 4 Units</i>								
	No Component	80%							
	Distribution								
	Hot Wtr Piping/Pump	15%	Now	\$700	2038	**	4	\$1,100	
	<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 15%</i>								
	<i>Location : Mechanical Room</i>								
	No Component	85%							
	Terminal Devices								
	Fan Coil Unit/Heat	15%			2030	\$63,800	1	\$7,000	
	No Component	85%							
Air Conditioning									
	Energy Source								
	Electricity	5%			2038	**	1		
	No Component	95%							
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	5%			2030	\$57,500	2	\$400	
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>								
	<i>Location : Two Units On Roof (For Tenant Office)</i>								
	No Component	95%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$128,300	
	Exhaust Fans								
	Roof	100%			2030	\$235,600	2	\$4,500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	Now	\$52,900	2040	**	1		
	<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
	<i>Location : Mechanical Room</i>								
	Water Heater								
	Electric	100%			2025	\$125,000	4	\$1,300	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	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
HUNTS POINT CO-OP MEAT MARKET WAREHOUSE BUILDING E
Asset # : 2133

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2040	* *	1-2	\$40,700	

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$182,100	\$59,800
Interior Architecture	\$95,900	\$95,100
Electrical		\$235,800
Mechanical	\$61,900	\$323,200
Site Pavements	\$370,300	
Total	\$710,200	\$713,900
Importance Code A	\$182,100	\$109,600
Importance Code B	\$157,800	\$604,300
Importance Code C	\$370,300	
Total	\$710,200	\$713,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$64,400			
Interior Architecture	\$38,800		\$6,700	\$3,900
Electrical	\$1,000	\$500	\$1,100	\$700
Mechanical	\$12,700	\$1,600	\$4,100	\$1,700
Site Pavements	\$2,900			
Total	\$119,700	\$2,100	\$11,900	\$6,300
Importance Code A	\$64,600		\$200	
Importance Code B	\$25,600	\$2,100	\$11,700	\$5,100
Importance Code C	\$29,500			\$1,200
Total	\$119,700	\$2,100	\$11,900	\$6,300



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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%	2-4	\$8,300	LIFE	**	5	\$14,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Concrete Masonry Unit	75%	Now	\$182,100	LIFE	**	5	\$26,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : East And West Elevations At Drain Leader Locations							
	Metal Panel	5%			2050	**	5-10	\$19,400	
	Metal Coiling Doors	10%			2035	**	5	\$17,700	
	Weathering Steel	5%			LIFE	**	1		
Windows									
	Aluminum	100%	Now	\$7,500	2038	**	5	\$900	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
Parapets									
	Concrete Masonry Unit	100%	Now	\$31,500	LIFE	**	5	\$6,600	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
		Location : East And West Elevations At Roof Scupper Locations							
Roof									
	Spray-on Foam	100%	Now	\$17,000	2038	**	5	\$59,800	
		Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 15%							
		Location : East And West Facades							
Soffits									
	Metal Panel	100%			2050	**	5-10		
Interior									
Floors									
	Carpet	10%			2026	\$72,300	3	\$10,900	
	Cast in Place Concrete	80%	0-2	\$9,400	LIFE	**	5	\$95,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Quarry Tile	10%			2043	**	5	\$8,200	
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**	10	\$5,800	
	Ceramic Tile	5%			2039	**	5	\$2,300	
	Concrete Masonry Unit	65%	0-2	\$14,000	LIFE	**	5	\$12,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Stairwells							
	Fiberglass Panel	15%			LIFE	**	10	\$1,700	
	Gypsum Board	10%			LIFE	**	5-10	\$7,900	
Ceilings									
	AcousTileSusp.Lay-In	10%			2043	**	5	\$5,300	
	Exposed Struc: Steel	90%			LIFE	**	10	\$95,900	
Site Pavements									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$2,900	2035	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Southwest Corner At Entry								
Parking/Driveway								
Asphalt	85%	Now	\$323,600	2033	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Potholes, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Cast in Place Concrete	15%	Now	\$46,700	2035	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : West Loading Dock Area								

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2030	\$49,900	3	\$200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : 600 Ampere, 4,160 Volt									
Transformers									
	Dry Type	100%			2028	\$143,300	3	\$200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : 1,000 Kilovolt Ampere									
Feeders									
	Cable	100%			2029	\$16,100	1		
Raceway									
	Conduit	100%			2030	\$42,700	1		
Under 600 Volts									
	Service Equipment								
	Air Circuit Breaker	100%			2030	\$1,500	5	\$200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Switch Rated At 1,600 Amperes									
Transformers									
	Dry Type	100%			2028	\$16,500	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 225 Kilovolt-ampere And One 15 Kilovolt-ampere									

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2030	\$25,500	5	\$200	
	Raceway								
	Conduit	100%			2030	\$3,900	1		
	Panelboards								
	Fused Disc Sw	20%			2029	\$3,100	5	\$200	
	Molded Case Bkrs	40%			2029	\$6,200	5	\$400	
	Molded Case Bkrs	40%			2038	* *	5	\$400	
	Wiring								
	Thermoplastic	100%			2030	\$8,500	1		
	Motor Controllers								
	Locally Mounted	20%			2028	\$6,000	5		
	Motor Control Center	80%			2028	\$5,500	5	\$800	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$1,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Loading Dock								
	Explanation : On Sprinkler Main Service								
Lighting									
	Interior Lighting								
	Fluorescent	50%			2035	* *	10	\$16,700	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Offices								
	Fluorescent	50%			2035	* *	10	\$16,700	
	T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Warehouse								
	Egress Lighting								
	Emergency, Battery	60%			2035	* *	10	\$5,300	
	Exit, Battery	40%			2035	* *	10	\$1,000	
	Exterior Lighting								
	LED	50%			2035	* *			
	No Component	50%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2030	\$34,400	1	\$4,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Inside And Outside								
	Explanation : Surveillance Cameras								

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

Heating

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	10%			2040	**	1		
	No Component	90%							
	Conversion Equipment								
	Heat Pump Air Sourced	10%			2031	**	2	\$1,100	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Roof							
		Explanation : 6 Rooftop Package Units Tenant Owned							
	No Component	90%							
Air Conditioning									
	Energy Source								
	Electricity	15%			2038	**	1		
	No Component	85%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$32,100	
	Exhaust Fans								
	Roof	100%			2030	\$58,900	2	\$1,100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2030	\$264,300	1		
	Water Heater								
	Electric	100%			2028	\$31,200	4	\$200	
	HW Heat Exchanger								
	HTHW/HW	100%	Now	\$61,900	2060	**			
		Abandoned in Place, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Obsolete Units							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2035	**	4	\$800	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2050	**	1-2	\$10,200	

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$73,800	\$244,600
Interior Architecture	\$311,400	\$162,700
Electrical		\$36,300
Total	\$385,200	\$443,500
Importance Code A	\$73,800	\$244,600
Importance Code B	\$311,400	\$198,900
Total	\$385,200	\$443,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$10,400			
Electrical	\$1,500	\$2,400	\$1,500	\$1,500
Mechanical		\$500		\$500
Total	\$11,800	\$2,900	\$1,500	\$2,000
Importance Code A	\$10,400	\$500		\$500
Importance Code B	\$1,500	\$2,400	\$1,500	\$1,500
Total	\$11,800	\$2,900	\$1,500	\$2,000



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

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

Asset # : 2144

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%		LIFE		* *	5	\$20,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Base Of Building</i>									
<i>Explanation : Recent Construction</i>									
	Metal Panel	95%		2056		* *	5-10	\$270,700	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Explanation : This Is Actually An Insulated Metal Panel Wall System</i>									
Roof									
	Single Ply Membrane	100%		2038		* *	10	\$47,700	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Interior									
Floors									
	Cast in Place Concrete	100%		LIFE		* *	5	\$325,300	
Ceilings									
	Exposed Struc: Steel	100%		LIFE		* *	10	\$148,700	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Site Pavements									
On-Site Walkways									
	Metal	100%		2056		* *	1-3		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Entry Stairs</i>									
<i>Explanation : Recent Construction</i>									
Parking/Driveway									
	Asphalt	90%		2039		* *			
	Cast in Place Concrete	10%		2043		* *			

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

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Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 2144

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

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

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

Asset # : 2144

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$37,800
Electrical	\$13,800	\$55,200
Mechanical		\$253,000
Total	\$13,800	\$346,000
Importance Code A		\$37,800
Importance Code B	\$13,800	\$308,200
Total	\$13,800	\$346,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$45,600			
Interior Architecture				\$400
Electrical	\$37,200	\$700	\$700	\$31,500
Mechanical	\$9,600	\$1,900	\$1,900	\$2,400
Total	\$92,400	\$2,600	\$2,600	\$34,300
Importance Code A	\$45,900	\$800	\$300	\$800
Importance Code B	\$46,500	\$1,800	\$2,300	\$33,400
Total	\$92,400	\$2,600	\$2,600	\$34,300



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT MARKET FRUIT AUCTION OFFICE BLDGS 2
Asset # : 2797

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	100%	Now	\$18,700	LIFE	* *	5	\$9,600	
Recent Repair Evident, Extent : Light, Area Affected : 50%									
Location : South And West Facades									
Vertical Cracks, Extent : Severe, Area Affected : 2%									
Location : North Facade Above Entry Door									
Windows									
	Aluminum	100%	Now	\$23,700	2034	* *	5	\$1,400	
Air Infiltration, Extent : Severe, Area Affected : 25%									
Location : West Facing Windows									
Caulking Deteriorated, Extent : Moderate, Area Affected : 35%									
Location : Throughout									
Parapets									
	Masonry: Brick Cavity	100%	Now	\$1,400	LIFE	* *	5	\$600	
Miss/Damaged Copings, Extent : Moderate, Area Affected : 20%									
Location : Corner Joints Opened And Misaligned									
Roof									
	Spray-on Foam	100%	Now	\$1,900	2026	\$37,800	5	\$6,600	
Blisters, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%									
Location : Throughout - Bird Damage									
Interior									
Floors									
	Ceramic Tile	5%			2029	\$16,800	5	\$800	
	Under Construction	95%							
Interior Walls									
	Under Construction	100%							
Ceilings									
	Under Construction	100%							

Electrical		Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									
Service Equipment									
Air Circuit Breaker	100%			2056	* *	5	\$100		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Roof									
Explanation : Newly Installed. Low Voltage Power Circuit Breaker Rated At 4,000 Amperes.									
Switchgear / Switchboard									
Molded Case Bkrs	100%			2056	* *	5	\$300		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Roof									
Explanation : Newly Installed									

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	30%			2056	**	1		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : Newly Installed							
	Conduit	70%			2026	\$20,300	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	\$15,600	5	\$200	
Wiring									
	Braided Cloth	70%	2-4	\$34,100	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	\$30,700	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$200	
		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	\$55,200	10	\$8,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Compact Fluorecent							
	Fluorescent	20%			2021	\$13,800	10	\$2,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallway, Office And Storage Room							
		Explanation : T-12 Lambs							
Egress Lighting									
	Emergency, Battery	50%			2026	\$8,200	10	\$1,400	
	Exit, Service	50%			2026	\$2,000	1		

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

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

Lighting

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

\$13,400

1

\$2,900

*Other Observation, Extent : Light, Area Affected : 50%**Location : Roof**Explanation : 7 Rooftop Package Units*

Radiant Heater

50%

2036

* *

2

\$2,700

*Other Observation, Extent : Light, Area Affected : 50%**Location : 1st Floor Office**Explanation : 6 Gas Fired Radiants***Air Conditioning**

Energy Source

Electricity

100%

2048

* *

1

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

100%

2026

\$142,000

2

\$700

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Roof**Other Observation, Extent : Light, Area Affected : 10%**Location : Roof**Explanation : 7 Exterior Package Units***Ventilation**

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$6,500

Exhaust Fans

Roof

100%

2026

\$18,800

2

\$400

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 MARKET FRUIT AUCTION OFFICE BLDGS 2

Asset # : 2797

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	H/C Water Piping Brass/Copper	100%		2036	* *	1		
	Water Heater Gas Fired	100%		2021	\$6,900	2	\$200	
	Sanitary Piping Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
	Sewage Ejector(s) Electric	100%		2036	* *	4	\$500	
	Fixtures Generic	100%						
Fire Suppression								
	Standpipe Generic	100%		2036	* *	1-5	\$6,100	
	Sprinkler Generic	100%		2026	\$111,000	1-2	\$3,300	
	Fire Pump Generic	100%		2029	\$7,300	1	\$2,200	

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$105,900	\$309,600
Interior Architecture	\$43,400	\$326,800
Electrical		\$113,300
Mechanical		\$288,600
Total	\$149,300	\$1,038,200
Importance Code A	\$105,900	\$309,600
Importance Code B	\$43,400	\$728,600
Total	\$149,300	\$1,038,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$44,400			
Interior Architecture				
Electrical	\$37,600	\$25,100	\$25,100	\$28,000
Mechanical	\$24,800	\$48,200	\$36,800	\$48,200
Total	\$106,800	\$73,400	\$61,900	\$76,200
Importance Code A	\$52,000	\$7,600	\$7,600	\$7,600
Importance Code B	\$54,800	\$65,700	\$54,300	\$68,600
Importance Code C				
Total	\$106,800	\$73,400	\$61,900	\$76,200



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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	10%			LIFE	**	5	\$21,300	
		Recent Repair Evident, Extent : Light, Area Affected : 50% Location : Throughout							
	Concrete Masonry Unit	25%	Now	\$22,800	LIFE	**	5	\$6,600	
		Recent Repair Evident, Extent : Light, Area Affected : 100% Location : Throughout							
	Fiberglass Panel	45%			2041	**	5	\$71,800	
		Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Throughout							
	Metal Coiling Doors	20%			2046	**	5	\$26,600	
		Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Throughout							
Parapets									
	Metal Rail	100%			2039	**	5-10	\$178,100	
		Recent Repair Evident, Extent : Light, Area Affected : 100% Location : Throughout							
Roof									
	Spray-on Foam	100%	Now	\$8,300	2026	\$165,600	5	\$29,000	
		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	\$283,400	
		Recent Repair Evident, Extent : Light, Area Affected : 100% Location : Throughout							
	Ceramic Tile	3%			2035	**	5	\$4,000	
Interior Walls									
	Fiberglass Panel	65%			LIFE	**			
	Gypsum Board	10%			LIFE	**	5	\$3,100	
	Metal Panel	25%			LIFE	**			
		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 WHSE BLDGS 1
Asset # : 2143

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	5%			2046	* *	5	\$6,700	
	AcousTileSusp.Lay-In	60%			2046	* *	5	\$80,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Fiberglass Insulated Panels							
	Exposed Struc: Steel	35%			LIFE	* *			
		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, 15 Kilovolt-ampere							
	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.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Asset # : 2143

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 At 1500 Kilowatts									
Batteries									
	Lead/Acid	100%			2021	\$1,600	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, 3,000 Gallons Rated Capacity									
Lighting									
Interior Lighting									
	Fluorescent	80%			2036	**	10	\$113,300	
T-5 Lamps And Fixtures, 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	**	1-3	\$98,000	
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.

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2052	**	1		
	Conversion Equipment								
	Furnace	100%			2036	**	1	\$76,300	
		Other Observation, Extent : Light, Area Affected : 100% Location : 1 Big Unit In Warehouse, 2 Units On Roof Explanation : 3 Package Units							
Air Conditioning									
	Energy Source								
	Electricity	100%			2048	**	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	90%			2036	**	1	\$64,500	
		Other Observation, Extent : Light, Area Affected : 90% Location : Roof Explanation : 30 Units, R-404a							
	Ext Pkg Unit - Heating/Cooling	10%			2036	**	2	\$900	
		Other Observation, Extent : Light, Area Affected : 10% Location : Roof Explanation : 2 Package Units, R-410a							
	Terminal Devices								
	Fan Coil - 2 Pipe	90%			2036	**	1	\$44,900	
	Fan Coil - 4 Pipe	10%			2036	**	1	\$5,000	
	Heat Rejection								
	Air Cooled Condenser Unit	90%			2036	**	2	\$96,800	
	No Component	10%							
	Dehumidifier								
	No Component	90%							
	Generic	10%			2031	**			
		Other Observation, Extent : Light, Area Affected : 10% Location : Roof Explanation : 2 Package Units							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$86,100	
	Exhaust Fans								
	Roof	100%			2026	\$250,300	2	\$4,700	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2036	**	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		

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

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

Asset # : 2143

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2056	* *	1-2	\$43,200	
	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									

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$625,000	\$200,600
Interior Architecture	\$122,600	\$136,500
Electrical		\$90,400
Mechanical	\$11,600	\$502,100
Total	\$759,200	\$929,600
Importance Code A	\$625,000	\$200,600
Importance Code B	\$48,000	\$729,000
Importance Code C	\$86,200	
Total	\$759,200	\$929,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$76,500		\$9,200	
Interior Architecture	\$122,300		\$11,200	
Electrical	\$28,500	\$1,100	\$1,600	\$1,100
Mechanical	\$70,600	\$13,100	\$12,400	\$12,000
Site Pavements	\$8,900			
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$311,700	\$19,200	\$39,300	\$18,100
Importance Code A	\$82,400	\$5,900	\$15,100	\$5,900
Importance Code B	\$195,600	\$13,300	\$24,200	\$12,200
Importance Code C	\$33,700			
Total	\$311,700	\$19,200	\$39,300	\$18,100



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

DEPT. OF SMALL BUSINESS SERV. - 801
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	\$97,200	
	Masonry: Brick	15%			LIFE	* *	5	\$26,700	
	Masonry: Brick	65%	Now	\$197,800	LIFE	* *	5	\$57,800	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Efflorescence, Extent : Moderate, Area Affected : 15%									
Location : All Facades									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%									
Location : At Window Openings And Corner Details									
	Masonry: Limestone	10%	Now	\$122,300	LIFE	* *	5	\$6,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : All Facades									
Caulking Deteriorated, Extent : Severe, Area Affected : 10%									
Location : Above Main Entrance And Details Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 15%									
Location : All Facades And 1st Floor Level									
	Window Wall	3%			2050	* *	5	\$10,000	
Windows									
	Aluminum	25%			2046	* *	5	\$5,400	
Other Observation, Extent : Light, Area Affected : 40%									
Location : First Floor									
Explanation : Windows Were Installed In The Interior.									
	Wood	75%	Now	\$138,200	2038	* *	5	\$80,900	1
Deteriorated Finish, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Dry Rot/Decay, Extent : Severe, Area Affected : 40%									
Location : Exterior Casing Throughout									
Thermally Inefficient, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1st And 2nd Floor Windows									
Explanation : Custom Curve									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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%	Now	\$7,800	LIFE	* *	5	\$2,400	
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Metal Cornice	70%	Now	\$22,200	2045	* *			
		Broken/Missing Elements, Extent : Severe, Area Affected : 5%							
		Location : South East Corner, 5th Floor Roof							
		Corrosion/Rusting, Extent : Severe, Area Affected : 5%							
		Location : South East Corner, 5th Floor Roof							
		Deformed/Dented, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations							
	Slate	5%	Now	\$30,400	LIFE	* *	5	\$500	
		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%			2043	* *	10	\$9,200	
	Modified Bitumen	87%	Now	\$67,500	2035	* *			
		Alligatoring, Extent : Moderate, Area Affected : 40%							
		Location : At Seams							
		Blisters, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Ponding, Extent : Light, Area Affected : 20%							
		Location : 4th Floor Roofs							
		Seams Open/Split, Extent : Moderate, Area Affected : 15%							
		Location : Various Locations Including 4th Floor Roof South Side And At Roof Penetrations							
		Other Observation, Extent : Light, Area Affected : 90%							
		Location : Throughout							
		Explanation : Unable To See Due To Snow.							
	Skylight, Metal/Glass	3%	Now	\$50,700	2040	* *			
		Corrosion/Rusting, 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 Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Cast in Place Concrete	10%			LIFE	**	5	\$43,600		
Ceramic Tile	5%			2033	**	5	\$5,000		
Mosaic Tile	2%	4+	\$2,700	2035	**	5	\$2,500		
Broken/Missing Elements, Extent : Light, Area Affected : 5%									
Location : 1st Floor Toilets									
Quarry Tile	5%			2043	**	5	\$7,500		
Sheet Vinyl/Rubber	5%			2035	**	5	\$7,500		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Main Stair									
Explanation : Stair Treads And Platforms									
Wood	73%			2045	**	5	\$136,500		
Deteriorated Finish, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Dry Rot/Decay, Extent : Light, Area Affected : 5%									
Location : 1st Floor Exabit Rooms									
Poor Subfloor Evident, Extent : Moderate, Area Affected : 5%									
Location : 5th Floor Office									
Worn/Eroded, Extent : Light, Area Affected : 10%									
Location : 3rd Floor Cafeteria									
Interior Walls									
Ceramic Tile	8%	Now	\$5,800	2033	**	5	\$4,700		
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : Base Tiles And Main Stair									
Concrete Masonry Unit	2%			LIFE	**	5	\$1,900		
Glass Block	2%			LIFE	**	10	\$900		
Gypsum Board	35%			LIFE	**	5-10	\$69,400		
Masonry: Brick	10%			LIFE	**	10	\$3,500		
Masonry: Brick	8%	4+	\$41,300	LIFE	**				
Paint Peeling, Extent : Moderate, Area Affected : 20%									
Location : Stairwells And Basement									
Spalling, Extent : Moderate, Area Affected : 15%									
Location : Various Locations And In Basement Walls									
Plaster	35%			LIFE	**	5-10	\$34,700		
Ceilings									
AcousTileSusp.Lay-In	10%			2043	**	5	\$10,000		
Embossed Metal	70%			LIFE	**	5	\$62,800		
Paint Peeling, Extent : Light, Area Affected : 15%									
Location : Throughout									
Exposed Concrete	5%	Now	\$36,400	LIFE	**	5	\$800		
Cracking/Crumbling, Extent : Severe, Area Affected : 20%									
Location : Beams In Basement									
Exposed Reinforcement, Extent : Severe, Area Affected : 10%									
Location : Beams In Basement									
Gypsum Board	15%			LIFE	**	5-10	\$51,400		

Site Enclosure

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2050		* *		
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	2-4	\$8,900	2043		* *		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Other Observation, Extent : Light, Area Affected : 90%								
	Location : Throughout								
	Explanation : Covered In Snow, Unable To See.								
On-Site Walkways									
	Cast in Place Concrete	100%			2043		* *		
	Other Observation, Extent : Light, Area Affected : 90%								
	Location : Throughout								
	Explanation : Covered In Snow, Unable To See.								
Parking/Driveway									
	Cast in Place Concrete	100%			2035		* *		
	Other Observation, Extent : Light, Area Affected : 95%								
	Location : Throughout Rear Of Building								
	Explanation : Covered In Snow, Unable To See.								

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

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

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	100%			2043	* *	5	\$400	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$1,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Water Main							
Lighting									
	Interior Lighting								
	Fluorescent	90%			2035	* *	10	\$49,300	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Fluorescent	5%	Now	\$5,500	2035	* *			
		Damaged Fixtures, Extent : Moderate, Area Affected : 50%							
		Location : Gymnasium							
	Incandescent	5%			2025	\$41,100	2	\$100	
Egress Lighting									
	Emergency, Battery	50%			2035	* *	10	\$7,200	
	Exit, Service	50%			2035	* *	1		
Exterior Lighting									
	HID	20%			2035	* *	10		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside Perimeter							
		Explanation : Operated Via Timer							
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%	Now	\$20,500	2035	* *	1	\$4,000	
		Control Panel Damaged, Extent : Moderate, Area Affected : 50%							
		Location : 1st Floor							
Fire/Smoke Detection									
	No Component	80%							
	Generic, Digital	20%			2035	* *	1-3	\$7,400	

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

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

Asset # : 4338

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Steam Boiler	100%			2035	* *	1	\$59,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 1 Unit							
	Distribution								
	Steam Piping/Pump	100%			2050	* *			
	Terminal Devices								
	Convactor/Radiator	100%	0-2	\$34,000	2035	* *	1	\$17,400	
		Leak Evident, Extent : Moderate, Area Affected : 100%							
		Location : Leaks Reported At 3rd And 4th Floor Classroom Radiators.							
Air Conditioning									
	Energy Source								
	Electricity	100%			2038	* *	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	10%			2028	\$237,400	2	\$400	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 2nd Floor							
	Window/Wall Unit	60%			2028	\$79,400	1		
	No Component	30%							
	Terminal Devices								
	No Component	90%							
	Not Accessible	10%							
	Heat Rejection								
	Air Cooled Condenser Unit	10%			2030	\$9,000	2	\$4,200	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	30%			LIFE	* *	2-5	\$15,800	
	No Component	70%							
	Exhaust Fans								
	Interior	70%	Now	\$15,800	2030	\$158,200	2	\$1,000	
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Exhaust Fan In 5th Floor Attic							
	Roof	30%			2030	\$31,600	2	\$600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2040	* *	1		
	Water Heater								
	Gas Fired	70%			2028	\$27,100	2	\$600	
	Gas Fired	30%	2-4	\$3,500	2023	\$11,600	2	\$200	
		Corroded, Extent : Severe, Area Affected : 50%							
		Location : Basement							
		Leak Evident, Extent : Severe, Area Affected : 50%							
		Location : Basement							

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

Asset # : 4338

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2021	\$2,200	4	\$1,900	
	Backflow Preventer								
	Generic	100%			2030	\$16,100	1	\$3,700	
	Fixtures								
	Generic	100%							
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : 3rd And 4th Floors							
		Explanation : Low Flow To Corridor Drinking Fountains							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Cellar To 4th Floor							
		Explanation : One Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2040	* *	1-5	\$30,100	
	Sprinkler								
	No Component	80%							
	Generic	20%			2040	* *	1-2	\$3,300	
	Fire Pump								
	Generic	100%			2033	* *	1	\$11,200	

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Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$7,285,500	\$1,735,000
Interior Architecture	\$14,190,200	\$1,536,900
Electrical	\$3,742,100	\$191,200
Mechanical	\$19,820,800	\$307,100
Total	\$45,038,600	\$3,770,200
Importance Code A	\$10,319,100	\$1,735,000
Importance Code B	\$33,186,000	\$1,998,500
Importance Code C	\$1,533,500	\$36,700
Total	\$45,038,600	\$3,770,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$54,800	\$26,800		
Interior Architecture				\$17,100
Electrical	\$109,200	\$38,600	\$38,600	\$44,600
Mechanical	\$38,800	\$57,100	\$72,100	\$57,100
Total	\$202,800	\$122,400	\$110,700	\$118,700
Importance Code A	\$56,900	\$67,700	\$43,000	\$41,000
Importance Code B	\$145,900	\$54,700	\$67,700	\$77,800
Importance Code C				
Total	\$202,800	\$122,400	\$110,700	\$118,700



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$222,200	
	Copper/Terne	5%			2046	**	10	\$66,700	
	Fiberglass Panel	7%	0-2	\$303,700	2041	**	5	\$74,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%									
Location : North Facade, South Facade									
Staining/Discoloring, Extent : Moderate, Area Affected : 50%									
Location : North Facade, South Facade									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : North Facade, South Facade									
Explanation : Corrugated Panels									
	Masonry: Brick	80%	0-2	\$1,431,400	LIFE	**	5	\$455,100	
Efflorescence, Extent : Moderate, Area Affected : 25%									
Location : North And East Elevations									
Vegetation Growth, Extent : Moderate, Area Affected : 15%									
Location : South West Facade									
Worn/Eroded, Extent : Light, Area Affected : 20%									
Location : Throughout									
	Metal Coiling Doors	3%			2031	**	5	\$53,300	
Windows									
	Aluminum	25%			2042	**	5	\$53,600	
	Wood	75%	2-4	\$4,703,800	2051	**	5	\$803,800	
Air Infiltration, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Thermally Inefficient, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Split/Cracked, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Parapets									
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$9,500	
	Masonry: Brick	95%	4+	\$28,200	LIFE	**	5	\$23,400	
Efflorescence, Extent : Moderate, Area Affected : 25%									
Location : Throughout									

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Copper/Terne	7%			2066	**	10	\$112,600	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Turrets And Bands At Barrel Roof							
	Modified Bitumen	10%	0-2	\$91,000	2031	**			
		Blisters, Extent : Moderate, Area Affected : 25%							
		Location : Various Locations Over Second Floor (Flat Roof)							
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%							
		Location : Various Locations							
		Ponding, Extent : Light, Area Affected : 10%							
		Location : Flat Section Over Second Floor							
	Modified Bitumen	83%	0-2	\$755,600	2031	**			
		Ridging, Extent : Moderate, Area Affected : 35%							
		Location : Base Of Barrel Vault Roof							
Interior									
Floors									
	Cast in Place Concrete	75%	Now	\$3,178,900	LIFE	**	5	\$1,069,000	
		Loose/Delam Surface, Extent : Severe, Area Affected : 20%							
		Location : Basement And 2nd Floor							
		Uneven Surface, Extent : Moderate, Area Affected : 15%							
		Location : Drill Hall Floor And Mezzanine							
		Water Penetration, Extent : Severe, Area Affected : 25%							
		Location : Old Lecture Hall, Boiler Room, Sub-basement							
		Other Observation, Extent : Severe, Area Affected : 15%							
		Location : Sub-basement							
		Explanation : Constant Running Water And Flooding							
	Ceramic Tile	2%			2029	\$263,300	5	\$13,000	
	Steel Plate	5%	Now	\$3,098,900	LIFE	**	1		
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : Stairs Throughout							
	Vinyl Tile	13%	Now	\$750,800	2036	**	3	\$31,800	
		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 X 9 Tiles							
	Wood	5%	Now	\$1,120,100	2066	**	5	\$30,500	
		Broken/Missing Elements, Extent : Severe, Area Affected : 100%							
		Location : Basketball Court, Bowling Alley							

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$14,400	
Gypsum Board	5%			LIFE	**	5	\$21,600	
Masonry: Brick	65%			LIFE	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
Masonry: Brick	5%	Now	\$877,000	LIFE	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Basketball Court							
	Diagonal Cracks, Extent : Severe, Area Affected : 5%							
	Location : Basketball Court							
Plaster	17%	Now	\$613,600	LIFE	**	5	\$36,700	
	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	\$42,900	LIFE	**	5	\$12,900	
	Corrosion/Rusting, Extent : Severe, Area Affected : 20%							
	Location : Columns At Loading Dock.							
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$329,700	2031	**	5	\$32,600	
	Broken/Missing Elements, Extent : Severe, Area Affected : 70%							
	Location : All.							
	Worn/Eroded, Extent : Severe, Area Affected : 30%							
	Location : All.							
Exposed Concrete	65%	Now	\$2,841,100	LIFE	**	5	\$66,200	
	Corrosion/Rusting, Extent : Severe, Area Affected : 5%							
	Location : Steel Members At Lower Levels							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%							
	Location : Lower Levels							
	Exposed Reinforcement, Extent : Moderate, Area Affected : 8%							
	Location : Loading Dock Area And Various Basement Ceiling Locations							
	Staining/Discoloring, Extent : Severe, Area Affected : 5%							
	Location : Steel Members At Lower Levels							
Plaster	25%	Now	\$1,337,200	LIFE	**	5	\$101,800	
	Broken/Missing Elements, Extent : Severe, Area Affected : 75%							
	Location : All Areas.							
	Loose/Delam Surface, Extent : Severe, Area Affected : 75%							
	Location : All Areas.							

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
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	\$43,800	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	\$16,500	2046	* *	5	\$1,000	
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : First Floor							
	Switchgear / Switchboard								
	Molded Case Bkrs	20%			2026	\$61,100	5	\$2,900	
	Molded Case Bkrs	80%	Now	\$244,500	2056	* *	5	\$5,800	
		On Extended Life, Extent : Severe, Area Affected : 80%							
		Location : First Floor							
	Raceway								
	Conduit	20%			2026	\$14,100	1		
	Conduit	80%	0-2	\$56,200	2056	* *	1		
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Panelboards								
	Molded Case Bkrs	10%			2034	* *	5	\$1,500	
	Molded Case Bkrs	20%			2025	\$37,400	5	\$2,900	
	Molded Case Bkrs	10%			2025	\$18,700	5	\$1,500	
	Molded Case Bkrs	60%	Now	\$112,200	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	\$122,900	2051	* *	1		
		Insulation Aged, Extent : Severe, Area Affected : 80%							
		Location : Basement							
	Thermoplastic	20%			2026	\$30,700	1		
	Motor Controllers								
	Locally Mounted	20%			2024	\$4,900	5	\$700	
	Locally Mounted	80%	Now	\$19,400	2046	* *	5	\$1,500	
		Not Functioning, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location :							
Ground									

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%	0-2	\$9,900	LIFE	**	5	\$8,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Corroded							
Stand-by Power									
	Transfer Switches								
	Automatic	100%	Now	\$9,300	2046	**	1	\$153,800	
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : First Floor Electrical Room							
	Generators								
	Diesel	100%	Now	\$76,300	2041	**	1	\$193,600	
		Engine Inoperable, Extent : Severe, Area Affected : 100%							
		Location : First Floor							
	Batteries								
	Lead/Acid	100%	Now	\$1,600	2021	\$1,600	5	\$10,300	
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Generator Room							
	Fuel Storage								
	Main Tank	100%	Now	\$54,900	2066	**	5	\$6,400	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Corroded							
		Explanation : 200 Gallons							
Lighting									
	Interior Lighting								
	Fluorescent	15%			2036	**	10	\$59,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : T-8 Lamps							
	Fluorescent	85%	Now	\$844,700	2036	**			
		Damaged Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Egress Lighting								
	Emergency, Battery	50%	Now	\$16,500	2036	**			
		Not Functioning, Extent : Moderate, Area Affected : 100%							
		Location : 1st Floor							
	Exit, Battery	50%	Now	\$33,000	2036	**			
		Not Functioning, Extent : Moderate, Area Affected : 100%							
		Location : 1st Floor							
	Exterior Lighting								
	HID	100%	Now	\$2,186,600	2036	**			
		Damaged Fixtures, Extent : Severe, Area Affected : 100%							
		Location : Outside Perimeter							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	5%			2036	* *	1		
	Natural Gas	95%			2026	\$47,900	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	\$376,600	2	\$10,100	
	Steam Boiler	95%	Now	\$2,613,200	2046	* *	1	\$368,600	
	Abandoned in Place, Extent : Severe, Area Affected : 95%								
	Location : Sub-basement Boiler Room								
	Other Observation, Extent : Light, Area Affected : 95%								
	Location : Sub-basement Boiler Room								
	Explanation : 3 Units								
Distribution									
	Central Plant Steam Piping/Pmp	95%	Now	\$6,834,100	2056	* *	4	\$20,400	
	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	\$896,500	2036	* *	1	\$36,300	
	Abandoned in Place, Extent : Severe, Area Affected : 15%								
	Location : Various								
	Other Observation, Extent : Severe, Area Affected : 15%								
	Location : Basement								
	Explanation : Air Handlers Severly Damaged With Steam Coils Cut Out								
	Convactor/Radiator	80%	Now	\$1,820,400	2046	* *	1	\$101,200	
	Abandoned in Place, Extent : Severe, Area Affected : 80%								
	Location : Throughout								
	Other Observation, Extent : Severe, Area Affected : 80%								
	Location : Throughout								
	Explanation : Damaged Radiators/ Many With Missing Or Broken Valves And Steam Traps Throughout								
	No Component	5%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	30%	Now	\$1,175,000	LIFE	* *	2-5	\$72,800	
	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	\$453,700	2036	* *	2	\$3,200	
		Abandoned in Place, Extent : Severe, Area Affected : 30%							
		Location : Basement							
	No Component	70%							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%	Now	\$1,865,100	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	\$259,200	2026	\$259,200	2	\$5,100	
		Abandoned in Place, Extent : Severe, Area Affected : 100%							
		Location : Boiler Room							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Boiler Room.							
		Explanation : Boiler Room Flooded / No Hot Water Supplied To Any Fixtures.							
	Sanitary Piping								
	Cast Iron	100%	Now	\$3,110,800	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	\$18,400	2021	\$18,400	4	\$11,700	
		Obsolete Equipment, Extent : Severe, Area Affected : 100%							
		Location : Boiler Room And Basement							
		Other Observation, Extent : Severe, Area Affected : 20%							
		Location : Boiler Room And Basement							
		Explanation : Flooding Evident.							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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	\$416,200	2056	**	1-2	\$10,600	
		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.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$701,900	\$643,000
Interior Architecture	\$938,100	\$1,300,800
Electrical	\$218,100	\$448,500
Mechanical	\$55,700	\$560,300
Total	\$1,913,800	\$2,952,600
Importance Code A	\$701,900	\$864,200
Importance Code B	\$988,300	\$1,940,100
Importance Code C	\$223,600	\$148,200
Total	\$1,913,800	\$2,952,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Interior Architecture	\$27,900			\$20,200
Electrical	\$4,000	\$8,500	\$10,300	\$4,000
Mechanical	\$54,500	\$84,500	\$75,600	\$84,500
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$94,300	\$100,900	\$93,900	\$116,500
Importance Code A	\$9,600	\$9,300	\$9,600	\$8,400
Importance Code B	\$63,800	\$91,500	\$84,300	\$108,100
Importance Code C	\$20,900			
Total	\$94,300	\$100,900	\$93,900	\$116,500



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 FULTON FISH MARKET
Asset # : 13881

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Metal Panel	85%	Now	\$168,800	2047	* *	5	\$422,200		
	Deformed/Dented, Extent : Light, Area Affected : 15%								
	Location : Various Locations								
	Seams Open/Split, Extent : Severe, Area Affected : 15%								
	Location : North East And South East Expansion Joints								
	Water Penetration, Extent : Severe, Area Affected : 5%								
	Location : At Expansion Joints At Perimeter Mezzanine Corridors								
Metal Coiling Doors	10%	4+	\$78,300	2040	* *	5	\$41,400		
	Deformed/Dented, Extent : Moderate, Area Affected : 20%								
	Location : At Framed Openings								
Weathering Steel	5%			LIFE	* *	1			
Windows									
Aluminum	100%			2043	* *	5			
Roof									
Metal Panel	70%	Now	\$147,700	2040	* *				
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : At Roof Penetration (Exhaust Hood)								
Spray-on Foam	30%	Now	\$307,000	2032	* *	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 : 15%								
	Location : At Expansion Joints, Cant Strip Where Flat Roof Meets Corrugated Roof, And Various Locations Above Mezzanine Corridor								
	Other Observation, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Explanation : Expansion Joint Failure								
Interior									
Floors									
Cast in Place Concrete	75%	Now	\$571,300	LIFE	* *	5	\$1,152,600		
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
	Location : At Expansion Joints - Mezzanine Level								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Service Area								
	Uneven Surface, Extent : Moderate, Area Affected : 10%								
	Location : At Trench Drains And Expansion Joints								
Ceramic Tile	2%			2036	* *	5	\$14,100		
Vinyl Tile	23%	Now	\$143,200	2032	* *	3	\$60,600		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : At Expansion Joint Failures In Mezzanine Corridors And 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 FULTON FISH MARKET
Asset # : 13881

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	2%			2036	**	5	\$11,600	
Concrete Masonry Unit	10%			LIFE	**	5	\$23,200	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Stair S104								
Fiberglass Panel	48%	Now	\$223,600	LIFE	**			
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Office Walls Overlooking Warehouse Space								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Reinforced Fiberglass Panel								
Glass: Single Pane	10%			LIFE	**	5	\$43,600	
Gypsum Board	30%	Now	\$15,100	LIFE	**	5	\$104,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : At Expansion Joints								
Ceilings								
AcousTileSusp.Lay-In	5%			2040	**	5	\$35,100	
Exposed Concrete	10%			LIFE	**	5	\$11,000	
Exposed Struc: Steel	85%			LIFE	**			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Observed As Metal Decking								
Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2047	**	5	\$1,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 4 Main Disconnect Switches Rated At 3000 Amperes Each								
Transformers								
Dry Type	100%			2040	**	5	\$1,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room And Electrical Closets								
Explanation : Each Electrical Closets Consist Of 30 Kilovolt-ampere And 75 Kilovolt-ampere Transformers								
Switchgear / Switchboard								
Fused Disc Sw	100%			2047	**	5	\$1,800	
Raceway								
Conduit	100%			2047	**	1		
Panelboards								
Fused Disc Sw	5%			2043	**	5	\$500	
Molded Case Bkrs	95%			2043	**	5	\$10,700	

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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									
Wiring									
	Thermoplastic	100%			2047	**	1		
Motor Controllers									
	Locally Mounted	100%			2040	**	5	\$2,900	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$6,300	
Lighting									
Interior Lighting									
	Fluorescent	40%			2032	**	10	\$156,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Offices									
Explanation : T-8 Lamps									
	Fluorescent	40%			2035	**	10	\$156,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Interior Open Space									
Explanation : T-5 Lamps									
	Fluorescent	10%			2027	\$253,100	10	\$39,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Entrances									
Explanation : T-12 Lamps									
	HID	10%			2032	**	10	\$1,400	
Egress Lighting									
	Emergency, Battery	60%			2032	**	10	\$61,700	
	Exit, Service	40%			2032	**	1		
Exterior Lighting									
	HID	100%			2032	**	10	\$1,300	
Alarm									
Security System									
	No Component	90%							
	Generic	10%			2032	**	1	\$15,900	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Public Spaces									
Explanation : CCTV Surveillance Cameras									
Fire/Smoke Detection									
	No Component	90%							
	Generic, Digital	10%			2032	**	1-3	\$26,300	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	3%			2047	**	1		
	Natural Gas	97%			2047	**	1		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	40%			2032	* *	1	\$84,300	
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : Throughout							
	Radiant Heater	3%			2027	\$221,200	2	\$5,900	
		Other Observation, Extent : Light, Area Affected : 3%							
		Location : Restrooms And Stairwell							
		Explanation : 10 Units							
	No Component	57%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	* *	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	60%			2032	* *	1	\$118,600	
		R-22 Refrigerant, Extent : Light, Area Affected : 60%							
		Location : Roof							
		Other Observation, Extent : Light, Area Affected : 60%							
		Location : Roof							
		Explanation : 17 Units							
	Ext Pkg Unit - Heating/Cooling	40%			2032	* *	2	\$10,400	
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : Roof							
		Explanation : 35 Units							
	Terminal Devices								
	Air Handler/Dir Expansion	60%			2032	* *	1		
	No Component	40%							
	Heat Rejection								
	Dry Cooler	60%			2032	* *	2	\$178,100	
	No Component	40%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	40%			LIFE	* *	2-5	\$95,100	
	No Component	60%							
	Exhaust Fans								
	Interior	40%			2032	* *	2	\$5,200	
	Roof	60%			2032	* *	2	\$7,800	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2047	* *	1		
	Water Heater								
	Electric	5%			2025	\$18,300	4	\$200	
	Gas Fired	95%			2025	\$241,100	2	\$5,900	

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : I- M							
		Explanation : 2 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2053	* *	1-5	\$214,900	
	Sprinkler								
	Generic	100%			2053	* *	1-2	\$119,400	
	Fire Pump								
	Generic	100%			2040	* *	1	\$79,600	

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$950,400	\$7,957,600
Interior Architecture	\$731,100	\$1,515,100
Electrical	\$1,312,400	\$3,416,100
Mechanical	\$819,500	
Total	\$3,813,300	\$12,888,800
Importance Code A	\$1,398,400	\$8,176,600
Importance Code B	\$2,091,700	\$4,667,700
Importance Code C	\$323,100	\$44,600
Total	\$3,813,300	\$12,888,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$50,000	\$17,800		\$13,400
Electrical	\$4,700	\$5,900	\$8,900	\$70,700
Mechanical	\$19,900	\$4,600	\$3,500	\$4,600
Total	\$74,600	\$28,300	\$12,400	\$88,600
Importance Code A	\$600	\$3,800	\$1,700	\$6,800
Importance Code B	\$42,000	\$24,500	\$10,700	\$81,800
Importance Code C	\$32,000			
Total	\$74,600	\$28,300	\$12,400	\$88,600



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 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	\$129,700	LIFE	**	5	\$55,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : Loading Dock							
	Concrete Masonry Unit	25%	Now	\$473,500	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	\$57,900	2049	**	5	\$144,800	
		Broken/Missing Elements, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Metal Coiling Doors	30%			2034	**	5	\$206,800	
	Weathering Steel	5%			LIFE	**	1		
Windows									
	Aluminum	100%	Now	\$185,900	2037	**	5	\$42,600	
		Broken/Missing Elements, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Roof									
	Modified Bitumen	100%			2029	\$7,109,200	10	\$502,500	
		Recent Repair Evident, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Soffits									
	Exposed Struc: Steel	100%			LIFE	**	5		
Interior									
Floors									
	Carpet	10%			2028	\$473,800	3	\$53,400	
	Cast in Place Concrete	55%	Now	\$212,300	LIFE	**	5	\$428,400	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Other Observation, Extent : Moderate, Area Affected : 2%							
		Location : Loading Dock At Six Locations							
		Explanation : Deteriorating Expansion Joint Assemblies							
	Ceramic Tile	5%	Now	\$18,000	2038	**	5	\$8,900	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Vinyl Tile	30%	Now	\$94,700	2029	\$946,800	3	\$40,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%	0-2	\$32,000	2032	* *	5	\$5,600	
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Concrete Masonry Unit	50%	Now	\$257,900	LIFE	* *	5	\$44,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
	Gypsum Board	10%			LIFE	* *	5	\$13,400	
	Plaster	35%	Now	\$65,200	LIFE	* *	5	\$23,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
Ceilings									
	AcousTileSusp.Lay-In	20%			2042	* *	5	\$74,500	
	Exposed Concrete	10%			LIFE	* *	5	\$5,800	
	Exposed Struc: Steel	45%			LIFE	* *			
	Plaster	25%	4+	\$63,700	LIFE	* *	5	\$58,200	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Site Enclosure									
Free Standing Walls									
	Cast in Place Concrete	100%			2049	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Dock Areas							
		Explanation : Off Load Ramps							
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	100%			2034	* *			
Parking/Driveway									
	Asphalt	70%			2038	* *			
	Cast in Place Concrete	30%			2042	* *			

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2029	\$219,000	5	\$6,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Closet							
		Explanation : Three 1600 Ampere Main Disconnect Switches For Sections A1, A2 And A3							
Transformers									
	Dry Type	100%			2027	\$16,500	5	\$800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Closet							
		Explanation : Three 75 Kilovolt-ampere, One For Each Section A1, A2 And A3							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2029	\$560,400	5	\$1,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Closet							
		Explanation : All Switchgear Belongs To Tenant							
	Raceway								
	Conduit	95%			2029	\$624,400	1		
	Under Construction	5%							
	Panelboards								
	Fused Disc Sw	15%			2028	\$74,800	5	\$800	
	Molded Case Bkrs	85%			2028	\$423,800	5	\$5,100	
	Wiring								
	Braided Cloth	51%	2-4	\$517,900	2054	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	49%			2029	\$497,600	1		
	Motor Controllers								
	Locally Mounted	100%			2027	\$30,700	5	\$1,500	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	80%			2034	* *	10	\$167,700	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : 70 Percent Of Interior Lighting Belongs To Tenant							
	Fluorescent	15%			2029	\$203,600	10	\$31,400	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : 70 Percent Of Interior Lighting Belongs To Tenant							
	Under Construction	5%							
	Egress Lighting								
	Emergency, Battery	55%			2024	\$176,800	10	\$30,300	
	Exit, Service	40%			2024	\$31,800	1		
	Under Construction	5%							
	Exterior Lighting								
	HID	50%			2024	\$449,900	10	\$400	
	No Component	50%							
Alarm									
	Security System								
	No Component	90%							
	Generic	10%			2029	\$72,100	1	\$8,500	

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

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

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

Alarm

Fire/Smoke Detection

No Component	70%								
Generic, Digital	30%				2029	\$740,400	1-3	\$42,300	

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

Heating

Energy Source

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

Conversion Equipment

Furnace	10%	2-4		\$52,600	2039	* *	1	\$10,200	
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Not Energy Efficient, Extent : Moderate, Area Affected : 100%

Location : Utility Rooms And Stairways Outdated

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

Location : 7 Utility Rooms, And 8 Stairways

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

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

Location : Utility Room

Radiant Heater	10%				2024	\$395,500	2	\$10,600	
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Other Observation, Extent : Light, Area Affected : 10%

Location : Hallway

Explanation : 50 Electric Baseboard Radiants

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

Location : Throughout

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

Ventilation

Distribution

Ductwork/Diffusers	10%				LIFE	* *	2-5	\$12,700	
No Component	90%								

Exhaust Fans

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

Plumbing

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	58%	Now	\$19,300	2039	* *	1		
		Other Observation, Extent : Moderate, Area Affected : 30%							
		Location : Utility Rooms							
		Explanation : Faulty Valves							
	Galvanized Steel	42%	Now	\$205,700	2034	* *	1		
		Antiquated, Extent : Severe, Area Affected : 100%							
		Location : Underground							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : 8 Inch Main							
		Explanation : Multiple Cracks And Leaks Every Year							
Water Heater									
	Gas Fired	40%			2024	\$54,400	2	\$1,300	
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : 3 Utility Rooms							
		Explanation : 3 Units							
	Gas Fired	60%			2022	\$81,700	2	\$2,000	
		Other Observation, Extent : Light, Area Affected : 60%							
		Location : 4 Utility Rooms							
		Explanation : 4 Units							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							
		Obsolete Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Bathrooms							

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$590,900	\$7,957,600
Interior Architecture	\$531,100	\$1,470,700
Electrical	\$1,077,800	\$4,628,100
Mechanical	\$789,800	
Total	\$2,989,600	\$14,056,400
Importance Code A	\$1,038,900	\$8,176,600
Importance Code B	\$1,667,000	\$5,830,800
Importance Code C	\$283,700	\$49,000
Total	\$2,989,600	\$14,056,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$28,900			
Interior Architecture	\$79,200	\$17,800		\$13,400
Electrical	\$4,700	\$5,900	\$8,900	\$104,900
Mechanical	\$19,300	\$4,000	\$2,900	\$22,500
Total	\$132,100	\$27,700	\$11,800	\$140,700
Importance Code A	\$28,900	\$3,300	\$1,100	\$6,300
Importance Code B	\$56,700	\$24,400	\$10,700	\$134,500
Importance Code C	\$46,500			
Total	\$132,100	\$27,700	\$11,800	\$140,700



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
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	\$64,800	LIFE	**	5	\$55,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Loading Dock							
	Concrete Masonry Unit	25%	Now	\$236,700	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	\$28,900	2049	**	5	\$144,800	
		Broken/Missing Elements, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Metal Coiling Doors	30%			2034	**	5	\$206,800	
	Weathering Steel	5%			LIFE	**	1		
Windows									
	Aluminum	100%	Now	\$185,900	2037	**	5	\$42,600	
		Broken/Missing Elements, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Roof									
	Modified Bitumen	100%			2029	\$7,109,200	10	\$502,500	
		Recent Replace Evident, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Soffits									
	Exposed Struc: Steel	100%			LIFE	**	5		
Interior									
Floors									
	Carpet	10%			2025	\$473,800	3	\$53,400	
	Cast in Place Concrete	55%	Now	\$106,200	LIFE	**	5	\$428,400	
		Other Observation, Extent : Moderate, Area Affected : 2%							
		Location : Loading Dock At Six Locations							
		Explanation : Deteriorating Expansion Joint Assemblies							
	Ceramic Tile	5%	4+	\$7,200	2038	**	5	\$8,900	
		Broken/Missing Elements, Extent : Light, Area Affected : 5%							
		Location : Bathrooms							
	Vinyl Tile	30%	Now	\$94,700	2029	\$946,800	3	\$40,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%	Now	\$16,000	2032	* *	5	\$5,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Bathrooms									
	Concrete Masonry Unit	55%	0-2	\$283,700	LIFE	* *	5	\$49,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Gypsum Board	15%	4+	\$7,200	LIFE	* *	5	\$20,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Plaster	25%	4+	\$23,300	LIFE	* *	5	\$16,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throughout									
Ceilings									
	AcousTileSusp.Lay-In	25%			2034	* *	5	\$93,100	
	Exposed Concrete	10%			LIFE	* *	5	\$5,800	
	Exposed Struc: Steel	55%			LIFE	* *			
	Plaster	10%	Now	\$25,500	LIFE	* *	5	\$23,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Site Enclosure									
Free Standing Walls									
	Cast in Place Concrete	100%			2049	* *			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Dock Areas									
Explanation : Off Load Ramps									
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	100%			2034	* *			
Parking/Driveway									
	Asphalt	70%			2038	* *			
	Cast in Place Concrete	30%			2042	* *			
Electrical									
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
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	100%			2029	\$219,000	5	\$6,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 2000 Ampere Main Disconnect Switch For Sections B1, B2 And B3									

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Transformers									
	Dry Type	100%			2027	\$16,500	5	\$800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Closet									
Explanation : Three 75 Kilovolt-ampere One For Each Section									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2029	\$560,400	5	\$1,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Closet									
Explanation : All Switch Gear Belongs To Tenant									
Raceway									
	Conduit	100%			2029	\$657,200	1		
Panelboards									
	Fused Disc Sw	10%			2028	\$49,900	5	\$500	
	Molded Case Bkrs	90%			2028	\$448,800	5	\$5,400	
Wiring									
	Braided Cloth	46%	2-4	\$467,200	2054	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	54%			2029	\$548,400	1		
Motor Controllers									
	Locally Mounted	100%			2027	\$30,700	5	\$1,500	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
Interior Lighting									
	Fluorescent	85%			2029	\$1,153,800	10	\$178,200	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : 70 Percent Of Interior Lighting Belongs To Tenant									
	Fluorescent	15%			2034	* *	10	\$31,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : 70 Percent Of Interior Lighting Belongs To Tenant									
Egress Lighting									
	Emergency, Battery	50%			2024	\$160,700	10	\$27,600	
	Emergency, Battery	10%			2034	* *	10	\$5,500	
	Exit, Service	40%			2024	\$31,800	1		
Exterior Lighting									
	HID	50%			2024	\$449,900	10	\$400	
	No Component	50%							

Alarm

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

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

Alarm

Security System

No Component

90%

Generic

10%

2029

\$72,100

1

\$8,500

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2029

\$740,400

1-3

\$42,300

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

Heating

Energy Source

Electricity

10%

2039

* *

1

Natural Gas

10%

2039

* *

1

No Component

80%

Conversion Equipment

Furnace

10%

2-4

\$52,600

2039

* *

1

\$10,200

*Not Energy Efficient, Extent : Moderate, Area Affected : 100%**Location : Utility Rooms And Stairway**Other Observation, Extent : Light, Area Affected : 10%**Location : 7 Utility Rooms, And 8 Stairways**Explanation : 7 Gas Fired Furnaces, 8 Modine Heaters On Extended Life*

Radiant Heater

10%

2024

\$395,500

2

\$10,600

*Other Observation, Extent : Light, Area Affected : 10%**Location : Hallways**Explanation : 50 Electric Baseboard Radiants*

No Component

80%

*Other Observation, Extent : Light, Area Affected : 0%**Location : Throughout**Explanation : Businesses Supply And Maintain Their Own Heating And Air Conditioning Equipment***Ventilation**

Distribution

Ductwork/Diffusers

10%

LIFE

* *

2-5

\$12,700

No Component

90%

Exhaust Fans

Roof

5%

2024

\$18,500

2

\$400

No Component

95%

Plumbing

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping Brass/Copper	58%	Now	\$19,300	2039	**	1		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Utility Rooms							
		Explanation : Faulty Valves							
	Galvanized Steel	42%	Now	\$205,700	2034	**	1		
		Antiquated, Extent : Moderate, Area Affected : 100%							
		Location : 8 Inch Main Underground							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : 8 Inch Mains							
		Explanation : Multiple Cracks And Leaks Per Year							
	Water Heater Gas Fired	40%			2024	\$54,400	2	\$1,300	
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : 3 Utility Rooms							
		Explanation : 3 Units							
	Gas Fired	60%			2022	\$81,700	2	\$2,000	
		Other Observation, Extent : Light, Area Affected : 60%							
		Location : 4 Utility Rooms							
		Explanation : 4 Units							
	Sanitary Piping Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping Cast Iron	100%			LIFE	**	1		
	Fixtures Generic	100%							
		Obsolete Fixtures, Extent : Light, Area Affected : 100%							
		Location : Bathrooms							

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$225,600	\$614,600
Interior Architecture		\$47,300
Electrical	\$71,800	\$196,700
Total	\$297,400	\$858,700
Importance Code A	\$225,600	\$614,600
Importance Code B	\$71,800	\$244,000
Total	\$297,400	\$858,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$5,600			\$9,000
Interior Architecture	\$4,700			
Electrical	\$10,200	\$400	\$600	\$11,500
Mechanical	\$100		\$300	\$12,300
Total	\$20,700	\$400	\$900	\$32,800
Importance Code A	\$5,700		\$100	\$9,100
Importance Code B	\$14,900	\$400	\$800	\$23,800
Importance Code C				
Total	\$20,700	\$400	\$900	\$32,800



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 B-4
Asset # : 2150

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	10%	Now	\$5,600	LIFE	**	5	\$9,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
	Concrete Masonry Unit	60%			LIFE	**	5	\$7,200	
	Metal Coiling Doors	30%			2034	**	5	\$18,000	
Windows									
	Metal Louvers	75%			2032	**	10	\$104,300	
	Steel	25%	Now	\$121,200	2037	**	5	\$34,800	
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Throughout</i>									
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
Roof									
	Modified Bitumen	100%			2029	\$574,100	10	\$40,600	
Soffits									
	Exposed Struc: Steel	100%			LIFE	**	5		
Interior									
Floors									
	Cast in Place Concrete	100%	Now	\$4,700	LIFE	**	5	\$47,300	
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : Loading Dock At One Location</i>									
<i>Explanation : Deteriorating Expansion Joint Assembly</i>									
Interior Walls									
	Concrete Masonry Unit	85%			LIFE	**	5	\$6,600	
	Metal Panel	15%			LIFE	**			
Ceilings									
	Exposed Struc: Steel	10%			LIFE	**			
	Metal Panel	90%			LIFE	**	5	\$24,300	
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	100%			2034	**			
Parking/Driveway									
	Asphalt	70%			2038	**			
	Cast in Place Concrete	30%			2042	**			

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

Under 600 Volts

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2029	\$5,000	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 600 Ampere Main Disconnect Switch							
Transformers									
	Dry Type	100%			2027	\$16,500	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Four 25 Kilovolt-ampere							
Switchgear / Switchboard									
	Fused Disc Sw	100%			2029	\$101,900	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Closet							
		Explanation : All Switchgear Belongs To Tenant							
Raceway									
	Conduit	100%			2029	\$29,000	1		
Panelboards									
	Fused Disc Sw	10%			2028	\$3,100	5		
	Molded Case Bkrs	90%			2028	\$28,000	5	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : 70 Percent Belongs To The Tenant							
Wiring									
	Thermoplastic	100%			2029	\$48,700	1		
Motor Controllers									
	Locally Mounted	100%			2027	\$30,700	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%	4+	\$9,900	LIFE	* *	5	\$200	
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : First Floor Utility Room							
Lighting									
	Interior Lighting								
	Fluorescent	85%			2024	\$71,800	10	\$11,100	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : 70 Percent Belongs To The Tenant							
	HID	15%			2024		10	\$100	
Egress Lighting									
	Emergency, Battery	60%			2029	\$12,000	10	\$2,100	
	Exit, Service	40%			2029	\$2,000	1		
Exterior Lighting									
	HID	50%			2039	* *	10		
	No Component	50%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Alarm

Security System

No Component

90%

Generic

10%

2029

\$4,500

1

\$500

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2029

\$46,100

1-3

\$2,600

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

Heating

Energy Source

Electricity

5%

2039

* *

1

Natural Gas

5%

2039

* *

1

No Component

90%

Conversion Equipment

Furnace

5%

2029

\$1,600

1

\$400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Utility Room**Explanation : One Unit, Gas Fired*

Radiant Heater

5%

2029

\$12,300

2

\$300

*Other Observation, Extent : Light, Area Affected : 5%**Location : Restroom**Explanation : 1 Electrical Unit*

No Component

90%

Ventilation

Distribution

Ductwork/Diffusers

20%

LIFE

* *

2-5

\$1,600

No Component

80%

Plumbing

H/C Water Piping

Brass/Copper

100%

2039

* *

1

Water Heater

Electric

100%

2024

\$12,200

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 : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$419,000	\$7,957,600
Interior Architecture	\$310,300	\$1,515,100
Electrical	\$1,669,700	\$3,647,500
Mechanical	\$682,100	
Total	\$3,081,100	\$13,120,200
Importance Code A	\$867,000	\$8,176,600
Importance Code B	\$2,158,100	\$4,899,100
Importance Code C	\$55,900	\$44,600
Total	\$3,081,100	\$13,120,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$28,900			
Interior Architecture	\$18,000	\$23,400		\$13,400
Electrical	\$7,300	\$8,400	\$12,400	\$74,600
Mechanical	\$26,600	\$4,000	\$2,900	\$22,500
Total	\$80,800	\$35,800	\$15,300	\$110,400
Importance Code A	\$28,900	\$3,300	\$1,100	\$3,700
Importance Code B	\$51,900	\$27,000	\$14,100	\$106,700
Importance Code C		\$5,600		
Total	\$80,800	\$35,800	\$15,300	\$110,400



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

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

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	\$129,700	LIFE	**	5	\$55,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Loading Dock							
	Concrete Masonry Unit	25%			LIFE	**	5	\$34,500	
	Metal Panel	35%	Now	\$28,900	2039	**	5	\$144,800	
		Broken/Missing Elements, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Metal Coiling Doors	30%			2034	**	5	\$206,800	
	Weathering Steel	5%			LIFE	**	1		
Windows									
	Aluminum	100%	Now	\$185,900	2037	**	5	\$42,600	
		Broken/Missing Elements, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Roof									
	Modified Bitumen	100%			2029	\$7,109,200	10	\$502,500	
		Recent Repair Evident, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Soffits									
	Exposed Struc: Steel	100%			LIFE	**	5		
Interior									
Floors									
	Carpet	10%			2025	\$473,800	3	\$53,400	
	Cast in Place Concrete	55%	Now	\$42,500	LIFE	**	5	\$428,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 1%							
		Location : Stair C1							
		Other Observation, Extent : Moderate, Area Affected : 2%							
		Location : Loading Dock At Six Locations							
		Explanation : Deteriorating Expansion Joint Assemblies							
	Ceramic Tile	5%	4+	\$18,000	2032	**	5	\$8,900	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Bathrooms							
	Vinyl Tile	30%	Now	\$47,300	2029	\$946,800	3	\$40,100	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
Interior Walls									
	Ceramic Tile	5%			2032	**	5	\$11,100	
	Concrete Masonry Unit	50%			LIFE	**	5	\$44,600	
	Gypsum Board	15%			LIFE	**	5	\$20,100	
	Plaster	30%	4+	\$55,900	LIFE	**	5	\$20,000	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Interior

Ceilings

AcousTileSusp.Lay-In	20%			2034	**	5	\$74,500	
Exposed Concrete	10%			LIFE	**	5	\$5,800	
Exposed Struc: Steel	45%			LIFE	**			
Plaster	25%	4+	\$127,400	LIFE	**	5	\$58,200	

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

Location : Throughout

Site Enclosure

Free Standing Walls

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

Location : Loading Dock Area

Explanation : At Off Load Ramp

Site Pavements

On-Site Walkways

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

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

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2029	\$219,000	5	\$1,000	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Closet

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

Transformers

Dry Type	100%			2027	\$16,500	5	\$800	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : One 75 Kilovolt-ampere

Switchgear / Switchboard

Fused Disc Sw	100%			2029	\$560,400	5	\$1,000	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Closet

Explanation : All Switchgear Belongs To Tenant

Raceway

Conduit	100%			2029	\$657,200	1		
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Panelboards

Fused Disc Sw	10%			2028	\$49,900	5	\$500	
Molded Case Bkrs	90%			2028	\$448,800	5	\$5,400	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	60%	2-4	\$609,300	2054	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	40%			2029	\$406,200	1		
Motor Controllers									
	Locally Mounted	100%			2027	\$30,700	5	\$1,500	
Ground									
Grounding Devices									
	Not Accessible	100%							
Lighting									
Interior Lighting									
	Fluorescent	20%			2024	\$271,500	10	\$41,900	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : 70 Percent Of Interior Lighting Belongs To Tenant									
	Fluorescent	65%			2034	* *	10	\$136,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : 70 Percent Of Interior Lighting Belongs To Tenant									
	HID	15%			2024		10	\$1,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : 70 Percent Of Interior Lighting Belongs To Tenant									
Egress Lighting									
	Emergency, Battery	50%			2024	\$160,700	10	\$27,600	
	Emergency, Battery	10%			2034	* *	10	\$5,500	
	Exit, Service	40%			2024	\$31,800	1		
Exterior Lighting									
	HID	50%			2024	\$449,900	10	\$400	
	No Component	50%							
Alarm									
Security System									
	No Component	90%							
	Generic	10%			2029	\$72,100	1	\$8,500	
Fire/Smoke Detection									
	No Component	50%							
	Generic, Digital	50%			2029	\$1,233,900	1-3	\$70,400	

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	10%			2039	**	1		
	Natural Gas	10%			2039	**	1		
	No Component	80%							
	Conversion Equipment								
	Furnace	10%	2-4	\$52,600	2039	**	1	\$10,200	
	Not Energy Efficient, Extent : Moderate, Area Affected : 100%								
	Location : Utility Rooms And Stairway								
	Other Observation, Extent : Light, Area Affected : 10%								
	Location : 7 Utility Rooms, And 8 Stairways								
	Explanation : 7 Gas Fired Furnaces, 8 Modine Heaters On Extended Life								
	Radiant Heater	10%			2024	\$395,500	2	\$10,600	
	Other Observation, Extent : Light, Area Affected : 10%								
	Location : Hallway								
	Explanation : 50 Electric Baseboard Radiants								
	No Component	80%							
	Other Observation, Extent : Light, Area Affected : 0%								
	Location : Throughout								
	Explanation : Businesses Supply And Maintain Their Own Heating And Air Conditioning Equipment								
Ventilation									
	Distribution								
	Ductwork/Diffusers	10%			LIFE	**	2-5	\$12,700	
	No Component	90%							
	Exhaust Fans								
	Roof	5%			2024	\$18,500	2	\$400	
	No Component	95%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	80%	Now	\$26,600	2039	**	1		
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Utility Rooms								
	Explanation : Faulty Valves								
	Galvanized Steel	20%	Now	\$97,900	2034	**	1		
	Antiquated, Extent : Moderate, Area Affected : 100%								
	Location : 8 Inch Mains Underground								
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : 8 Inch Mains Underground								
	Explanation : Multiple Cracks And Leaks Per Year								
	Water Heater								
	Gas Fired	100%			2024	\$136,100	2	\$3,300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 7 Utility Rooms								
	Explanation : 7 Units								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		

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

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

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

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$298,800	\$574,100
Interior Architecture		\$47,300
Electrical	\$63,400	\$196,700
Total	\$362,200	\$818,100
Importance Code A	\$298,800	\$574,100
Importance Code B	\$63,400	\$244,000
Total	\$362,200	\$818,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$11,300			\$7,500
Interior Architecture	\$4,700			
Electrical	\$10,200	\$400	\$600	\$45,800
Mechanical		\$100		\$14,000
Total	\$26,200	\$500	\$600	\$67,300
Importance Code A	\$11,300	\$100		\$9,300
Importance Code B	\$14,900	\$400	\$600	\$58,000
Importance Code C				
Total	\$26,200	\$500	\$600	\$67,300



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%	Now	\$11,300	LIFE	* *	5	\$4,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Loading Dock And Ramp Cheek Wall									
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%									
Location : Loading Dock									
	Concrete Masonry Unit	70%			LIFE	* *	5	\$8,400	
	Metal Coiling Doors	25%			2034	* *	5	\$15,000	
Windows									
	Metal Louvers	80%			2032	* *	10	\$111,300	
	Steel	20%	Now	\$72,700	2037	* *	5	\$27,800	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Thermally Inefficient, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Roof									
	Modified Bitumen	100%	Now	\$114,800	2029	\$574,100			
Recent Repair Evident, Extent : Light, Area Affected : 10%									
Location : Throughout									
Soffits									
	Exposed Struc: Steel	100%			LIFE	* *	5		
Interior									
Floors									
	Cast in Place Concrete	100%	Now	\$4,700	LIFE	* *	5	\$47,300	
Other Observation, Extent : Moderate, Area Affected : 2%									
Location : Loading Dock At One Location									
Explanation : Deteriorating Expansion Joint Assembly									
Interior Walls									
	Concrete Masonry Unit	100%			LIFE	* *	5	\$7,800	
Ceilings									
	Exposed Concrete	20%			LIFE	* *	5	\$700	
	Exposed Struc: Steel	80%			LIFE	* *			
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	100%			2034	* *			
Parking/Driveway									
	Asphalt	70%			2038	* *			
	Cast in Place Concrete	30%			2042	* *			

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

Under 600 Volts

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2029	\$5,000	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 600 Ampere Main Disconnect Switch									
Transformers									
	Dry Type	100%			2027	\$16,500	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 25 Kilovolt-ampere									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2029	\$101,900	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Closet									
Explanation : All Switchgear Belongs To Tenant									
Raceway									
	Conduit	100%			2029	\$29,000	1		
Panelboards									
	Fused Disc Sw	10%			2028	\$3,100	5		
	Molded Case Bkrs	90%			2028	\$28,000	5	\$300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : 70 Percent Belongs To Tenant									
Wiring									
	Thermoplastic	100%			2029	\$48,700	1		
Motor Controllers									
	Locally Mounted	100%			2027	\$30,700	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%	4+	\$9,900	LIFE	* *	5	\$200	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : 1st Floor									
Explanation : Corroded									
Lighting									
	Interior Lighting								
	Fluorescent	75%			2024	\$63,400	10	\$9,800	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	10%			2034	* *	10	\$1,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	HID	15%			2024		10	\$100	
Egress Lighting									
	Emergency, Battery	50%			2034	* *	10	\$1,700	
	Exit, Service	50%			2029	\$2,500	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Exterior Lighting								
	HID	50%			2024	\$28,000	10		
	No Component	50%							
Alarm									
	Security System								
	No Component	90%							
	Generic	10%			2024	\$4,500	1	\$500	
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2029	\$46,100	1-3	\$2,600	
Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	5%			2039	* *	1		
	Natural Gas	5%			2039	* *	1		
	No Component	90%							
	Conversion Equipment								
	Furnace	5%			2024	\$1,600	1	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Utility Room							
		Explanation : One Unit, Gas Fired							
	Radiant Heater	5%			2034	* *	2	\$300	
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : Restroom							
		Explanation : 1 Electrical Unit							
	No Component	90%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2039	* *	1		
	Water Heater								
	Electric	100%			2024	\$12,200	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 : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$684,800	\$8,198,800
Interior Architecture	\$371,800	\$1,578,300
Electrical	\$1,584,100	\$3,162,800
Mechanical	\$689,500	
Total	\$3,330,100	\$12,939,800
Importance Code A	\$1,137,700	\$8,417,800
Importance Code B	\$2,192,400	\$4,477,500
Importance Code C		\$44,600
Total	\$3,330,100	\$12,939,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$34,000	\$14,200		\$14,200
Electrical	\$14,700	\$5,900	\$9,000	\$37,600
Mechanical	\$26,900	\$14,100	\$2,900	\$22,800
Total	\$75,600	\$34,300	\$12,000	\$74,600
Importance Code A		\$3,300	\$1,100	\$6,300
Importance Code B	\$59,600	\$31,000	\$10,800	\$68,300
Importance Code C	\$16,000			
Total	\$75,600	\$34,300	\$12,000	\$74,600



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 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	\$64,800	LIFE	**	5	\$55,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Loading Dock							
	Concrete Masonry Unit	25%			LIFE	**	5	\$34,500	
	Metal Panel	35%			2039	**	5-10	\$530,800	
	Metal Coiling Doors	30%			2034	**	5	\$206,800	
	Weathering Steel	5%			LIFE	**	1		
Windows									
	Aluminum	100%	Now	\$371,800	2037	**	5	\$42,600	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Roof									
	Modified Bitumen	100%			2029	\$7,109,200	10	\$502,500	
		Recent Repair Evident, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Soffits									
	Exposed Struc: Steel	100%			LIFE	**	5		
Interior									
Floors									
	Carpet	8%			2025	\$379,000	3	\$42,700	
	Cast in Place Concrete	55%	Now	\$106,200	LIFE	**	5	\$428,400	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 2%							
		Location : Basement							
		Other Observation, Extent : Moderate, Area Affected : 2%							
		Location : Loading Docks At Six Locations							
		Explanation : Deteriorating Expansion Joint Assemblies							
	Ceramic Tile	5%	4+	\$18,000	2038	**	5	\$8,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Bathrooms							
	Vinyl Tile	32%	4+	\$101,000	2029	\$1,009,900	3	\$42,700	
		Broken/Missing Elements, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Interior Walls									
	Ceramic Tile	5%	4+	\$16,000	2032	**	5	\$5,600	
		Cracking/Crumbling, Extent : Severe, Area Affected : 30%							
		Location : Bathrooms							
	Concrete Masonry Unit	50%			LIFE	**	5	\$44,600	
	Gypsum Board	20%			LIFE	**	5	\$26,700	
	Plaster	25%			LIFE	**	5	\$16,700	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	20%			2034	**	5	\$74,500	
	Exposed Concrete	10%			LIFE	**	5	\$5,800	
	Exposed Struc: Steel	45%			LIFE	**			
	Plaster	25%	4+	\$127,400	LIFE	**	5	\$58,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
Site Enclosure									
	Free Standing Walls								
	Cast in Place Concrete	100%			2049	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : At Dock Areas								
	Explanation : Off Load Ramps								
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	100%			2034	**			
	Parking/Driveway								
	Asphalt	70%			2038	**			
	Cast in Place Concrete	30%			2042	**			

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2029	\$219,000	5	\$6,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Three 400 Ampere Main Disconnect Switches								
	Transformers								
	Dry Type	100%			2027	\$16,500	5	\$800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : One 112.5 Kilovolt-ampere And Three 75 Kilovolt-ampere								
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2029	\$560,400	5	\$1,000	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Closet								
	Explanation : All Switchgear Belongs To Tenant								
	Raceway								
	Conduit	100%			2029	\$657,200	1		
	Panelboards								
	Fused Disc Sw	10%			2028	\$49,900	5	\$500	
	Molded Case Bkrs	90%			2028	\$448,800	5	\$5,500	

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

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

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	\$609,300	2054	**	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	40%			2029	\$406,200	1		
Motor Controllers									
	Locally Mounted	100%			2027	\$30,700	5	\$1,600	
Ground									
Grounding Devices									
	Generic	100%	2-4	\$9,900	LIFE	**	5	\$3,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Water Main							
		Explanation : Corroded							
Lighting									
Interior Lighting									
	Fluorescent	10%			2024	\$137,200	10	\$21,200	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : 70 Percent Of Interior Lighting Belongs To Tenant							
	Fluorescent	75%			2034	**	10	\$158,900	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : 70 Percent Of Interior Lighting Belongs To Tenant							
	HID	15%			2024		10	\$1,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : 70 Percent Of Interior Lighting Belongs To Tenant							
Egress Lighting									
	Emergency, Battery	50%			2024	\$162,400	10	\$27,900	
	Exit, Service	50%			2024	\$40,100	1		
Exterior Lighting									
	HID	50%			2024	\$454,800	10	\$400	
	No Component	50%							
Alarm									
Security System									
	No Component	90%							
	Generic	10%			2029	\$72,900	1	\$8,600	
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2029	\$748,400	1-3	\$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
NEW YORK CITY TERMINAL MARKET BUILDING D
Asset # : 2149

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	10%			2039	**	1		
	Natural Gas	10%			2039	**	1		
	No Component	80%							
	Conversion Equipment								
	Furnace	10%	2-4	\$53,100	2039	**	1	\$10,300	
		Not Energy Efficient, Extent : Moderate, Area Affected : 100%							
		Location : Utility Rooms And Stairway							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 7 Utility Rooms, And 8 Stairways							
		Explanation : 7 Gas Fired Furnaces, 8 Modine Heaters On Extended Life							
	Radiant Heater	10%			2024	\$399,800	2	\$10,700	
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Hallway							
		Explanation : 50 Electric Baseboard Radiants							
	No Component	80%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location :							
		Explanation : Businesses Supply And Maintain Their Own Heating And Air Conditioning Equipment							
Ventilation									
	Distribution								
	Ductwork/Diffusers	10%			LIFE	**	2-5	\$12,900	
	No Component	90%							
	Exhaust Fans								
	Roof	5%			2024	\$18,700	2	\$400	
	No Component	95%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	80%	Now	\$26,900	2039	**	1		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Utility Rooms							
		Explanation : Faulty Valves							
	Galvanized Steel	20%	Now	\$99,000	2034	**	1		
		Antiquated, Extent : Moderate, Area Affected : 100%							
		Location : 8 Inch Main Underground							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : 8 Inch Main Underground							
		Explanation : Multiple Cracks And Leaks Per Year							
	Water Heater								
	Gas Fired	100%			2024	\$137,600	2	\$3,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 7 Utility Rooms							
		Explanation : 7 Units							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	Storm Drain Piping							
	Cast Iron	100%		LIFE	* *	1		
	Sump Pump(s)							
	Submersible	100%		2022	\$7,600	4	\$7,300	
	Fixtures							
	Generic	100%						

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$141,200	\$1,381,500
Interior Architecture	\$56,600	\$322,500
Electrical	\$434,700	\$744,800
Mechanical	\$193,100	\$640,600
Total	\$825,700	\$3,089,400
Importance Code A	\$194,500	\$1,955,300
Importance Code B	\$631,100	\$1,134,200
Total	\$825,700	\$3,089,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$6,400			
Interior Architecture	\$18,900	\$4,600		\$16,100
Electrical	\$1,500	\$1,800	\$2,800	\$22,000
Mechanical	\$26,900	\$5,700	\$7,200	\$5,700
Site Pavements	\$13,900			
Total	\$67,600	\$12,100	\$10,000	\$43,800
Importance Code A	\$6,400	\$3,500	\$3,500	\$3,700
Importance Code B	\$47,300	\$8,600	\$6,500	\$40,100
Importance Code C	\$13,900			
Total	\$67,600	\$12,100	\$10,000	\$43,800



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%			LIFE	**	5	\$6,600	
	Concrete Masonry Unit	25%			LIFE	**	5	\$4,100	
	Metal Panel	65%	4+	\$6,400	2049	**	5	\$32,100	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Weathering Steel	5%			LIFE	**	1		
Windows									
	Aluminum	100%	Now	\$141,200	2037	**	5	\$16,200	
	Broken/Missing Elements, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Roof									
	Modified Bitumen	100%			2029	\$1,290,300	10	\$91,200	
Soffits									
	Exposed Struc: Steel	100%			LIFE	**	5		
Interior									
Floors									
	Carpet	8%			2025	\$56,700	3	\$6,400	
	Cast in Place Concrete	25%			LIFE	**	5	\$29,100	
	Ceramic Tile	5%	Now	\$2,700	2032	**	5	\$1,300	
	Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
	Location : Bathrooms								
	Slate	2%			LIFE	**	5	\$1,100	
	Vinyl Tile	60%	Now	\$56,600	2029	\$283,100	3	\$12,000	
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
	Location : Throughout								
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Concrete Masonry Unit	15%			LIFE	**	5	\$1,600	
	Gypsum Board	25%			LIFE	**	5	\$3,900	
	Plaster	55%			LIFE	**	5	\$4,300	
Ceilings									
	AcousTileConcealSpLn	20%			2034	**	5	\$24,200	
	AcousTileSusp.Lay-In	5%			2042	**	5	\$4,800	
	Exposed Concrete	10%	Now	\$16,300	LIFE	**	5	\$1,500	
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Basement Under Stair								
	Plaster	65%			LIFE	**	5	\$39,400	
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	100%	4+	\$13,900	2034	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
Parking/Driveway									
	Asphalt	80%			2038	**			
	Cast in Place Concrete	20%			2042	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2029	\$41,000	5	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Three 600 Ampere Main Disconnect Switches							
	Transformers								
	Dry Type	100%			2027	\$16,500	5	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement And Second Floor Electrical Closet							
		Explanation : One 225 Kilovolt-ampere And One 75 Kilovolt-ampere							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2029	\$178,300	5	\$300	
	Raceway								
	Conduit	100%			2029	\$119,700	1		
	Panelboards								
	Fused Disc Sw	10%			2028	\$12,500	5	\$200	
	Molded Case Bkrs	90%			2028	\$112,200	5	\$1,700	
	Wiring								
	Braided Cloth	60%	2-4	\$96,500	2054	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	40%			2029	\$64,300	1		
	Motor Controllers								
	Locally Mounted	100%			2027	\$30,700	5	\$500	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	80%			2034	* *	10	\$51,900	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Fluorescent	20%			2024	\$84,100	10	\$13,000	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Egress Lighting								
	Emergency, Battery	50%			2024	\$49,800	10	\$8,500	
	Emergency, Battery	10%			2034	* *	10	\$1,700	
	Exit, Service	40%			2024	\$9,800	1		
	Exterior Lighting								
	HID	50%			2024	\$139,400	10	\$100	
	No Component	50%							
Alarm									
	Security System								
	No Component	90%							
	Generic	10%			2029	\$22,300	1	\$2,600	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Alarm

Fire/Smoke Detection

No Component	70%								
Generic, Digital	30%				2029	\$229,300	1-3	\$13,100	

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

Heating

Energy Source

Natural Gas	100%	Now		\$400	2039	* *	1		
<i>Unit Inoperable, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Gas Booster Pump, Basement Boiler Room</i>									

Conversion Equipment

Hot Water Boiler	100%	Now		\$53,300	2027	\$532,900	1	\$31,500	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Boiler</i>									
<i>Malfunctioning, Extent : Severe, Area Affected : 2%</i>									
<i>Location : Controller Needs To Be Replaced</i>									
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : 2 Units</i>									

Distribution

Hot Wtr Piping/Pump	100%	Now		\$21,500	2028	\$107,700	4	\$3,500	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout Boiler Room</i>									
<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Pumps In Boiler Room</i>									

Terminal Devices

Convactor/Radiator	80%				2034	* *	1	\$18,300	
Unit Heater - Hot Water	20%				2024	\$51,800			

Ventilation

Distribution

Ductwork/Diffusers	35%				LIFE	* *	2-5	\$13,800	
No Component	65%								

Exhaust Fans

Roof	40%				2024	\$45,900	2	\$900	
No Component	60%								

Plumbing

H/C Water Piping

Brass/Copper	100%				2039	* *	1		
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Water Heater

Gas Fired	100%				2024	\$42,200	2	\$1,000	
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Sanitary Piping

Cast Iron	100%				LIFE	* *	1		
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Storm Drain Piping

Cast Iron	100%				LIFE	* *	1		
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	Sump Pump(s)							
	Submersible	100%		2021	\$2,300	4	\$2,200	
Fixtures								
	Generic	100%						

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

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

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$4,500			
Interior Architecture				
Electrical				\$22,200
Mechanical	\$100			
Total	\$4,600			\$22,200
Importance Code A	\$4,500			
Importance Code B	\$100			\$22,200
Total	\$4,600			\$22,200



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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
Air Circuit Breaker		100%			2029	\$5,000	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 3000 Ampere Main Disconnect Switch Fed To Buildings A And B									
Switchgear / Switchboard									
Fused Disc Sw		65%			2029	\$33,100	5		
Molded Case Bkrs		35%			2029	\$17,800	5		
Raceway									
Busway		50%			2027	\$2,800	1		
Conduit		50%			2029	\$2,800	1		
Panelboards									
Molded Case Bkrs		100%			2028	\$7,800	5		
Wiring									
Thermoplastic		100%			2029	\$6,900	1		

Lighting

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

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

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

Lighting

Interior Lighting
Fluorescent

100%
 2024 \$15,200 10 \$1,300
Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout The Building
Explanation : T-12 Lamps

Exterior Lighting
HID

100%
 2024 \$5,700 10

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

Ventilation

Exhaust Fans

Roof

50%
 2029 \$1,200 2

Wall Unit

50% Now \$100 2029 \$300 2

Abandoned in Place, Extent : Moderate, Area Affected : 100%
Location : Sidewall

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

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

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$21,500			
Interior Architecture				
Electrical				\$22,200
Mechanical				\$300
Site Pavements	\$4,500			
Total	\$26,000			\$22,500
Importance Code A	\$21,500			
Importance Code B				\$22,500
Importance Code C	\$4,500			
Total	\$26,000			\$22,500



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 TRANSFORMER VAULT B
Asset # : 2289

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Concrete Masonry Unit	75%	Now	\$20,500	LIFE	* *	5	\$3,000		
	Diagonal Cracks, Extent : Moderate, Area Affected : 15%								
	Location : Corners								
Metal: Cage/Fence	25%	4+	\$900	2034	* *	5	\$3,500		
	Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
	Location : South Elevation								
Windows									
Metal Louvers	100%			2032	* *	10			
Roof									
Not Accessible	100%								
Interior									
Floors									
Cast in Place Concrete	100%			LIFE	* *	5	\$4,700		
Interior Walls									
Concrete Masonry Unit	100%			LIFE	* *	5			
Ceilings									
Exposed Concrete	100%			LIFE	* *	5	\$300		
Site Pavements									
On-Site Walkways									
Cast in Place Concrete	100%	Now	\$4,500	2034	* *				
	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)	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker		100%		2029	\$5,000	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 5000 Ampere Main Disconnect Switch Fed To Buildings C And D</i>								
Switchgear / Switchboard								
Fused Disc Sw		65%		2029	\$33,100	5		
Molded Case Bkrs		35%		2029	\$17,800	5		
Raceway								
Busway		50%		2027	\$2,800	1		
Conduit		50%		2029	\$2,800	1		
Panelboards								
Molded Case Bkrs		100%		2028	\$7,800	5		
Wiring								
Thermoplastic		100%		2029	\$6,900	1		

Lighting

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

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

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

Lighting

Interior Lighting
Fluorescent

100%

2024

\$15,200

10

\$1,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamps*

Exterior Lighting
HID

100%

2024

\$5,700

10

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

Ventilation

Exhaust Fans

Roof

50%

2029

\$1,200

2

Wall Unit

50%

2024

\$300

2

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

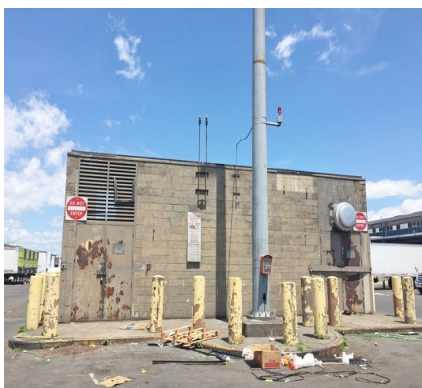
Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Electrical		\$40,800
Total		\$40,800
Importance Code B		\$40,800
Total		\$40,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$3,800			
Interior Architecture				
Electrical				\$22,200
Mechanical				\$300
Site Pavements	\$2,300			
Total	\$6,000			\$22,500
Importance Code A	\$3,800			
Importance Code B				\$22,500
Importance Code C	\$2,300			
Total	\$6,000			\$22,500



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 TRANSFORMER VAULT C
Asset # : 2290

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
Air Circuit Breaker		100%			2029	\$5,000	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 5000 Ampere Main Disconnect Switch Fed To Buildings A, B And Cafeteria									
Switchgear / Switchboard									
Air Circuit Breaker		80%			2029	\$40,800	5		
Molded Case Bkrs		20%			2029	\$10,200	5		
Raceway									
Busway		50%			2027	\$2,800	1		
Conduit		50%			2029	\$2,800	1		
Panelboards									
Molded Case Bkrs		100%			2028	\$7,800	5		
Wiring									
Thermoplastic		100%			2029	\$6,900	1		

Lighting

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

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

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

Lighting

Interior Lighting
Fluorescent

100%
2024 \$15,200 10 \$1,300
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%
Location : Throughout The Building

Exterior Lighting
HID

100%
2024 \$5,700 10

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

Ventilation

Exhaust Fans

Roof

50%

2029

\$1,200

2

Wall Unit

50%

2024

\$300

2

Other Observation, Extent : Light, Area Affected : 50%
Location : Mounted On Side Wall
Explanation : One Unit

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Electrical		\$50,900
Total		\$50,900
Importance Code B		\$50,900
Total		\$50,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$24,300			
Interior Architecture	\$2,000			
Electrical				\$19,400
Mechanical	\$100			
Site Pavements	\$4,500			
Total	\$30,900			\$19,400
Importance Code A	\$24,300			
Importance Code B	\$100			\$19,400
Importance Code C	\$6,500			
Total	\$30,900			\$19,400



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

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

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									
	Exterior Walls								
	Concrete Masonry Unit	75%	Now	\$20,500	LIFE	* *	5	\$3,000	
		Diagonal Cracks, Extent : Moderate, Area Affected : 15%							
		Location : Corners							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Metal: Cage/Fence	25%	Now	\$3,800	2034	* *	5	\$3,500	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%							
		Location : At Grade Level On South Elevation							
Windows									
	Metal Louvers	100%			2032	* *	10		
Roof									
	Not Accessible	100%							
Interior									
	Floors								
	Cast in Place Concrete	100%			LIFE	* *	5	\$4,700	
Interior Walls									
	Concrete Masonry Unit	100%	Now	\$2,000	LIFE	* *	5	\$1,700	
		Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Interior West Wall							
Ceilings									
	Exposed Concrete	100%			LIFE	* *	5	\$300	
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	100%	Now	\$4,500	2034	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
Air Circuit Breaker		100%			2029	\$5,000	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 5000 Ampere And One 3000 Ampere Main Disconnect Switch Fed To Building D And Service Bridge									
Switchgear / Switchboard									
Air Circuit Breaker		100%			2029	\$50,900	5		
Raceway									
Busway		50%			2027	\$2,800	1		
Conduit		50%			2029	\$2,800	1		

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Molded Case Bkrs	100%			2028	\$7,800	5		
Wiring									
	Thermoplastic	100%			2029	\$6,900	1		
Lighting									
Interior Lighting									
	Fluorescent	100%			2024	\$15,200	10	\$1,300	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout									
Exterior Lighting									
	HID	50%			2024	\$2,800	10		
	No Component	50%							

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

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$4,470,700	\$306,100
Interior Architecture	\$1,381,900	\$314,400
Electrical	\$1,436,800	\$379,900
Mechanical		\$479,500
Site Enclosure	\$44,200	
Site Pavements	\$264,800	
Total	\$7,598,400	\$1,479,800
Importance Code A	\$4,539,500	\$365,700
Importance Code B	\$2,565,200	\$1,114,100
Importance Code C	\$493,700	
Total	\$7,598,400	\$1,479,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$39,500			
Interior Architecture	\$39,400			\$900
Electrical	\$66,000	\$6,500	\$6,400	\$7,500
Mechanical	\$4,800	\$1,000	\$8,800	\$1,000
Total	\$149,700	\$7,500	\$15,300	\$9,500
Importance Code A	\$44,200	\$1,000	\$1,200	\$1,000
Importance Code B	\$97,200	\$6,500	\$14,100	\$8,500
Importance Code C	\$8,300			
Total	\$149,700	\$7,500	\$15,300	\$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
PIER 42 TERMINAL
Asset # : 2404

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	8%	Now	\$100,700	LIFE	* *	5	\$7,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : South Facade								
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
	Location : South Facade								
	Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Fiberglass Panel	15%	Now	\$67,100	2031	* *	5	\$41,300	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Staining/Discoloring, Extent : Moderate, Area Affected : 75%								
	Location : Throughout								
	Metal Panel	25%	Now	\$82,500	2038	* *	5	\$68,800	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Metal Sect. OHD	25%	Now	\$358,100	2033	* *	5	\$57,300	
	Bent/Warped Elements, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Deformed/Dented, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Unit Inoperable, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : River Side Of Building								
	Explanation : East Side Of Building								
	Metal Coiling Doors	25%	Now	\$650,700	2033	* *	5	\$57,300	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Manhattan Side Of Building								
	Explanation : West Side Of Building								
	Window Wall	2%	Now	\$44,100	2038	* *	5	\$5,500	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
	Location : North Facade								
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 30%								
	Location : North Facade								

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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									
Windows	Aluminum	100%	Now	\$12,600	2027	\$41,800	5	\$500	1
Broken/Missing Elements, Extent : Severe, Area Affected : 100%									
Location : North Facade									
Roof									
Fiberglass Panel	10%	Now	\$27,000	2031	**	1			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Metal Panel	90%	Now	\$2,919,600	2048	**				
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Corrosion/Rusting, Extent : Moderate, Area Affected : 40%									
Location : Throughout									
Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Soffits									
Exposed Struc: Steel	100%	2-4	\$247,800	LIFE	**	5	\$39,700		
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Interior									
Floors	Cast in Place Concrete	95%	Now	\$467,400	LIFE	**	5	\$314,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%									
Location : Throughout									
Worn/Eroded, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Vinyl Tile	5%	Now	\$67,000	2038	**	3	\$2,800		
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%									
Location : Office									
Loose Units, Extent : Moderate, Area Affected : 50%									
Location : Office									
Worn/Eroded, Extent : Moderate, Area Affected : 50%									
Location : Office									
Interior Walls									
Ceramic Tile	1%			2031	**	5	\$900		
Concrete Masonry Unit	88%	2-4	\$184,700	LIFE	**	5	\$31,900		
Cracking/Crumbling, Extent : Light, Area Affected : 25%									
Location : Throughout									
Gypsum Board	10%	2-4	\$7,800	LIFE	**	5	\$5,400		
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Wood	1%			LIFE	**	5	\$3,600		

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
PIER 42 TERMINAL
Asset # : 2404

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileConcealSpLn	5%	Now	\$63,900	2048	* *	5	\$4,700	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 50%							
		Location : Office							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Office							
	Exposed Struc: Steel	90%	2-4	\$598,900	LIFE	* *			
		Water Penetration, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Plaster	5%	Now	\$31,100	LIFE	* *	5	\$4,700	
		Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
		Location : Throughout							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Staining/Discoloring, Extent : Severe, Area Affected : 25%							
		Location : Throughout							
Site Enclosure									
	Fence/Gates								
	Chain Link	100%	Now	\$44,200	2048	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Impact Damage, Extent : Severe, Area Affected : 25%							
		Location : Throughout							
Site Pavements									
	Parking/Driveway								
	Cast in Place Concrete	80%	Now	\$211,900	2033	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Potholes, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Sinking/Subsiding, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Tripping Hazard, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Cast in Place Concrete	20%	Now	\$53,000	2033	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Tripping Hazard, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost 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									
	Service Equipment								
	Molded Case Bkrs	84%	Now	\$68,800	2058	* *	5	\$1,100	
		Enclosure Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Not in Service, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Suspect Water Damage, Extent : Severe, Area Affected : 100%							
		Location : Electrical Room							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 2000 Amperes Main Disconnect Switch							
	Molded Case Bkrs	16%			2028	\$13,100	5	\$400	
Transformers									
	Dry Type	100%			2026	\$16,500	5	\$400	
		Not in Service, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical And Mechanical Room							
		Explanation : One 300 And One 150 Kilovolt-ampere 277/120 V							
Switchgear / Switchboard									
	Molded Case Bkrs	67%	Now	\$170,700	2058	* *	5	\$900	
		Enclosure Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Not in Service, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Suspect Water Damage, Extent : Severe, Area Affected : 100%							
		Location : Electrical Room							
	Molded Case Bkrs	33%			2028	\$84,100	5	\$900	
Raceway									
	Conduit	100%			2028	\$159,100	1		
Panelboards									
	Molded Case Bkrs	39%	0-2	\$79,000	2053	* *	5	\$500	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Ground Floor							
		Suspect Water Damage, Extent : Severe, Area Affected : 100%							
		Location : Ground Floor							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Ground Floor							
		Explanation : Not In Service							
	Molded Case Bkrs	61%			2027	\$123,600	5	\$1,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Not In Service							

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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									
Wiring									
	Braided Cloth	90%	2-4	\$313,800	2053	**	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	10%			2028	\$34,900	1		
Motor Controllers									
	Locally Mounted	100%	0-2	\$30,700	2048	**	5	\$300	
Aged Component, Extent : Moderate, Area Affected : 100%									
Location : Machinery Room									
Ground									
Grounding Devices									
	Generic	100%	2-4	\$9,900	LIFE	**	5	\$1,500	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Water Main									
Explanation : Corroded									
Lighting									
Interior Lighting									
	Fluorescent	65%	0-2	\$390,100	2038	**			
	Fluorescent	28%	Now	\$168,100	2038	**			
Damaged Fixtures, Extent : Severe, Area Affected : 100%									
Location : Ground Floor									
	Incandescent	7%	Now	\$56,000	2033	**	2	\$100	
Damaged Fixtures, Extent : Severe, Area Affected : 100%									
Location : Mechanical Room									
Egress Lighting									
	Emergency, Battery	50%	Now	\$71,100	2038	**			
Not Functioning, Extent : Severe, Area Affected : 100%									
Location : Ground Floor									
	Exit, Service	50%	Now	\$17,600	2038	**	1		
Not Functioning, Extent : Severe, Area Affected : 100%									
Location : Ground Floor									
Exterior Lighting									
	HID	30%			2023	\$119,400	10	\$100	
Not in Service, Extent : Light, Area Affected : 100%									
Location : Building Exterior									
	No Component	70%							
Alarm									
Fire/Smoke Detection									
	Generic, Digital	100%			2033	**	1-3	\$64,200	
Not in Service, Extent : Light, Area Affected : 100%									
Location : Machinery Room									

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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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%			2028	\$2,300	1		
		Not in Service, Extent : Light, Area Affected : 100%							
		Location : Incoming Gas Service Is Shut Off At Main							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Entire Building							
		Explanation : The Building Has Been Vacant For Many Years. All Mechanical Equipment Has Been Removed							
Conversion Equipment									
	Furnace	20%	0-2	\$4,600	2028	\$46,500	1	\$9,000	
		Not in Service, Extent : Moderate, Area Affected : 20%							
		Location : 1st Floor							
	No Component	80%							
Ventilation									
	Exhaust Fans								
	Wall Unit	5%			2023	\$1,800	2	\$200	
	No Component	95%							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2026	\$433,000	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Next To Office							
		Explanation : Incoming Water Service Is Shut Off At Main							
Water Heater									
	Gas Fired	10%	Now	\$100	2023	\$6,000	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 : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$562,500	\$739,300
Interior Architecture	\$116,000	\$234,100
Electrical	\$65,600	\$314,000
Mechanical		\$119,500
Total	\$744,200	\$1,406,900
Importance Code A	\$562,500	\$739,300
Importance Code B	\$181,600	\$667,600
Total	\$744,200	\$1,406,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$28,000		
Electrical	\$700	\$1,300	\$900	\$700
Mechanical	\$7,800	\$16,100	\$6,000	\$8,600
Total	\$8,600	\$45,400	\$6,900	\$9,300
Importance Code A	\$700	\$34,100	\$700	\$5,900
Importance Code B	\$7,900	\$11,300	\$6,200	\$3,400
Total	\$8,600	\$45,400	\$6,900	\$9,300



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	15%			LIFE	**	5	\$70,500		
Concrete Masonry Unit	20%	0-2	\$161,400	LIFE	**	5	\$11,700		
Diagonal Cracks, Extent : Severe, Area Affected : 25%									
Location : North And South Facades									
Horizontal Cracks, Extent : Severe, Area Affected : 25%									
Location : North And South Facades									
Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%									
Location : North And South Facades									
Water Penetration, Extent : Light, Area Affected : 10%									
Location : Throughout									
Fiberglass Panel	25%			2036	**	5	\$88,100		
Metal, Corrugated	20%			2037	**	1			
Metal/Glass Curt Wall	5%			LIFE	**	5	\$8,800		
Metal Coiling Doors	15%	Now	\$41,700	2032	**	5	\$22,000		
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : North And South Facades									
Deformed/Dented, Extent : Moderate, Area Affected : 15%									
Location : North And South Facades									
Windows									
Steel	100%	Now	\$228,200	2052	**	5	\$26,200		
Bent/Warped Elements, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Thermally Inefficient, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Roof									
Fiberglass Panel	15%			2030	\$112,100	1			
Metal Panel	10%			2032	**	10	\$28,000		
Spray-on Foam	75%	0-2	\$87,200	2027	\$436,200	5	\$76,500		
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%									
Location : Throughout - Bird Damage									
Interior									
Floors									
Cast in Place Concrete	100%	0-2	\$116,000	LIFE	**	5	\$234,100		
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Vegetation Growth, Extent : Severe, Area Affected : 15%									
Location : Within Control Joints									
Ceilings									
Exposed Struc: Steel	100%			LIFE	**				

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2037	* *	5	\$300	
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : Electrical Room						
			Explanation : 1200 Amperes						
	Transformers								
	Dry Type	100%			2032	* *	5	\$300	
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : Electrical Service Area						
			Explanation : One 75 Kilovolt-ampere						
	Raceway								
	Conduit	100%			2037	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2035	* *	5	\$2,100	
	Wiring								
	Thermoplastic	100%			2037	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2032	* *	5	\$500	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	100%			2032	* *	10	\$65,600	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Throughout						
			Explanation : Using T-8 Lamps						
	Egress Lighting								
	Exit, Service	50%			2027	\$12,400	1		
	No Component	50%							
	Exterior Lighting								
	HID	100%			2027	\$314,000	10	\$200	
Alarm									
	Security System								
	No Component	90%							
	Generic	10%			2027	\$25,200	1	\$3,000	
	Fire/Smoke Detection								
	No Component	90%							
	Generic, Digital	10%			2032	* *	1-3	\$4,900	
Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL
Asset # : 134

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	2%			2047	**	1		
	Natural Gas	98%			2047	**	1		
	Conversion Equipment								
	Furnace	20%			2032	**	1	\$7,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 1 Gas Fired Packaged Rooftop Unit							
	Radiant Heater	78%			2032	**	2	\$25,900	
		Other Observation, Extent : Light, Area Affected : 80%							
		Location : Throughout Warehouse							
		Explanation : 20 Gas Fired Infrared Heaters							
	No Component	2%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	**	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	5%			2035	**	2	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Rear Of Building							
		Explanation : Split Unit, Condensing Unit Section							
	Ext Pkg Unit - Heating/Cooling	20%			2032	**	2	\$900	
	No Component	75%							
	Terminal Devices								
	Fan Coil - 2 Pipe	5%			2035	**	1	\$1,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Above Ceiling							
		Explanation : Spilt Unit, Fan Coil Section							
	No Component	95%							
Ventilation									
	Exhaust Fans								
	Roof	50%	0-2	\$2,900	2027	\$58,000	2	\$900	
		Malfunctioning, Extent : Moderate, Area Affected : 20%							
		Location : Defective Controls 1 Of 6 Units							
		Noisy/Vibrating, Extent : Moderate, Area Affected : 30%							
		Location : Roof, 2 Of 6 Units							
	Wall Unit	30%			2027	\$7,500	2	\$700	
	No Component	20%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2047	**	1		
	Water Heater								
	Electric	100%			2025	\$61,500	4	\$600	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL
Asset # : 134

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

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

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

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Electrical		\$100		
Mechanical				
Total		\$100		
Importance Code A				
Importance Code B		\$100		
Total		\$100		



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

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

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

Exterior

Exterior Walls

Metal/Glass Curt Wall	50%			LIFE		**	5		
Metal Panel	50%			2047		**	5-10		

Windows

Aluminum	100%			2043		**	5		
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Roof

Metal Panel	100%			2040		**	10		
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Interior

Floors

Steel Plate	100%			LIFE		**	1		
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Interior Walls

Glass: Single Pane	50%			LIFE		**	5		
Metal Panel	50%			LIFE		**			

Ceilings

Metal Panel	100%			LIFE		**	5		
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Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Raceway

Conduit	100%			2027		\$3,900	1		
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Panelboards

Molded Case Bkrs	100%			2026		\$7,800	5		
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Wiring

Thermoplastic	100%			2027		\$8,500	1		
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Lighting

Interior Lighting

Fluorescent	100%			2032		**	10	\$100	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout

Explanation : T-8 Lamps

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

Heating

Energy Source

Electricity	100%			2053		**	1		
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Conversion Equipment

Radiant Heater	100%			2035		**	2		
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Air Conditioning

Energy Source

Electricity	100%			2049		**	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
SOUTH BROOKLYN MARINE TERMINAL GATEHOUSE/GUARDHOUSE
Asset # : 2282

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
	Window/Wall Unit	100%		2026	\$200	1		

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,760,200	\$46,500
Interior Architecture	\$1,286,900	
Electrical	\$103,700	
Mechanical	\$414,800	\$103,700
Total	\$3,565,700	\$150,200
Importance Code A	\$1,869,500	\$46,500
Importance Code B	\$1,168,600	\$103,700
Importance Code C	\$527,600	
Total	\$3,565,700	\$150,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$18,100			
Interior Architecture	\$45,600		\$72,300	\$2,700
Mechanical	\$26,400	\$1,900	\$4,500	\$1,900
Total	\$90,100	\$1,900	\$76,800	\$4,600
Importance Code A	\$29,300	\$1,000	\$1,000	\$1,000
Importance Code B	\$37,000	\$900	\$75,900	\$3,600
Importance Code C	\$23,900			
Total	\$90,100	\$1,900	\$76,800	\$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.

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	10%	Now	\$89,900	LIFE	* *	5	\$19,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Exposed Reinforcement, Extent : Severe, Area Affected : 15%								
	Location : West Facade								
	Spalling, Extent : Moderate, Area Affected : 20%								
	Location : North Facade								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Building Entire								
	Explanation : No Access - Report To Follow Is A Carryover From 2012 - No Sign Of Recent Work Done								
	Concrete Masonry Unit	10%	0-2	\$82,100	LIFE	* *	5	\$2,400	1
	Cracking/Crumbling, Extent : Severe, Area Affected : 60%								
	Location : Throughout								
	Masonry: Brick	60%	Now	\$360,900	LIFE	* *	5	\$22,900	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	\$11,500	2037	* *	5	\$7,200	1
	Broken/Missing Elements, Extent : Severe, Area Affected : 60%								
	Location : Throughout								
	Metal Coiling Doors	10%	Now	\$113,100	2032	* *	5	\$6,000	
	Corrosion/Rusting, Extent : Severe, Area Affected : 10%								
	Location : West Facade								
	Deformed/Dented, Extent : Moderate, Area Affected : 25%								
	Location : West Facade								
Windows									
	Aluminum	20%	0-2	\$81,200	2052	* *	5	\$900	1
	Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Steel	80%	Now	\$405,100	2052	* *	5	\$46,500	
	Bent/Warped Elements, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Thermally Inefficient, Extent : Severe, Area Affected : 100%								
	Location : Throughout								

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

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL 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	\$39,600	LIFE	* *	5	\$2,300	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	\$91,800	LIFE	* *	5	\$5,100	
	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	\$6,700	2032	* *	5	\$4,200	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
Roof									
	Modified Bitumen	100%	Now	\$496,600	2037	* *			
	Blisters, Extent : Moderate, Area Affected : 25%								
	Location : Over Second Floor								
	Vegetation Growth, Extent : Moderate, Area Affected : 25%								
	Location : Over Second Floor								
	Water Penetration, Extent : Moderate, Area Affected : 25%								
	Location : Over Tower								
Interior									
Floors									
	Carpet	15%	0-2	\$21,700	2023	\$72,300	3	\$8,200	
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 30%								
	Location : Throughout								
	Cast in Place Concrete	30%	Now	\$117,800	LIFE	* *	5	\$23,800	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
	Location : Boiler Room								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 80%								
	Location : Boiler Room								
	Ceramic Tile	5%	0-2	\$36,600	2042	* *	5	\$900	
	Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Terrazzo	50%	Now	\$263,300	LIFE	* *	5	\$14,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 100%								
	Location : Second Floor And Stairs								

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

Architecture		Current Repair		Future Replacement		Maintenance			
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	\$52,900	2042	**	5	\$900	
		Cracking/Crumbling, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	Concrete Masonry Unit	50%	0-2	\$426,100	LIFE	**	5	\$7,400	
		Cracking/Crumbling, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	Gypsum Board	15%	2-4	\$23,900	LIFE	**	5	\$3,300	
		Cracking/Crumbling, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	Plywood/Hardboard	30%	0-2	\$48,600	LIFE	**			
		Broken/Missing Elements, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
Ceilings									
	AcousTileConcealSpLn	20%	2-4	\$61,100	2047	**	5	\$4,500	
		Cracking/Crumbling, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	AcousTileSusp.Lay-In	60%	Now	\$183,300	2047	**	5	\$10,900	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Tower, Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
		Location : Tower, Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Tower							
	Exposed Concrete	20%	2-4	\$97,200	LIFE	**	5	\$1,100	
		Cracking/Crumbling, Extent : Severe, Area Affected : 100%							
		Location : Throughout							

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Not Accessible	100%							
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Not Accessible	100%							
	Egress Lighting								
	Not Accessible	100%							
	Exterior Lighting								
	HID	100%	Now	\$103,700	2037		* *		
	Not in Service, Extent : Severe, Area Affected : 100%								
	Location : Throughout The Perimeter								
Alarm									
	Security System								
	Not Accessible	100%							
	Fire/Smoke Detection								
	Not Accessible	100%							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	10%			2047	* *	1		
		Other Observation, Extent : Moderate, Area Affected : 60%							
		Location : First Floor, Tower And Rear Section							
		Explanation : Building Is Abandoned							
	Natural Gas	90%			2037	* *	1		
Conversion Equipment									
	Furnace	20%	Now	\$11,100	2037	* *	1	\$2,200	
		Not in Service, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
	Hot Water Boiler	60%	Now	\$109,300	2047	* *	1	\$6,500	
		Not in Service, Extent : Severe, Area Affected : 60%							
		Location : Boiler Room							
	No Component	20%							
Distribution									
	Hot Wtr Piping/Pump	100%			2043	* *	4	\$1,200	
		Not in Service, Extent : Moderate, Area Affected : 40%							
		Location : Various Locations							
Terminal Devices									
	Convactor/Radiator	60%			2040	* *	1	\$4,700	
	Fan Coil Unit/Heat	40%			2032	* *	1	\$3,100	

Air Conditioning

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2035	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	90%	Now	\$266,300	2037	* *	2	\$1,100	
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Roof							
	Window/Wall Unit	10%			2025	\$4,900	1		
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$13,500	
	Exhaust Fans								
	Roof	100%			2022	\$39,200	2	\$700	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2025	\$103,700	1		
	Water Heater								
	Gas Fired	100%			2021	\$14,400	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 : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : SOUTH BROOKLYN MARINE TERMINAL PIER BLDG.
Address : 39TH ST PIERSHED - BLDG #01
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0013.000 / 2416 **Yr Built/Renovated** : 1955 / 2012
Area Sq Ft : 349,550 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 10-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 662 **Lot** : 1 **BIN** : 3378173

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$5,312,100	\$1,343,400
Interior Architecture	\$3,582,000	\$1,034,200
Electrical	\$2,075,800	\$1,785,900
Mechanical	\$398,700	\$566,800
Total	\$11,368,600	\$4,730,200
Importance Code A	\$5,312,100	\$1,656,400
Importance Code B	\$5,628,600	\$3,036,900
Importance Code C	\$427,900	\$37,000
Total	\$11,368,600	\$4,730,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$3,000			
Interior Architecture	\$1,800			
Electrical	\$3,200	\$5,700	\$1,400	
Mechanical	\$42,100	\$45,100	\$48,700	\$33,600
Total	\$50,200	\$50,800	\$50,100	\$33,600
Importance Code A	\$4,800	\$5,500	\$1,800	\$900
Importance Code B	\$45,400	\$45,300	\$48,200	\$32,800
Total	\$50,200	\$50,800	\$50,100	\$33,600



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

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

Asset # : 2416

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	25%	Now	\$1,720,300	LIFE	* *	5	\$125,200	1
	Diagonal Cracks, Extent : Severe, Area Affected : 25%								
	Location : South Facade, West Entrance								
	Horizontal Cracks, Extent : Severe, Area Affected : 25%								
	Location : North And South Facades								
	Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 60%								
	Location : North Facade, South Facade								
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
	Location : North Facade, South Facade								
	Fiberglass Panel	20%	0-2	\$61,100	2036	* *	5	\$300,500	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
	Location : North And South Facades								
	Metal, Corrugated	20%	0-2	\$365,400	2037	* *	1		
	Corrosion/Rusting, Extent : Severe, Area Affected : 30%								
	Location : South Facade								
	Metal/Glass Curt Wall	5%			LIFE	* *	5	\$75,100	
	Metal Coiling Doors	15%	Now	\$1,422,300	2032	* *	5	\$187,800	
	Corrosion/Rusting, Extent : Severe, Area Affected : 50%								
	Location : North Facade, South Facade								
	Deformed/Dented, Extent : Severe, Area Affected : 50%								
	Location : North Facade, South Facade								
	Pre-Cast Concrete	15%	0-2	\$828,500	LIFE	* *	5	\$390,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
	Location : East Facade								
Windows									
	Aluminum	70%	Now	\$460,200	2035	* *	5	\$17,600	
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Steel	30%	Now	\$327,900	2035	* *	5	\$94,100	1
	Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
	Location : North Facade								
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 2416

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Parapets									
	Concrete Masonry Unit	3%	Now	\$1,600	LIFE	**	5	\$700	
		Diagonal Cracks, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Pre-Cast Concrete	2%	Now	\$1,400	LIFE	**	5	\$2,400	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : East Facade							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : East Facade							
	No Component	95%							
Roof									
	Fiberglass Panel	10%			2036	**	1		
	Metal Panel	10%			2040	**	10	\$43,500	
	Spray-on Foam	80%			2032	**	5	\$252,800	
Interior									
Floors									
	Asphalt Poured	5%	0-2	\$1,800	2032	**	5	\$6,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : East Entrance							
	Cast in Place Concrete	85%	Now	\$237,200	LIFE	**	5	\$957,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Vegetation Growth, Extent : Moderate, Area Affected : 15%							
		Location : Control Joints							
	Terrazzo	10%	Now	\$2,494,400	LIFE	**	5	\$40,200	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : 1st And 2nd Floors							
		Explanation : Offices Are Abandoned And Area In Severe Disrepair							
Interior Walls									
	Concrete Masonry Unit	10%	Now	\$427,900	LIFE	**	5	\$37,000	
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Perimeter Office Walls							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : 1st And 2nd Floors							
		Explanation : Offices Are Abandoned And Area In Severe Disrepair							
	No Component	90%							
Ceilings									
	AcousTileConcealSpLn	10%	Now	\$422,600	2047	**	5	\$31,300	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : 1st And 2nd Floor Offices							
		Explanation : Offices Are Abandoned And Area In Severe Disrepair							
	Exposed Struc: Steel	90%			LIFE	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 2416

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2047	* *	5	\$9,200	
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : Electrical Room						
			Explanation : 800 Amperes						
	Transformers								
	Dry Type	100%			2040	* *	5	\$1,300	
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : Electrical Service Area						
			Explanation : One 30 Kilovolt-ampere, 480vpri - 208/120vsec						
	Raceway								
	Conduit	95%			2027	\$624,400	1		
	Conduit	5%			2047	* *	1		
	Panelboards								
	Molded Case Bkrs	70%			2026	\$349,000	5	\$6,400	
	Molded Case Bkrs	30%			2043	* *	5	\$2,800	
	Wiring								
	Thermoplastic	80%			2027	\$812,500	1		
	Thermoplastic	20%			2047	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2025	\$30,700	5	\$2,400	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	100%	Now	\$2,075,800	2037	* *			
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : Throughout The Building						
			Explanation : Missing All Bulbs						
	Exterior Lighting								
	HID	100%			2032	* *	10	\$1,100	
			Recent Installation, Extent : Light, Area Affected : 100%						
			Location : Throughout The Building						

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

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

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

Asset # : 2416

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	5%			2025	\$131,500	1	\$8,600	
				Obsolete Equipment, Extent : Light, Area Affected : 100%					
				Location : Office Section Of Building					
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Office Section Of Building					
				Explanation : Building Expected To Be Renovated By Tenant					
	Radiant Heater	3%			2027	\$181,400	2	\$4,900	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Water Meter Rooms					
				Explanation : Electric Unit Heaters					
	No Component	92%							
Terminal Devices									
	Convector/Radiator	100%			2025	\$146,200	1	\$112,900	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Throughout Office Section Of Building					
				Explanation : Equipment To Be Upgraded By Propective Tenant					
Air Conditioning									
	Energy Source								
	Electricity	100%			2026	\$61,900	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	5%			2022	\$144,800	1	\$8,100	
				Obsolete Equipment, Extent : Moderate, Area Affected : 100%					
				Location : Office Section Of Building					
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Office Section Of Building					
				Explanation : Equipment To Be Upgraded By Propective Tenant					
	Window/Wall Unit	1%			2027	\$7,100	1		
				Recent Installation, Extent : Light, Area Affected : 100%					
				Location : Electrical Vault					
	No Component	94%							
Terminal Devices									
	Air Handler/Cool/Ht	5%			2022	\$11,500	1	\$10,800	
				Obsolete Equipment, Extent : Moderate, Area Affected : 100%					
				Location : Office Section Of Building					
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Office Section Of Building					
				Explanation : Equipment To Be Upgraded By Propective Tenant					
	No Component	95%							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	5%			2032	* *	1		
	No Component	95%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 2416

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing	Water Heater							
	Gas Fired	100%		2021	\$208,200	2	\$5,100	
		Other Observation, Extent : Moderate, Area Affected : 100%						
		Location : Office Section Of Building						
		Explanation : Equipment To Be Upgraded By Propective Tenant						
Sanitary Piping	Cast Iron	5%		LIFE	* *	1		
	No Component	95%						
	Storm Drain Piping							
	Cast Iron	100%		LIFE	* *	1		
	Fire Suppression	Standpipe						
Generic		100%		2047	* *	1-5	\$176,200	
Sprinkler								
Generic		100%		2047	* *	1-2	\$97,900	
Fire Pump								
	Generic	100%		2036	* *	1	\$65,300	
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : Water Meter Rooms						
		Explanation : Building Has Been Divided Into Two Sections						

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : SOUTH BROOKLYN MARINE TERMINAL SHED - BLDG N
Address : NEAR 39TH ST. PIERSHED
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0013.030 / 2503 **Yr Built/Renovated** : 1955 / 2012
Area Sq Ft : 113,246 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 11-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Floors x
Block : 662 **Lot** : 1 **BIN** : 3378174

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,802,200	\$164,400
Interior Architecture	\$764,700	\$457,700
Mechanical		\$110,400
Total	\$2,567,000	\$732,500
Importance Code A	\$1,802,200	\$203,600
Importance Code B	\$503,300	\$438,600
Importance Code C	\$261,500	\$90,300
Total	\$2,567,000	\$732,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$24,900			
Electrical		\$300		
Mechanical	\$5,900	\$4,200	\$6,600	\$4,200
Total	\$30,700	\$4,600	\$6,600	\$4,200
Importance Code A	\$25,100		\$200	
Importance Code B	\$5,700	\$4,600	\$6,300	\$4,200
Total	\$30,700	\$4,600	\$6,600	\$4,200



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
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	\$284,800	LIFE	* *	5	\$13,800	
	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								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Building entire								
	Explanation : No Access - Report To Follow Is A Carryover From 2012 - No Sign Of Recent Work Done								
	Fiberglass Panel	10%			2040	* *	5	\$20,700	
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Metal Panel	20%	Now	\$24,900	2047	* *	5	\$20,700	1
	Corrosion/Rusting, Extent : Severe, Area Affected : 25%								
	Location : Throughout								
	Deformed/Dented, Extent : Severe, Area Affected : 25%								
	Location : Throughout								
	Metal Coiling Doors	30%	Now	\$490,500	2032	* *	5	\$25,900	1
	Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
	Location : North Facade, South Facade								
	Corrosion/Rusting, Extent : Severe, Area Affected : 50%								
	Location : South Facade, North Facade								
Windows									
	Steel	100%	Now	\$1,027,000	2052	* *	5	\$117,900	1
	Bent/Warped Elements, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
	Corrosion/Rusting, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
	Glazing Broken/Cracked, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
	Thermally Inefficient, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
Roof									
	Metal Panel	20%			2047	* *	10	\$46,500	
	Not Accessible	80%							
Interior									
Floors									
	Cast in Place Concrete	100%	0-2	\$91,000	LIFE	* *	5	\$367,400	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								

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

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

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

Interior

Interior Walls

Concrete Masonry Unit	75%	0-2	\$261,500	LIFE	**	5	\$90,300
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*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

Masonry: Brick	25%			LIFE	**		
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Ceilings

Exposed Struc: Steel	25%			LIFE	**		
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Exposed Struc: Wood	75%	0-2	\$412,200	LIFE	**		
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*Dry Rot/Decay, Extent : Moderate, Area Affected : 25%**Location : Throughout**Split/Cracked, Extent : Moderate, Area Affected : 50%**Location : Throughout*

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

Under 600 Volts

Service Equipment

Not Accessible	100%
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Transformers

Not Accessible	100%
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Switchgear / Switchboard

Not Accessible	100%
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Raceway

Not Accessible	100%
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Panelboards

Not Accessible	100%
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Wiring

Not Accessible	100%
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Motor Controllers

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

Ground

Grounding Devices

Not Accessible	100%
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Stand-by Power

Transfer Switches

Not Accessible	100%
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Generators

Not Accessible	100%
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Batteries

Not Accessible	100%
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Fuel Storage

Not Accessible	100%
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Lighting

Interior Lighting

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Egress Lighting								
	Not Accessible	100%							
	Exterior Lighting								
	HID	100%			2032	* *	10	\$300	
				Recent Installation, Extent : Light, Area Affected : 100%					
				Location : Exterior					
Lightning Protection									
	Arresters/Cabling								
	Not Accessible	100%							
Alarm									
	Security System								
	Not Accessible	100%							
	Fire/Smoke Detection								
	Not Accessible	100%							
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	2%			2047	* *	1		
	No Component	98%							
	Conversion Equipment								
	Radiant Heater	2%			2027	\$39,200	2	\$1,100	
	No Component	98%							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2032	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
Fire Suppression									
	Sprinkler								
	Generic	100%			2037	* *	1-2	\$31,700	
	Fire Pump								
	Generic	100%	0-2	\$1,400	2030	\$71,200	1	\$19,000	
				Damaged, Extent : Moderate, Area Affected : 100%					
				Location : Sprinkler Room, Damaged Drive Coupling					
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Sprinkler Room					
				Explanation : Engine Driven Fire Pump					

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : SOUTH BROOKLYN MARINE TERMINAL TRANSFORMER BLDG. 'S'
Address : SECOND AVE AND 36TH ST
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0013.S00 / 2557 **Yr Built/Renovated** :
Area Sq Ft : 350 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 11-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Floors x
Block : 662 **Lot** : 1 **BIN** : 3345836

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$34,400			
Interior Architecture				
Electrical				
Mechanical				
Total	\$34,500			
Importance Code A	\$34,400			
Importance Code B				
Importance Code C				
Total	\$34,500			



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

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL 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	\$29,900	LIFE	* *	5	\$1,500	1
Diagonal Cracks, Extent : Severe, Area Affected : 10%								
Location : North East Corner								
Vertical Cracks, Extent : Severe, Area Affected : 25%								
Location : Southeast Corner								
Other Observation, Extent : Severe, Area Affected : 25%								
Location : Building Entire								
Explanation : Building Scheduled To Be Demolished - New Transformer Scheduled To Come Online In 2017								
Metal Coiling Doors	10%	Now	\$4,600	2040	* *	5	\$400	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : West Facade								
Deformed/Dented, Extent : Moderate, Area Affected : 25%								
Location : West Facade								
Windows								
Metal Louvers	100%			2030	\$300	10	\$100	
Roof								
Not Accessible	100%							
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	* *	5	\$1,200	
Interior Walls								
Concrete Masonry Unit	100%			LIFE	* *	5	\$100	
Ceilings								
Exposed Concrete	65%			LIFE	* *	5	\$100	
Exposed Struc: Steel	35%			LIFE	* *			
Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Not Accessible	100%							
Transformers								
Not Accessible	100%							
Switchgear / Switchboard								
Not Accessible	100%							
Feeders								
Not Accessible	100%							
Raceway								
Not Accessible	100%							
Under 600 Volts								
Service Equipment								
Not Accessible	100%							

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

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL TRANSFORMER BLDG. 'S'
Asset # : 2557

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Transformers								
	Not Accessible	100%							
	Switchgear / Switchboard								
	Not Accessible	100%							
	Raceway								
	Not Accessible	100%							
	Panelboards								
	Not Accessible	100%							
	Wiring								
	Not Accessible	100%							
	Motor Controllers								
	Not Accessible	100%							
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Not Accessible	100%							
	Egress Lighting								
	Not Accessible	100%							
	Exterior Lighting								
	HID	100%			2032	* *	10		
Lightning Protection									
	Arresters/Cabling								
	Not Accessible	100%							
Alarm									
	Security System								
	Not Accessible	100%							
	Fire/Smoke Detection								
	Not Accessible	100%							

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Not Accessible	100%							
Exhaust Fans								
Wall Unit	100%			2027	\$100	2		

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

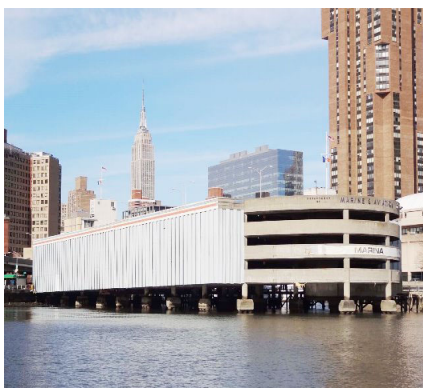
Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : 23RD ST. MARINA PKG. GARAGE BUILDING FOUNDATION
Address : 23RD ST. MARINA
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGSPR30.001 / 2666 **Yr Built/Renovated** : 1960 /
Area Sq Ft : 42,000 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 08-Feb-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 991 **Lot** : 50 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Piers		\$118,000
Total		\$118,000
Importance Code A		\$118,000
Total		\$118,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Piers	\$47,200		\$8,600	
Total	\$47,200		\$8,600	
Importance Code A	\$47,200		\$8,600	
Total	\$47,200		\$8,600	



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

DEPT. OF SMALL BUSINESS SERV. - 801
23RD ST. MARINA PKG. GARAGE BUILDING FOUNDATION
Asset # : 2666

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Deck								
Concrete	50%			LIFE	* *	5	\$39,100	
			Cracking, Extent : Light, Area Affected : 2% Location : Isolated Locations With Efflorescence Other Observation, Extent : Light, Area Affected : 2% Location : Concrete Deck Surface At Offshore End Of Pier Explanation : Map Cracking And Surface Spalling					
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+	\$24,200	LIFE	* *	5	\$100	
			Cracking, Extent : Moderate, Area Affected : 10% Location : Isolated Locations Throughout Discolor & Bleeding, Extent : Moderate, Area Affected : 10% Location : At Shotcrete Repairs And Isolated Locations Throughout Spalling, Extent : Moderate, Area Affected : 10% Location : Isolated Locations Throughout					
Steel	5%			2028	\$39,000	5	\$17,300	
			Corrosion, Extent : Light, Area Affected : 100% Location : Throughout					
Piles and Bracing								
Concrete	28%			LIFE	* *	5	\$37,200	
Concrete	2%	4+	\$23,000	LIFE	* *	5	\$2,700	
			Cracking, Extent : Light, Area Affected : 5% Location : One Isolated Pile At Offshore End Of Pier Spalling, Extent : Moderate, Area Affected : 5% Location : One Isolated Pile Near Center Of Pier					
Not Accessible	70%							

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : APPROACH PLATFORM PIER 4 BROOKLYN ARMY TERMINAL
Address : FOOT OF 58TH STREET
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR050.000 / 13548 **Yr Built/Renovated** : 1994 /
Area Sq Ft : 14,500 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 05-Aug-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 5778 **Lot** : 1 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Piers	\$39,300	\$1,000		
Total	\$39,300	\$1,000		
Importance Code A	\$39,300			
Importance Code C		\$1,000		
Total	\$39,300	\$1,000		



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

DEPT. OF SMALL BUSINESS SERV. - 801
APPROACH PLATFORM PIER 4 BROOKLYN ARMY TERMINAL
Asset # : 13548

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Structural Deck	Concrete	90%			LIFE	* *	5	\$24,300
		Cracking, Extent : Light, Area Affected : 2% Location : Isolated Throughout						
		Spalling, Extent : Light, Area Affected : 2% Location : Isolated Throughout						
	Not Accessible	10%						
	Deck Surface							
	Concrete	20%			2037	* *	5	\$2,000
	No Component	80%						
	Pile Caps							
	Concrete	95%			LIFE	* *	5	\$900
		Spalling, Extent : Light, Area Affected : 2% Location : Typical Throughout						
Piles and Bracing	Concrete	5%	4+	\$6,300	LIFE	* *	5	
		Spalling, Extent : Severe, Area Affected : 100% Location : At Southwest Corner End Of Sheet Pile Bulkhead						
	Piles and Bracing							
	Concrete	50%	4+	\$33,100	LIFE	* *	5	\$23,000
		Spalling, Extent : Light, Area Affected : 2% Location : Typical Throughout. Isolated Piles More Significant						
	Not Accessible	50%						
	Deck Elements							
	Railing							
	Steel	53%			2026			
		Corrosion, Extent : Light, Area Affected : 10% Location : Throughout Missing Coating, Extent : Light, Area Affected : 50% Location : Throughout						
Fencing		27%			2026		3	
	No Component	20%						

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : BERTHS 8, 8A, AND 8B
Address : MARKET ST BET DRY DOCKS 3 AND 5 BROOKLYN NAVY YARD
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR045.180 / 14872 **Yr Built/Renovated** : 2015 /
Area Sq Ft : 35,000 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 13-Oct-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Piers		\$65,200
Total		\$65,200
Importance Code A		\$65,200
Total		\$65,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Piers			\$19,200	
Total			\$19,200	
Importance Code A				
Importance Code B			\$19,200	
Total			\$19,200	



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

DEPT. OF SMALL BUSINESS SERV. - 801
BERTHS 8, 8A, AND 8B
Asset # : 14872

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Structural Deck	Concrete	100%		LIFE		**	5	\$65,200
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Entire Pier Completed 2015</i>						
	Pile Caps							
	Concrete	5%		LIFE		**	5	\$100
		<i>Discolor & Bleeding, Extent : Light, Area Affected : 10%</i>						
		<i>Location : At Exposed Ends Of Caps</i>						
	Not Accessible	95%						
	Piles and Bracing							
	Not Accessible	100%						
Fender	Wales and Chocks							
	Timber	100%		2043		**	4	\$34,500
	Piles							
	Timber	25%		2043		**	4	\$4,000
	Not Accessible	75%						
	Pile Cluster							
	Timber	25%		2033		**	4-10	
	Not Accessible	75%						
Deck Elements	Coping/Curb							
	Timber	100%		LIFE		**		
Mechanical/ Plumbing	Water Supply							
	Galvanized Steel	100%		2026				

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : E. MIDTOWN WATERFRONT ESPLANADE WATERSIDE PIER
Address : EAST RIVER 38TH TO 41ST STS.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGSP025.068 / 4110 **Yr Built/Renovated** : 2016 /
Area Sq Ft : 34,895 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 02-Aug-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 970 **Lot** : 14 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Piers		\$65,000
Total		\$65,000
Importance Code A		\$65,000
Total		\$65,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Piers	\$2,700			
Total	\$2,700			
Importance Code A				
Importance Code B	\$2,700			
Total	\$2,700			



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

DEPT. OF SMALL BUSINESS SERV. - 801
E. MIDTOWN WATERFRONT ESPLANADE WATERSIDE PIER
Asset # : 4110

Piers		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural Deck	Concrete	100%		LIFE	**		5	\$65,000	
		Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Throughout							
	Pile Caps	100%		LIFE	**		5	\$2,300	
	Concrete	Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Throughout							
	Piles and Bracing	25%		LIFE	**		5	\$27,600	
	Concrete	Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Throughout							
	Not Accessible	75%							
Fender	Wales and Chocks	8%		2041	**		4	\$6,100	
	Timber	Recent Replace Evident, Extent : Light, Area Affected : 100% Location : At North And South End Of Platform							
	No Component	92%							
	Piles	6%		2041	**		4	\$2,100	
	Timber	Recent Replace Evident, Extent : Light, Area Affected : 100% Location : At North And South End Of Platform							
	No Component	92%							
	Not Accessible	2%							
Deck Elements									
	Railing	100%		2027					
	Steel	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 : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : EAST RIVER ESPLANADE PILE SUPPORTED PLATFORM
Address : FROM NORTH SIDE PIER 11 TO SOUTH SIDE PIER 15
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR002.020 / 2580 **Yr Built/Renovated** :
Area Sq Ft : 44,650 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 03-Dec-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 36 **Lot** : 25 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Piers	\$223,400	\$144,400
Total	\$223,400	\$144,400
Importance Code A	\$223,400	\$105,900
Importance Code C		\$38,500
Total	\$223,400	\$144,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Piers	\$3,200			
Total	\$3,200			
Importance Code A				
Importance Code C	\$3,200			
Total	\$3,200			



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

DEPT. OF SMALL BUSINESS SERV. - 801
EAST RIVER ESPLANADE PILE SUPPORTED PLATFORM
Asset # : 2580

Piers		Current Repair			Future Replacement		Maintenance		
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%			2031	**	5	\$74,400	
		Corrosion, Extent : Light, Area Affected : 5%							
		Location : On Hardware							
		Other Observation, Extent : Moderate, Area Affected : 5%							
		Location : Near Pier 11							
		Explanation : Loose Deck Grating							
	Not Accessible	70%							
Deck Surface									
	Asphalt Pavers	70%			2040	**			
	Topsoil	10%			2026	\$38,500	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	15%			LIFE	**	4-5	\$30,000	
		Other Observation, Extent : Moderate, Area Affected : 10%							
		Location : Above Water							
		Explanation : Section Loss							
	Timber	5%	2-4	\$186,200	LIFE	**	4-5	\$10,000	
		Displaced Elements, Extent : Severe, Area Affected : 100%							
		Location : Isolated Timber Piles							
	Not Accessible	60%							
Deck Elements									
	Railing								
	Steel	100%			2025				

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

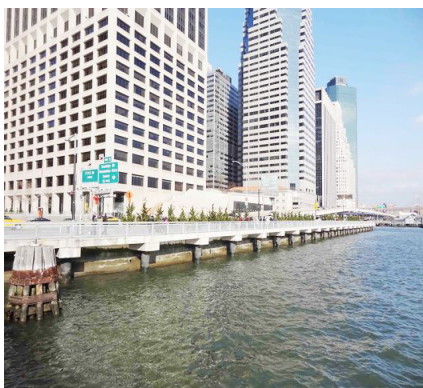
Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : EAST RIVER ESPLANADE PILE SUPPORTED PLATFORM
Address : BATTERY MARITIME BLDG NORTH TO NORTH SIDE OF OLD SLIP
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBS0057.000 / 14655 **Yr Built/Renovated** :
Area Sq Ft : 9,584 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 08-Dec-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 2 **Lot** : 23 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Piers		\$44,200
Total		\$44,200
Importance Code A		\$44,200
Total		\$44,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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 PILE SUPPORTED PLATFORM
Asset # : 14655

Piers		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
Deck									
	Concrete	40%			LIFE	**	5	\$7,100	
	No Component	5%							
	Not Accessible	55%							
Deck Surface									
	Asphalt	95%			2040	**	5	\$10,000	
	No Component	5%							
Pile Caps									
	Concrete	95%			LIFE	**	5	\$600	
	No Component	5%							
Piles and Bracing									
	Steel	30%			LIFE	**	5	\$44,200	
		Corrosion, Extent : Light, Area Affected : 10%							
		Location : Isolated In Top 2 Feet Of Piles							
	No Component	5%							
	Not Accessible	65%							
Deck Elements									
Railing									
	Steel	95%			2026				
	No Component	5%							

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : EAST RIVER ESPLANADE PILE SUPPORTED PLATFORM
Address : EAST RIVER, 17TH ST TO 18TH ST IN FRONT OF ASSET 4083
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBS0058.000 / 14656 **Yr Built/Renovated** :
Area Sq Ft : 7,300 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 25-Jan-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 991 **Lot** : 29 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Piers	\$608,500	\$837,500
Total	\$608,500	\$837,500
Importance Code A	\$566,900	\$67,300
Importance Code B		\$728,500
Importance Code C	\$41,700	\$41,700
Total	\$608,500	\$837,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Piers	\$7,300			\$25,300
Total	\$7,300			\$25,300
Importance Code A				
Importance Code B	\$7,300			\$25,300
Total	\$7,300			\$25,300



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

DEPT. OF SMALL BUSINESS SERV. - 801
EAST RIVER ESPLANADE PILE SUPPORTED PLATFORM
Asset # : 14656

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Deck								
Concrete	35%			LIFE	* *	5	\$4,800	
	<i>Cracking, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Not Accessible	65%							
Deck Surface								
Brick Pavers	100%			2036	* *	5	\$83,300	
	<i>Other Observation, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Isolated</i>							
	<i>Explanation : Loose Bricks</i>							
Pile Caps								
Concrete	100%			LIFE	* *	5	\$500	
	<i>Cracking, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Piles and Bracing								
Steel	60%	4+	\$566,900	LIFE	* *	5	\$67,300	
	<i>Corrosion, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Above Mlw</i>							
Not Accessible	40%							
Fender								
Wales and Chocks								
Timber	100%			2036	* *	4	\$39,600	
Piles								
Timber	60%			2036	* *	4	\$11,000	
Not Accessible	40%							
Deck Elements								
Railing								
Steel	95%			2025			\$692,100	
Steel	5%	4+	\$7,300	2027			\$36,400	
	<i>Broken, Extent : Severe, Area Affected : 75%</i>							
	<i>Location : Temporary Repair 200 Feet From North</i>							

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : FULTON FERRY LANDING PIER
Address : 1 OLD FULTON STREET
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0031.000 / 4337 **Yr Built/Renovated** : 1850 / 1995
Area Sq Ft : 13,013 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 16-Oct-2015 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed :
Block : 25 **Lot** : 1 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Piers	\$23,700			\$700
Total	\$23,700			\$700
Importance Code A				
Importance Code B				\$700
Importance Code C	\$23,700			
Total	\$23,700			\$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
FULTON FERRY LANDING PIER
Asset # : 4337

Piers		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
Deck									
	Concrete	5%			LIFE	**	5	\$1,200	
	Not Accessible	95%							
Deck Surface									
	Concrete	1%			2036	**	5	\$100	
				Cracking, Extent : Light, Area Affected : 2%					
				Location : Isolated					
	Stone Pavers	3%			2036	**			
	Timber	90%			2036	**	5	\$47,200	
				Surface Wearing/Scaling, Extent : Light, Area Affected : 2%					
				Location : Isolated Throughout					
				Other Observation, Extent : Light, Area Affected : 2%					
				Location : Isolated Throughout					
				Explanation : Loose Connections					
	No Component	6%							
Pile Caps									
	Concrete	15%			LIFE	**	5	\$100	
				Spalling, Extent : Light, Area Affected : 2%					
				Location : Isolated					
	Not Accessible	85%							
Piles and Bracing									
	Concrete	30%			LIFE	**	5	\$12,400	
				Erosion, Extent : Light, Area Affected : 10%					
				Location : Isolated In Tidal Zone					
	Not Accessible	70%							
Fender									
Piles									
	Timber	15%			2036	**	4	\$1,500	
				Rotting/Splitting, Extent : Light, Area Affected : 30%					
				Location : Above Mlw Elevation					
				Worn, Extent : Light, Area Affected : 20%					
				Location : Tidal Zone					
	No Component	70%							
	Not Accessible	15%							
Deck Elements									
Railing									
	Steel	100%			2025				

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : HARBOR CHARLIE CONCRETE WHARF, PIER
Address : FOOT OF 63RD ST.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR032.010 / 13544 **Yr Built/Renovated** :
Area Sq Ft : 15,000 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 05-Aug-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 5778 **Lot** : 1 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Piers	\$18,800			
Total	\$18,800			
Importance Code A	\$13,700			
Importance Code B	\$5,100			
Total	\$18,800			



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

DEPT. OF SMALL BUSINESS SERV. - 801
HARBOR CHARLIE CONCRETE WHARF, PIER
Asset # : 13544

Piers		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
Deck									
	Concrete	100%			LIFE	**	5	\$28,000	
Cracking, Extent : Light, Area Affected : 5%									
Location : Throughout									
Other Observation, Extent : Light, Area Affected : 5%									
Location : Isolated									
Explanation : Annulus Void Between Cap And Pile									
Pile Caps									
	Concrete	100%			LIFE	**	5	\$1,000	
Cracking, Extent : Light, Area Affected : 5%									
Location : Throughout									
Piles and Bracing									
	Concrete	65%			LIFE	**	5	\$30,900	
	Concrete	5%	4+	\$13,700	LIFE	**	5	\$2,400	
Spalling, Extent : Moderate, Area Affected : 75%									
Location : Northeast Pile									
	Not Accessible	30%							
Coping/Curb									
	Concrete	100%			LIFE	**			
Cracking, Extent : Light, Area Affected : 5%									
Location : Throughout									
Fender									
Wales and Chocks									
	Timber	20%			2037	**	4	\$5,000	
	No Component	80%							
Piles									
	Timber	30%			2037	**	4	\$3,500	
	Timber	5%	Now	\$2,300	2037	**	4	\$400	
Loose Connections, Extent : Severe, Area Affected : 100%									
Location : One Fender Pile Disconnected From Wharf Face									
	No Component	30%							
	Not Accessible	35%							
Electrical									
Lighting Fixture									
	Sodium	100%			2022				

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : HIGH LEVEL DECK (WHARF)
Address : FOOT OF E 96TH ST TO NO. SIDE E 94TH ST. SUB 2 A/T, SUB 1 BL
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR099.000 / 13847 **Yr Built/Renovated** :
Area Sq Ft : 6,295 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 29-Dec-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 1573 **Lot** : 52 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Piers	\$303,200	\$474,100
Total	\$303,200	\$474,100
Importance Code A	\$303,200	
Importance Code B		\$474,100
Total	\$303,200	\$474,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Piers				
Total				
Importance Code A				
Total				



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

DEPT. OF SMALL BUSINESS SERV. - 801
HIGH LEVEL DECK (WHARF)
Asset # : 13847

Piers		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural Deck								
Concrete	10%	4+	\$38,500	LIFE	**	5	\$1,200	
	Spalling, Extent : Moderate, Area Affected : 50%							
	Location : Offshore Surface Entire Length And Undermining Railing Bases Throughout Length							
Concrete	50%			LIFE	**	5	\$5,900	
	Cracking, Extent : Moderate, Area Affected : 25%							
	Location : Throughout With Efflorescence							
Not Accessible	40%							
Pile Caps								
Timber	25%	4+	\$83,400	LIFE	**	4	\$12,400	
	Rotting/Splitting, Extent : Light, Area Affected : 100%							
	Location : Outboard Ends Of Pile Caps And Along Line Cap							
Timber	15%	Now	\$50,000	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	\$131,300	LIFE	**	4-5	\$7,100	
	Broken, Extent : Severe, Area Affected : 50%							
	Location : Braces Throughout							
	Rotting/Splitting, Extent : Moderate, Area Affected : 100%							
	Location : Isolated At Abandoned Hardware Holes And In Tidal Zone							
Not Accessible	50%							
Deck Elements								
Deck Surface								
Asphalt Pavers	100%			2032	**	5		
	Cracking, Extent : Light, Area Affected : 10%							
	Location : Intermittent Longitudinal Cracking Throughout							
	Settlement, Extent : Moderate, Area Affected : 30%							
	Location : Offshore 3 Feet For Full Length Of Asset							
Railing								
Steel	100%			2027	\$474,100			
	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 : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : HIGH-LEVEL DECK (WHARF) INFRONT OF ASSET 13854
Address : NO. SIDE OF CON ED FACILITY AT FOOT OF W 201 ST HARLEM RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR061.000 / 13803 **Yr Built/Renovated** :
Area Sq Ft : 1,790 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 03-Nov-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2184 **Lot** : 997 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Piers	\$304,800	
Total	\$304,800	
Importance Code A	\$170,100	
Importance Code B	\$134,700	
Total	\$304,800	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Piers	\$65,300			
Total	\$65,300			
Importance Code A	\$53,300			
Importance Code B	\$12,000			
Total	\$65,300			



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

DEPT. OF SMALL BUSINESS SERV. - 801
HIGH-LEVEL DECK (WHARF) 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+	\$153,100	LIFE	**	5	\$6,800	
Aging, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Rotting/Splitting, Extent : Moderate, Area Affected : 20%								
Location : Isolated Throughout And At Ends Of Stringers								
Timber	10%	Now	\$17,000	LIFE	**	5	\$800	
Broken, Extent : Moderate, Area Affected : 100%								
Location : At North End Of Dock								
Other Observation, Extent : Severe, Area Affected : 50%								
Location : At Center Of Deck								
Explanation : Fire Damage								
Pile Caps								
Timber	80%			LIFE	**	4	\$11,300	
Rotting/Splitting, Extent : Moderate, Area Affected : 10%								
Location : At Ends Of Pile Caps								
Timber	15%	2-4	\$14,200	LIFE	**	4	\$2,100	
Rotting/Splitting, Extent : Severe, Area Affected : 100%								
Location : At Southern Pile Cap Of Wharf								
Timber	5%	Now	\$4,700	LIFE	**	4	\$700	
Rotting/Splitting, Extent : Severe, Area Affected : 100%								
Location : Severe Rot At Offshore Ends Of Timber Pile Caps								
Piles and Bracing								
Timber	35%			LIFE	**	4-5	\$2,800	
Rotting/Splitting, Extent : Light, Area Affected : 20%								
Location : Throughout Tidal Zone And Above Mhw Elevation								
Timber	15%	2-4	\$22,400	LIFE	**	4-5	\$1,200	
Rotting/Splitting, Extent : Severe, Area Affected : 100%								
Location : Partial Bearing And Rot In Tidal Zone On Timber Piles								
Timber	20%	Now	\$11,900	LIFE	**	4-5	\$1,600	
Other Observation, Extent : Severe, Area Affected : 10%								
Location : At Tops Of Timber Piles, Throughout Asset								
Explanation : Non-bearing								
Not Accessible	30%							
Fender								
Wales and Chocks								
Timber	100%	Now	\$75,100	2043	**	4	\$8,800	
Missing Part, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Piles								
Timber	100%	Now	\$59,500	2043	**	4	\$4,100	
Broken, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Rotting/Splitting, Extent : Severe, Area Affected : 80%								
Location : Throughout								

Deck Elements

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

DEPT. OF SMALL BUSINESS SERV. - 801
HIGH-LEVEL DECK (WHARF) INFRONT OF ASSET 13854
Asset # : 13803

Piers		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements									
	Coping/Curb								
	Timber	40%	4+	\$4,800	LIFE		* *		
		Rotting/Splitting, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Timber	60%	Now	\$7,200	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 : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : HIGH-LEVEL DECK AND TIM DOLPHINS HARLEM RIVER DRIVE
Address : W 157 TO W 160 ST HARLEM RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGSP052.000 / 13821 **Yr Built/Renovated** :
Area Sq Ft : 27,750 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 18-Nov-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2105 **Lot** : 51 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Piers	\$512,800	\$2,636,800
Total	\$512,800	\$2,636,800
Importance Code A	\$80,000	\$128,000
Importance Code B	\$73,700	\$1,125,700
Importance Code C	\$359,200	\$1,383,000
Total	\$512,800	\$2,636,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Piers	\$84,700	\$15,300	\$400	\$1,200
Total	\$84,700	\$15,300	\$400	\$1,200
Importance Code A	\$41,900			
Importance Code B	\$19,900		\$400	\$1,200
Importance Code C	\$22,900	\$15,300		
Total	\$84,700	\$15,300	\$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 AND TIM DOLPHINS HARLEM RIVER DRIVE
Asset # : 13821

Piers		Current Repair			Future Replacement		Maintenance		Priority
System Component Type		% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Deck	Concrete	2%	4+	\$20,400	LIFE	**	5	\$1,000	
		Spalling, Extent : Moderate, Area Affected : 5% Location : At 75 Feet And 560 Feet From South							
	Concrete	38%			LIFE	**	5	\$19,600	
		Discolor & Bleeding, Extent : Light, Area Affected : 20% Location : Efflorescence At Deck Joints Between Deck Planks							
	Not Accessible	60%							
	Deck Surface Asphalt	100%			2037	**	5	\$30,600	
		Cracking, Extent : Light, Area Affected : 2% Location : Above Pilecaps Throughout Surface Wearing/Scaling, Extent : Light, Area Affected : 50% Location : Throughout							
	Pile Caps Concrete	75%			LIFE	**	5	\$1,400	
		Cracking, Extent : Light, Area Affected : 30% Location : Isolated Corrosion Cracks Throughout Discolor & Bleeding, Extent : Light, Area Affected : 20% Location : Isolated Throughout Spalling, Extent : Light, Area Affected : 5% Location : Throughout At Edges							
	Concrete	25%	4+	\$80,000	LIFE	**	5	\$500	
		Cracking, Extent : Moderate, Area Affected : 10% Location : Horizontal Cracking With Delamination And Rust Staining, Along Bottom Of Pile Caps At Isolated Caps Spalling, Extent : Moderate, Area Affected : 20% Location : Throughout At Offshore Ends							
Fender Buffer	Piles and Bracing Steel	30%	4+	\$21,500	LIFE	**	5	\$128,000	
		Corrosion, Extent : Moderate, Area Affected : 50% Location : Tidal Zone Missing Coating, Extent : Moderate, Area Affected : 50% Location : Tidal Zone							
	Not Accessible	70%							
	Rubber	10%			2031	**	4-5	\$2,900	
		Other Observation, Extent : Moderate, Area Affected : 50% Location : Isolated At Hardware Of Tire Fender System Explanation : Corrosion Of Attachment Hardware							
Fender Buffer	No Component	90%							

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

DEPT. OF SMALL BUSINESS SERV. - 801
HIGH-LEVEL DECK AND TIM DOLPHINS HARLEM RIVER DRIVE
Asset # : 13821

Piers		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender									
	Wales and Chocks								
	Steel	15%	Now	\$73,700	2043	* *	3-5	\$5,600	
				Buckling, Extent : Severe, Area Affected : 10%					
				Location : At Impact Location North End Of Wale					
				Corrosion, Extent : Severe, Area Affected : 100%					
				Location : Throughout					
	No Component	85%							
Pile Cluster									
	Timber	60%			2029	\$1,077,700	4-10	\$374,000	
				Other Observation, Extent : Moderate, Area Affected : 33%					
				Location : Throughout Tidal Zone					
				Explanation : Corrosion Of Cable Wrapping					
	Timber	20%	4+	\$359,200	2033	* *	4	\$15,300	
				Loose Wrapping, Extent : Severe, Area Affected : 33%					
				Location : Several Bottom Cable Wraps In Tidal Zone					
				Rotting/Splitting, Extent : Severe, Area Affected : 5%					
				Location : Isolated At Timber Located Above Mlw					
	No Component	20%							
Deck Elements									
	Railing								
	Steel	3%	4+	\$6,800	2026	\$33,800			
				Corrosion, Extent : Light, Area Affected : 100%					
				Location : At North End Of Asset					
				Missing Coating, Extent : Severe, Area Affected : 100%					
				Location : At North End Of Asset					
	Steel	97%			2026	\$1,092,000			
				Missing Coating, Extent : Light, Area Affected : 5%					
				Location : Throughout					
Coping/Curb									
	Concrete	5%	4+	\$12,100	LIFE	* *			
				Exposed Reinforcement, Extent : Moderate, Area Affected : 50%					
				Location : At Roadside Of Parapet, 150 Feet From South And Isolated					
				Spalling, Extent : Moderate, Area Affected : 50%					
				Location : At Roadside Of Parapet, 150 To 200 Feet From South And Isolated Others					
	Concrete	95%			LIFE	* *			
				Cracking, Extent : Light, Area Affected : 10%					
				Location : At Roadside And Riverside Throughout					

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : NAVY HOMEPORT CONCRETE PIER
Address : FOOT OF WAVE STREET AND MURRAY HULBERT STREET
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DGS0047.030 / 13504 **Yr Built/Renovated** :
Area Sq Ft : 131,595 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 13-Feb-2019 **Landmark Status** : NONE
Areas Surveyed :
Block : 487 **Lot** : 100 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Piers	\$171,600	\$110,300
Total	\$171,600	\$110,300
Importance Code A	\$110,300	\$110,300
Importance Code B	\$61,200	
Total	\$171,600	\$110,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Piers	\$31,700		\$21,800	
Total	\$31,700		\$21,800	
Importance Code B	\$31,700		\$21,800	
Total	\$31,700		\$21,800	



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

DEPT. OF SMALL BUSINESS SERV. - 801
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 : Isolated Locations In Deck Surface</i>							
	Not Accessible	55%							
Piles and Bracing									
	Not Accessible	100%							
Fender Buffer	Rubber	20%	Now	\$61,200	2045	* *	4-5	\$9,800	
		<i>Broken, Extent : Severe, Area Affected : 40%</i>							
		<i>Location : Two Fenders With Severe Impact Damage</i>							
		<i>Missing Part, Extent : Severe, Area Affected : 60%</i>							
	Rubber	80%			2033	* *	4-5	\$69,700	
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		98%			LIFE	* *			
		<i>Spalling, Extent : Light, Area Affected : 2%</i>							
		<i>Location : Isolated Locations</i>							
	Concrete	2%	Now	\$23,000	LIFE	* *			
		<i>Spalling, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : Northwest Corner Of Pier</i>							

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

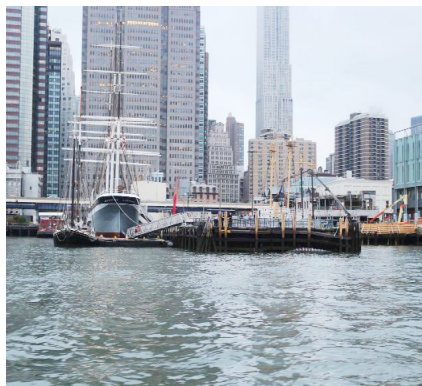
Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : PIER 16, EAST RIVER
Address : PIER 16 EAST RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGSP003.010 / 1769 **Yr Built/Renovated** : 1902 /
Area Sq Ft : 40,713 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 26-Sep-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 73 **Lot** : 8 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Piers	\$671,200	\$1,070,000
Total	\$671,200	\$1,070,000
Importance Code A	\$117,300	\$41,700
Importance Code B	\$326,000	\$861,000
Importance Code C	\$227,900	\$167,200
Total	\$671,200	\$1,070,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Piers	\$49,700	\$23,700	\$2,700	
Total	\$49,700	\$23,700	\$2,700	
Importance Code A	\$19,500			
Importance Code B	\$30,200	\$500	\$2,700	
Importance Code C		\$23,200		
Total	\$49,700	\$23,700	\$2,700	



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

DEPT. OF SMALL BUSINESS SERV. - 801
PIER 16, EAST RIVER
Asset # : 1769

Piers		Current Repair			Future Replacement		Maintenance		
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	\$14,900	LIFE	**	5	\$1,500	
		Corrosion of Reinforcement, Extent : Severe, Area Affected : 10%							
		Location : Corroded Strands Within Spalls							
		Spalling, Extent : Moderate, Area Affected : 10%							
		Location : Deck Soffit Between Bents 18-20 And 48-49							
	Not Accessible	45%							
Deck Surface									
	Brick Pavers	10%			2037	**	5	\$46,500	
		Surface Wearing/Scaling, Extent : Light, Area Affected : 1%							
		Location : Isolated At Inshore Concrete Brick Pavers							
	Timber	75%			2037	**	5	\$123,100	
	Timber	10%	2-4	\$113,500	2043	**	5	\$8,200	
		Cracking, Extent : Light, Area Affected : 60%							
		Location : Throughout							
		Surface Wearing/Scaling, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Not Accessible	5%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location :							
		Explanation : Under Cafe And Under Museum							
Firewalls									
	Concrete	8%			LIFE	**	5	\$400	
	Concrete	2%	Now	\$4,500	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+	\$117,300	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	\$5,600	2043	* *	4-5	\$900	
		Missing Part, Extent : Severe, Area Affected : 100% Location : East End Of Pier On Ferry Fender Posts							
	Rubber	5%			2037	* *	4-5	\$1,600	
	No Component	90%							
Wales and Chocks									
	Timber	85%			2037	* *	4	\$73,300	
		Rotting/Splitting, Extent : Light, Area Affected : 20% Location : Throughout							
	Timber	15%	Now	\$36,800	2043	* *	4	\$8,600	
		Rotting/Splitting, Extent : Severe, Area Affected : 40% Location : Above Mhw Throughout Worn, Extent : Severe, Area Affected : 50% Location : At Vertical 12x12 At East Face Of Pier							
Piles									
	Timber	20%	Now	\$155,700	2043	* *	4	\$5,300	
		Broken, Extent : Severe, Area Affected : 100% Location : Throughout							
	Timber	10%	2-4	\$77,800	2043	* *	4	\$2,700	
		Rotting/Splitting, Extent : Severe, Area Affected : 25% Location : Throughout Worn, Extent : Severe, Area Affected : 30% Location : Above Mlw Throughout							
	Timber	20%			2031	* *	4	\$5,300	
		Worn, Extent : Moderate, Area Affected : 25% Location : In Tidal Zone							
	Not Accessible	50%							
Pile Cluster									
	Timber	100%	Now	\$52,800	2029	\$105,700	4	\$4,500	
		Broken, Extent : Severe, Area Affected : 100% Location : Two Clusters At East End Of Pier							
Deck Elements									

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

DEPT. OF SMALL BUSINESS SERV. - 801
PIER 16, EAST RIVER
Asset # : 1769

Piers		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements									
	Railing								
	Steel	40%	4+	\$40,500	2028	\$405,200			
		Displaced Elements, Extent : Light, Area Affected : 100%							
		Location : Isolated Throughout Impact Damage							
		Loose Connections, Extent : Moderate, Area Affected : 50%							
		Location : Throughout At Bolted Connections With Timber Deck							
		Missing Coating, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Steel	40%			2026	\$405,200			
		Missing Coating, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Steel	5%	Now	\$15,200	2026	\$50,600			
		Broken, Extent : Severe, Area Affected : 100%							
		Location : On The North Face							
	No Component	15%							

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : PIER 35
Address : EAST RIVER, PIER 35 EAST OF RUTGERS SLIP
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGSP005.031 / 1770 **Yr Built/Renovated** :
Area Sq Ft : 27,677 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 28-Jul-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 241 **Lot** : 13 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Piers		\$85,100
Total		\$85,100
Importance Code A		\$85,100
Total		\$85,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Piers	\$36,300		\$3,500	
Total	\$36,300		\$3,500	
Importance Code A				
Importance Code B	\$36,300		\$3,500	
Total	\$36,300		\$3,500	



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

DEPT. OF SMALL BUSINESS SERV. - 801

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)	
Structural Deck	Concrete	50%			LIFE	**	5	\$25,800
				Cracking, Extent : Light, Area Affected : 1%				
				Location : Minor Shrinkage Cracking At Underside Of Deck And On Top Of Deck				
				Spalling, Extent : Light, Area Affected : 1%				
				Location : Isolated At Underside Of Precast Deck Planks				
	Under Construction	50%						
Pile Caps	Concrete	80%			LIFE	**	5	\$1,500
				Cracking, Extent : Light, Area Affected : 20%				
				Location : Throughout				
				Spalling, Extent : Light, Area Affected : 5%				
				Location : Isolated At Bottom Edges And Along Pile Cap Faces				
	Not Accessible	20%						
Piles and Bracing	Steel	20%			LIFE	**	5	\$85,100
				Corrosion, Extent : Light, Area Affected : 10%				
				Location : Above Mean Low Water				
				Damaged Concrete Jacket, Extent : Light, Area Affected : 5%				
				Location : Above Mean Low Water				
	Not Accessible	80%						
Fender	Wales and Chocks							
	Timber	60%			2037	**	4	\$19,600
	Timber	40%	Now	\$29,800	2037	**	4	\$8,700
				Loose Connections, Extent : Moderate, Area Affected : 35%				
				Location : Southeast Corner				
				Missing Part, Extent : Severe, Area Affected : 35%				
				Location : Throughout				
Piles	Timber	70%			2031	**	4	\$7,000
				Worn, Extent : Light, Area Affected : 10%				
				Location :				
	Not Accessible	30%						

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : PIER 36
Address : EAST RIVER BET CLINTON AND MONTGOMERY STS.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGSP005.032 / 1771 **Yr Built/Renovated** :
Area Sq Ft : 342,515 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 09-Feb-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 241 **Lot** : 13 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Piers	\$1,944,100	\$3,389,600
Total	\$1,944,100	\$3,389,600
Importance Code A	\$1,805,900	\$2,194,100
Importance Code B		\$1,087,400
Importance Code C	\$138,200	\$108,100
Total	\$1,944,100	\$3,389,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Piers	\$16,900			\$38,400
Total	\$16,900			\$38,400
Importance Code A				
Importance Code B	\$16,900			\$38,400
Total	\$16,900			\$38,400



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 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
	Concrete	5%	4+	\$104,800	LIFE	**	5	\$31,900
	Spalling, Extent : Severe, Area Affected : 10%							
	Location : At Bottom Of Edge Beam And Underside Of Deck							
	Other Observation, Extent : Severe, Area Affected : 10%							
	Location : Isolated Locations At Bottom Of Edge Beam							
	Explanation : Delamination							
	Not Accessible	45%						
Deck Surface	Asphalt	20%			2036	**	5	\$75,600
	Cracking, Extent : Light, Area Affected : 2%							
	Location : Throughout							
	Concrete	45%			2036	**	5	\$105,500
	Cracking, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
	Spalling, Extent : Light, Area Affected : 5%							
	Location : Isolated Throughout							
	Surface Wearing/Scaling, Extent : Moderate, Area Affected : 10%							
	Location : Inside Building							
	Other Observation, Extent : Light, Area Affected : 5%							
	Location : Isolated Throughout							
	Explanation : Delamination							
	Concrete	15%	4+	\$47,700	2036	**	5	\$17,600
	Spalling, Extent : Severe, Area Affected : 5%							
	Location : Isolated Locations Inside And Outside Of Building							
	Other Observation, Extent : Severe, Area Affected : 5%							
	Location : At Spalls Both Inside And Outside Of Building							
	Explanation : Exposed Reinforcement							
	No Component	20%						
Pile Caps	Concrete	65%			LIFE	**	5	\$15,000
	Cracking, Extent : Light, Area Affected : 25%							
	Location : Throughout							
	Spalling, Extent : Light, Area Affected : 20%							
	Location : Throughout							
	Concrete	35%	4+	\$1,036,200	LIFE	**	5	\$8,100
	Cracking, Extent : Moderate, Area Affected : 30%							
	Location : Throughout Along North And South Faces							
	Discolor & Bleeding, Extent : Moderate, Area Affected : 25%							
	Location : At Bottom Of Pile Caps Throughout							
	Spalling, Extent : Moderate, Area Affected : 25%							
	Location : At Bottom Of Pile Caps 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 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	20%			LIFE	**	5	\$1,053,200	
		Corrosion, Extent : Light, Area Affected : 2%							
		Location : Splash Zone							
	Steel	15%	4+	\$664,900	LIFE	**	5	\$789,900	
		Corrosion, Extent : Moderate, Area Affected : 30%							
		Location : Splash Zone And Near Mean Low Water							
	Not Accessible	65%							
Fender									
	Buffer								
	Rubber	80%			2036	**	4-5	\$28,500	
	No Component	20%							
Wales and Chocks									
	Timber	80%			2036	**	4	\$59,100	
	No Component	20%							
Piles									
	Timber	28%			2036	**	4	\$9,600	
		Worn, Extent : Light, Area Affected : 5%							
		Location : Tidal Zone							
		Other Observation, Extent : Moderate, Area Affected : 75%							
		Location : Throughout							
		Explanation : Corrosion Of Chain							
	Timber	2%	Now	\$4,000	2036	**	4	\$700	
		Broken, Extent : Severe, Area Affected : 5%							
		Location : Chain Connections At North End Of Pier							
	No Component	20%							
	Not Accessible	50%							
Deck Elements									
	Railing								
	Steel	78%			2025	\$1,060,200			
	Steel	2%	4+	\$2,700	2025	\$27,200			
		Broken, Extent : Moderate, Area Affected : 10%							
		Location : Top Rail Near Northeast Corner Of Pier							
	Fencing	10%			2028	\$7,700	3	\$100	
	No Component	10%							
Coping/Curb									
	Concrete	80%			LIFE	**			
		Cracking, Extent : Light, Area Affected : 2%							
		Location : Isolated Locations							
	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 : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : PIER 4 BROOKLYN ARMY TERMINAL
Address : SOUTH SIDE OF FOOT OF 58TH ST.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR052.000 / 13647 **Yr Built/Renovated** : 1997 /
Area Sq Ft : 195,000 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 02-Sep-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 5778 **Lot** : 1 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Piers	\$632,100	\$3,249,900
Total	\$632,100	\$3,249,900
Importance Code A	\$112,400	\$428,700
Importance Code B	\$453,000	\$2,754,500
Importance Code C	\$66,700	\$66,700
Total	\$632,100	\$3,249,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Piers	\$3,300			\$400
Total	\$3,300			\$400
Importance Code A				
Importance Code B	\$3,300			\$400
Total	\$3,300			\$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%			2037	**	5	\$133,500	
	<i>Cracking, Extent : Light, Area Affected : 5%</i> <i>Location : Along Centerline Of Pier</i>							
Pile Caps Concrete	98%			LIFE	**	5	\$12,800	
	<i>Erosion, Extent : Light, Area Affected : 10%</i> <i>Location : Along Pier Fascias</i>							
Concrete	2%	4+	\$112,400	LIFE	**	5	\$300	
	<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 2%</i> <i>Location : Along South Pier Fascia</i> <i>Spalling, Extent : Moderate, Area Affected : 2%</i> <i>Location : Along South Pier Fascia</i>							
Piles and Bracing Concrete	40%			LIFE	**	5	\$247,000	
	<i>Spalling, Extent : Light, Area Affected : 5%</i> <i>Location : Isolated Throughout</i>							
Not Accessible	60%							
	<i>Other Observation, Extent : Light, Area Affected : 0%</i> <i>Location :</i> <i>Explanation : Below Water Surface</i>							
Fender								
Wales and Chocks								
Timber	2%			2037	**	4	\$4,500	
Timber	2%	Now	\$25,600	2043	**	4	\$3,000	
	<i>Broken, Extent : Severe, Area Affected : 50%</i> <i>Location : Isolated Throughout</i> <i>Displaced Elements, Extent : Severe, Area Affected : 50%</i> <i>Location : Isolated Throughout</i>							
Timber	18%	2-4	\$230,400	2043	**	4	\$27,000	
	<i>Cracking, Extent : Moderate, Area Affected : 30%</i> <i>Location : Throughout</i> <i>Rotting/Splitting, Extent : Severe, Area Affected : 25%</i> <i>Location : At Ends Of Chocks Throughout</i>							
No Component	78%							

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

DEPT. OF SMALL BUSINESS SERV. - 801
PIER 4 BROOKLYN ARMY TERMINAL
Asset # : 13647

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fender								
Piles								
Steel	2%	4+	\$1,800	2031	* *	3-5	\$12,300	
	Corrosion, Extent : Moderate, Area Affected : 75%							
	Location : Throughout Tidal And Splash Zone							
	Other Observation, Extent : Moderate, Area Affected : 50%							
	Location : Both Offshore Donut Fenders							
	Explanation : Mod Corrosion And Loose Fender Elementson Donut Piles							
Timber	7%	4+	\$142,000	2043	* *	4	\$4,800	
	Rotting/Splitting, Extent : Light, Area Affected : 5%							
	Location : Throughout							
No Component	76%							
Not Accessible	15%							
	Other Observation, Extent : Light, Area Affected : 0%							
	Location :							
	Explanation : Below Water Surface							
Deck Elements								
Railing								
Steel	100%	4+	\$55,100	2026	\$2,754,500			
	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 : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : PIER 42
Address : EAST RIVER @CLINTON ST AND SOUTH ST VIADUCT
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBS0006.010 / 1772 **Yr Built/Renovated** : 1961 /
Area Sq Ft : 120,262 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 09-Feb-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 241 **Lot** : 18 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Piers	\$681,800	\$92,400
Total	\$681,800	\$92,400
Importance Code A	\$681,800	\$92,400
Total	\$681,800	\$92,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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)	
Structural Deck	Concrete	5%			LIFE	**	5	\$11,200
		Surface Wearing/Scaling, Extent : Light, Area Affected : 10% Location : Throughout East Apron						
	Concrete	5%	4+	\$110,400	LIFE	**	5	\$11,200
		Corrosion of Reinforcement, Extent : Severe, Area Affected : 10% Location : Isolated Locations At Bottom Of Edge Beam Exposed Reinforcement, Extent : Severe, Area Affected : 10% Location : Isolated Locations At At Bottom Of Edge Beam Spalling, Extent : Severe, Area Affected : 10% Location : Isolated Locations At Bottom Of Edge Beam						
	Not Accessible	90%						
Pile Caps	Concrete	80%			LIFE	**	5	\$6,500
	Concrete	2%	2-4	\$41,600	LIFE	**	5	\$200
		Spalling, Extent : Severe, Area Affected : 15% Location : At Bottoms Of Longitudinal Pile Caps						
	Concrete	18%	4+	\$374,200	LIFE	**	5	\$1,500
		Other Observation, Extent : Severe, Area Affected : 15% Location : At Bottoms Of Longitudinal Pile Caps And At East Ends Of Transverse Pile Caps Explanation : Delamination						
Piles and Bracing	Concrete Encased Steel	30%			LIFE	**		
	Steel	5%	4+	\$155,600	LIFE	**	5	\$92,400
		Corrosion, Extent : Moderate, Area Affected : 30% Location : Above Mean Low Water						
	Not Accessible	65%						
Fender Buffer	Rubber	10%			2036	**	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 : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : PIER 79 LINCOLN TUNNEL VENT
Address : 39TH ST AND HUDSON RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR039.000 / 13485 **Yr Built/Renovated** :
Area Sq Ft : 48,060 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 02-Feb-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 665 **Lot** : 14 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Piers		\$36,900
Total		\$36,900
Importance Code A		\$36,900
Total		\$36,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Piers	\$6,600			
Total	\$6,600			
Importance Code A				
Importance Code C	\$6,600			
Total	\$6,600			



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

DEPT. OF SMALL BUSINESS SERV. - 801
PIER 79 LINCOLN TUNNEL VENT
Asset # : 13485

Piers		Current Repair		Future Replacement		Maintenance			
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	40%			2036	**	5	\$13,200	
	Not Accessible	60%							
Pile Caps									
	Concrete	30%			LIFE	**	5	\$1,000	
	Cracking, Extent : Light, Area Affected : 15%								
	Location : Throughout And At Southwest Corner Of Pier								
	Erosion, Extent : Light, Area Affected : 10%								
	Location : Isolated Along Bottom Edge, West Face Of Pier								
	Spalling, Extent : Moderate, Area Affected : 10%								
	Location : Isolated At Southwest Corner Of Pier								
	Not Accessible	70%							
Piles and Bracing									
	Concrete Encased Steel	15%			LIFE	**			
	Steel	5%			LIFE	**	5	\$36,900	
	Other Observation, Extent : Light, Area Affected : 5%								
	Location : Splash Zone								
	Explanation : H- Pile, Corrosion								
	Not Accessible	80%							
Deck Elements									
Railing									
	Steel	60%			2025				
	No Component	40%							

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

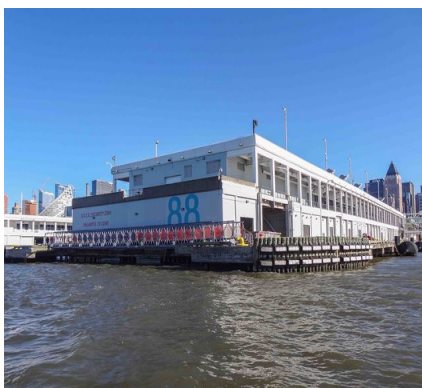
Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : PIER 88 PASSENGER SHIP TERM.
Address : W 48TH ST AND HUDSON RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR040.000 / 13486 **Yr Built/Renovated** :
Area Sq Ft : 248,040 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 24-Jan-2018 **Landmark Status** : NONE
Areas Surveyed :
Block : 1107 **Lot** : 12 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Piers	\$70,600	\$1,816,900
Total	\$70,600	\$1,816,900
Importance Code A		\$1,040,000
Importance Code B	\$70,600	\$776,900
Total	\$70,600	\$1,816,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Piers	\$19,300	\$1,500	\$10,300	\$2,600
Total	\$19,300	\$1,500	\$10,300	\$2,600
Importance Code A			\$10,300	
Importance Code B	\$19,300	\$1,500		\$2,600
Total	\$19,300	\$1,500	\$10,300	\$2,600



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

DEPT. OF SMALL BUSINESS SERV. - 801
PIER 88 PASSENGER SHIP TERM.
Asset # : 13486

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Structural Deck	Concrete	60%		LIFE		**	5	\$277,300
		Cracking, Extent : Light, Area Affected : 25%						
		Location : Hairline Map Cracking And Scaling Top Of Exposed Deck						
	Steel	1%		2033		**	5	\$20,700
		Recent Replace Evident, Extent : Light, Area Affected : 100%						
		Location : Bridge At Offshore Face						
	Not Accessible	39%						
	Pile Caps							
	Concrete	40%		LIFE		**	5	\$6,700
		Spalling, Extent : Moderate, Area Affected : 5%						
		Location : South Side Inshore Pile Cap						
	No Component	15%						
	Not Accessible	45%						
Piles and Bracing	Steel	20%		LIFE		**	5	\$762,700
	No Component	15%						
	Not Accessible	65%						
Fender Buffer	Pneumatic Fenders	100%		2027		\$706,300		
	Wales and Chocks							
	Rubber	5%	4+	\$2,800	2042	**		
		Other Observation, Extent : Moderate, Area Affected : 25%						
		Location : Two Broken Units On Northwest Corner						
		Explanation : Broken						
	No Component	95%						
	Piles							
	Steel	15%		2042		**	3-5	\$151,800
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : Adjacent To Floating Fenders						
		Explanation : Fender Support Racks						
	Timber	5%		2038		**	4	\$4,400
	No Component	80%						
Deck Elements	Coping/Curb							
	Concrete	5%		LIFE		**		
	Timber	80%		LIFE		**		
		Other Observation, Extent : Moderate, Area Affected : 50%						
		Location : Throughout						
		Explanation : Wear, Aging						
	Timber	5%	Now	\$13,900	LIFE	**		
		Broken, Extent : Severe, Area Affected : 100%						
		Location : South Side Of Pier Near Southwest Corner, 20 Feet Long						
	No Component	10%						

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : PIER 90 PASSENGER SHIP TERM.
Address : W 50TH ST AND HUDSON RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR041.000 / 13487 **Yr Built/Renovated** :
Area Sq Ft : 131,250 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 24-Jan-2018 **Landmark Status** : NONE
Areas Surveyed :
Block : 1109 **Lot** : 21 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Piers	\$1,453,200	\$358,600
Total	\$1,453,200	\$358,600
Importance Code A	\$840,400	\$311,500
Importance Code B	\$421,400	
Importance Code C	\$191,500	\$47,100
Total	\$1,453,200	\$358,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Piers	\$31,100	\$44,800		\$29,300
Total	\$31,100	\$44,800		\$29,300
Importance Code A				
Importance Code B	\$31,100	\$44,800		\$29,300
Total	\$31,100	\$44,800		\$29,300



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

DEPT. OF SMALL BUSINESS SERV. - 801
PIER 90 PASSENGER SHIP TERM.
Asset # : 13487

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Deck								
Concrete	55%			LIFE	**	5	\$134,500	
	Cracking, Extent : Light, Area Affected : 25%							
	Location : Along Pier Perimeter							
	Surface Wearing/Scaling, Extent : Moderate, Area Affected : 80%							
	Location : Along Pier Perimeter							
Concrete	5%			LIFE	**	5	\$12,200	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Offshore Dolphin Structure							
Not Accessible	40%							
Deck Surface Asphalt	65%	4+	\$191,500	2038	**	5	\$47,100	
	Surface Wearing/Scaling, Extent : Light, Area Affected : 10%							
	Location : Isolated Gouges Throughout							
Not Accessible	35%							
Pile Caps								
Timber	25%	4+	\$347,800	LIFE	**	4	\$257,800	
	Rotting/Splitting, Extent : Light, Area Affected : 5%							
	Location : Periodic Throughout							
No Component	30%							
Not Accessible	45%							
Piles and Bracing								
Steel	5%			LIFE	**	5	\$100,900	
Timber	15%	4+	\$492,600	LIFE	**	4-5	\$88,200	
	Rotting/Splitting, Extent : Moderate, Area Affected : 10%							
	Location : Above Waterline And At Fasteners							
Not Accessible	80%							
Fender Facing								
Timber	30%	4+	\$82,100	2044	**	3	\$26,300	
	Other Observation, Extent : Severe, Area Affected : 60%							
	Location : Along Concrete Bulkhead							
	Explanation : Impact Damage, Missing Components, Deteriorated							
Timber	70%	0-2	\$191,600	2038	**	3	\$61,400	
	Broken, Extent : Severe, Area Affected : 100%							
	Location : Along Concrete Bulkhead							

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

DEPT. OF SMALL BUSINESS SERV. - 801
PIER 90 PASSENGER SHIP TERM.
Asset # : 13487

Piers		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender									
	Wales and Chocks								
	Timber	15%	0-2	\$31,100	2044	* *	4	\$18,200	
		Displaced Elements, Extent : Severe, Area Affected : 50%							
		Location : Isolated Along Pier Perimeter							
		Rotting/Splitting, Extent : Severe, Area Affected : 50%							
		Location : Typical Along Pier Perimeter							
	Timber	60%			2038	* *	4	\$109,100	
		Worn, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	No Component	25%							
Piles									
	Timber	15%	Now	\$147,800	2038	* *	4	\$8,400	
		Broken, Extent : Severe, Area Affected : 25%							
		Location : Offshore Face And Isolated North And South Faces							
		Rotting/Splitting, Extent : Moderate, Area Affected : 25%							
		Location : Top Of Piles And Periodic Throughout							
		Worn, Extent : Moderate, Area Affected : 50%							
		Location : Periodic Throughout							
	Timber	30%			2038	* *	4	\$25,200	
	No Component	25%							
	Not Accessible	30%							
Deck Elements									
	Railing								
	Steel	5%			2028				
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Offshore Face							
		Explanation : Steel Bullrail							
	No Component	95%							

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : PIER 92 PASSENGER SHIP TERM.
Address : W 52ND ST. AND HUDSON RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR042.000 / 13488 **Yr Built/Renovated** :
Area Sq Ft : 93,000 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 24-Jan-2018 **Landmark Status** : NONE
Areas Surveyed :
Block : 1109 **Lot** : 30 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Piers	\$1,949,100	\$147,000
Total	\$1,949,100	\$147,000
Importance Code A	\$1,061,800	\$147,000
Importance Code B	\$887,200	
Total	\$1,949,100	\$147,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Piers				\$4,400
Total				\$4,400
Importance Code A				
Importance Code B				\$4,400
Total				\$4,400



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

DEPT. OF SMALL BUSINESS SERV. - 801
PIER 92 PASSENGER SHIP TERM.
Asset # : 13488

Piers		Current Repair			Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Deck	Concrete	50%	4+	\$569,000	LIFE	**	5	\$86,600	
		Cracking, Extent : Moderate, Area Affected : 60%							
		Location : Around Perimeter Apron							
		Spalling, Extent : Moderate, Area Affected : 10%							
		Location : Around Perimeter Apron							
		Surface Wearing/Scaling, Extent : Light, Area Affected : 80%							
		Location : Throughout Interior Top Of Deck							
	Not Accessible	50%							
Pile Caps	Timber	50%	4+	\$492,800	LIFE	**	4	\$365,400	
		Rotting/Splitting, Extent : Severe, Area Affected : 10%							
		Location : Beneath Pile Cluster Supports							
	Not Accessible	50%							
Piles and Bracing	Timber	20%			LIFE	**	4-5	\$83,300	
		Recent Repair Evident, Extent : Light, Area Affected : 10%							
		Location : Numerous Epoxy Jackets Installed							
		Rotting/Splitting, Extent : Light, Area Affected : 10%							
		Location : Above Waterline And At Fasteners							
	Not Accessible	80%							
Fender Facing	Timber	20%	4+	\$123,500	2044	**	3	\$13,200	
		Broken, Extent : Moderate, Area Affected : 75%							
		Location : Along Inshore South Side At Bulkhead							
	No Component	80%							
Wales and Chocks	Timber	60%	2-4	\$467,400	2044	**	4	\$54,700	
		Broken, Extent : Severe, Area Affected : 25%							
		Location : Typical Throughout							
		Worn, Extent : Severe, Area Affected : 60%							
		Location : Typical Throughout							
	No Component	40%							
Piles	Timber	40%	4+	\$49,400	2038	**	4	\$16,800	
		Rotting/Splitting, Extent : Moderate, Area Affected : 10%							
		Location : Typical Throughout							
	Timber	20%	Now	\$246,900	2044	**	4	\$8,400	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Offshore And South Faces							
	No Component	40%							

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : PIER 94 PIERS 92/94 LLC
Address : W 54TH ST AND HUDSON RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR043.000 / 13489 **Yr Built/Renovated** :
Area Sq Ft : 122,150 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 27-Sep-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 1109 **Lot** : 5 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Piers	\$1,687,500	\$267,400
Total	\$1,687,500	\$267,400
Importance Code A		\$267,400
Importance Code B	\$1,687,500	
Total	\$1,687,500	\$267,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Piers				\$2,200
Total				\$2,200
Importance Code A				
Importance Code B				\$2,200
Total				\$2,200



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

DEPT. OF SMALL BUSINESS SERV. - 801
PIER 94 PIERS 92/94 LLC
Asset # : 13489

Piers		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
Deck									
	Concrete	75%			LIFE	**	5	\$170,700	
	Not Accessible	25%							
Pile Caps									
	Concrete	20%			LIFE	**	5	\$1,600	
	Timber	80%			LIFE	**	4	\$767,800	
Piles and Bracing									
	Concrete	25%			LIFE	**	5	\$96,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Concrete Extensions And Encasements On Timber Piles							
	Not Accessible	75%							
Fender									
Facing									
	Timber	10%	Now	\$208,200	2043	**	3	\$6,700	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : At West End							
		Missing Part, Extent : Severe, Area Affected : 100%							
		Location : At West End							
	No Component	90%							
Wales and Chocks									
	Timber	90%	Now	\$354,700	2043	**	4	\$83,000	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Missing Part, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Rotting/Splitting, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	No Component	10%							
Piles									
	Timber	90%	Now	\$1,124,500	2043	**	4	\$38,400	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Missing Part, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	No Component	10%							
Deck Elements									
Railing									
	Fencing	85%			2029		3		
	No Component	15%							

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

DEPT. OF SMALL BUSINESS SERV. - 801
PIER 94 PIERS 92/94 LLC
Asset # : 13489

Piers		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements									
	Coping/Curb								
	Concrete	5%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Northwest Corner Of Pier									
Explanation : Masonry Cmu Spill Protection Wall Around Fuel Tank									
	Timber	15%			LIFE		* *		
	No Component	80%							

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : PILE SUPPORTED PLATFORM UNDER NICKS LOBSTER BLDG
Address : 2777 FLATBUSH AVE MILL BASIN
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR026.65A / 14148 **Yr Built/Renovated** :
Area Sq Ft : 4,000 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 15-Sep-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 8591 **Lot** : 980 **BIN** :

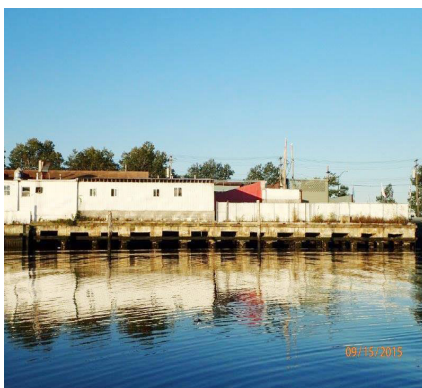
CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Piers	\$47,800			\$3,700
Total	\$47,800			\$3,700
Importance Code A	\$47,100			
Importance Code B				\$3,700
Importance Code C	\$700			
Total	\$47,800			\$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
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)	
Structural Deck	Concrete	25%			LIFE	**	5	\$1,900
		Cracking, Extent : Light, Area Affected : 25%						
		Location : Throughout Deck Soffit						
		Discolor & Bleeding, Extent : Light, Area Affected : 25%						
		Location : Efflorescence Throughout Deck Soffit						
	Not Accessible	75%						
		Other Observation, Extent : Light, Area Affected : 0%						
		Location : Approximately Half Of The Deck Soffit Is Covered With Shotcrete						
		Explanation : Shotcrete						
	Deck Surface Asphalt	50%			2030	\$7,500	5	\$2,200
		Cracking, Extent : Light, Area Affected : 10%						
		Location : Throughout						
	Asphalt	5%	Now	\$700	2042	**	5	\$100
		Broken, Extent : Severe, Area Affected : 60%						
		Location : At Northern End						
	No Component	45%						
Pile Caps	Concrete	75%			LIFE	**	5	\$200
		Other Observation, Extent : Light, Area Affected : 35%						
		Location : Encasements On Several Pile Caps						
		Explanation : Shotcrete Repair Evident						
	Concrete	25%	2-4	\$28,800	LIFE	**	5	\$100
		Exposed Reinforcement, Extent : Moderate, Area Affected : 25%						
		Location : Failing Shotcrete Repairs						
		Spalling, Extent : Light, Area Affected : 25%						
		Location : Isolated Previous Repairs Failing						
	Piles and Bracing Concrete	5%	2-4	\$18,200	LIFE	**	5	\$600
		Erosion, Extent : Severe, Area Affected : 10%						
		Location : At Tops Of Isolated Piles						
	Not Accessible	95%						
		Other Observation, Extent : Light, Area Affected : 0%						
		Location : All Piles Have Been Encased. No Defects Noted In Encasements.						
		Explanation : Concrete Encasements						
Fender	Wales and Chocks Timber	85%			2036	**	4	\$7,400
	No Component	15%						
	Deck Elements Railing							
	Fencing	65%			2028		3	
	No Component	35%						

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

Estimates are rounded to the nearest hundred dollars.

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

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

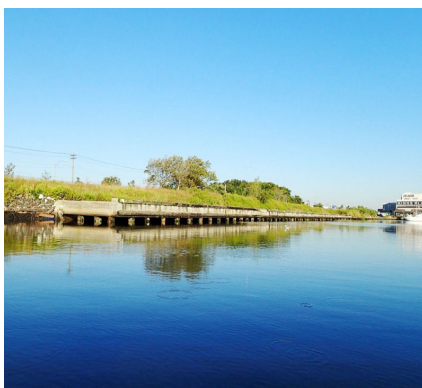
Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : PILE SUPPORTED WHARF BET. NICKS LOBSTER, KINGS PLAZA
Address : FLATBUSH AVE MILL BASIN
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR026.62A / 14147 **Yr Built/Renovated** :
Area Sq Ft : 18,480 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 01-Oct-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 8591 **Lot** : 980 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Piers	\$337,100	\$300,500
Total	\$337,100	\$300,500
Importance Code A	\$337,100	
Importance Code B		\$300,500
Total	\$337,100	\$300,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Piers	\$71,300	\$17,600		
Total	\$71,300	\$17,600		
Importance Code A	\$54,600			
Importance Code B	\$16,700	\$17,600		
Total	\$71,300	\$17,600		



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

DEPT. OF SMALL BUSINESS SERV. - 801
PILE SUPPORTED WHARF BET. NICKS LOBSTER, KINGS PLAZA
Asset # : 14147

Piers		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural Deck									
	Concrete	98%			LIFE	**	5	\$33,700	
		Cracking, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Spalling, Extent : Light, Area Affected : 5%							
		Location : Isolated Throughout							
	Concrete	2%	4+	\$22,600	LIFE	**	5	\$700	
		Spalling, Extent : Moderate, Area Affected : 25%							
		Location : Offshore Face Of Pier							
Pile Caps									
	Concrete	90%			LIFE	**	5	\$1,100	
	Concrete	10%	4+	\$31,900	LIFE	**	5	\$100	
		Spalling, Extent : Moderate, Area Affected : 100%							
		Location : Isolated Throughout							
Piles and Bracing									
	Concrete	20%	0-2	\$337,100	LIFE	**	5	\$11,700	
		Spalling, Extent : Severe, Area Affected : 100%							
		Location : In Tidal Zone, Isolated Throughout							
	Not Accessible	80%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location :							
		Explanation : Encased With Fiberglass Forms Remaining							
Fender									
	Wales and Chocks								
	Timber	90%			2030	\$300,500	4	\$52,700	
	Timber	10%	4+	\$16,700	2042	**	4	\$3,900	
		Rotting/Splitting, Extent : Severe, Area Affected : 100%							
		Location : Isolated Throughout							
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.*

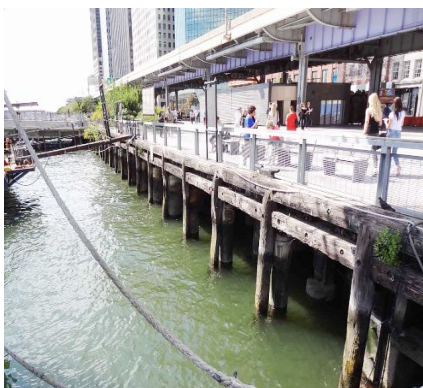
Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : PLATFORM AT PIERS 15, 16 PLATFORM
Address : PIERS 15, 16 EAST RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGSP003.020 / 2858 **Yr Built/Renovated** :
Area Sq Ft : 8,550 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 26-Sep-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 73 **Lot** : 2 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Piers	\$100,200	\$283,300
Total	\$100,200	\$283,300
Importance Code B	\$51,400	\$234,500
Importance Code C	\$48,800	\$48,800
Total	\$100,200	\$283,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Piers	\$11,900			
Total	\$11,900			
Importance Code A				
Importance Code B	\$11,900			
Total	\$11,900			



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

DEPT. OF SMALL BUSINESS SERV. - 801
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)	
Structural Deck	Concrete	50%			LIFE	**	5	\$8,000
	Not Accessible	50%						
	Other Observation, Extent : Light, Area Affected : 0%							
	Location : South Side Of Wharf							
	Explanation : Light To Moderate Corrosion Of Stay-in-place Steel Formwork							
	Deck Surface							
	Brick Pavers	100%		2041		**	5	\$97,600
	Surface Wearing/Scaling, Extent : Light, Area Affected : 1%							
	Location : Isolated At Concrete Brick Pavers							
	Pile Caps							
	Timber	100%		LIFE		**	4	\$67,200
Piles and Bracing	Not Accessible	100%						
	Other Observation, Extent : Light, Area Affected : 0%							
	Location : Throughout							
	Explanation : Piles Are Encased Or Wrapped							
	Fender							
	Wales and Chocks							
	Timber	5%	Now	\$3,200	2043	**	4	\$800
	Broken, Extent : Severe, Area Affected : 100%							
	Location : Near Middle Of Wharf							
	Timber	95%		2041		**	4	\$21,600
Piles	Worn, Extent : Moderate, Area Affected : 100%							
	Location : Typical Throughout							
	Timber	25%	Now	\$51,400	2043	**	4	\$1,800
	Broken, Extent : Severe, Area Affected : 100%							
	Location : Tidal Zone Or At Top Connection							
	Timber	40%		2037		**	4	\$4,200
	Worn, Extent : Light, Area Affected : 10%							
	Location : Tidal Zone							
	Not Accessible	35%						
	Deck Elements							
	Railing							
	Steel	100%		2027		\$234,500		

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 : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : SOUTH BROOKLYN MARINE TERMINAL 30 ST RECYCLING WHARF AND PIER
Address : GOWANUS BAY SOUTH SIDE OF 30TH ST PIER
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0013.109 / 14797 **Yr Built/Renovated** : 2013 /
Area Sq Ft : 16,616 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 26-Oct-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 662 **Lot** : 1 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Piers		\$358,500
Total		\$358,500
Importance Code A		\$178,800
Importance Code B		\$179,700
Total		\$358,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Piers	\$3,600			\$100
Total	\$3,600			\$100
Importance Code A				
Importance Code B	\$3,600			\$100
Total	\$3,600			\$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
SOUTH BROOKLYN MARINE TERMINAL 30 ST RECYCLING WHARF AND PIER
Asset # : 14797

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Deck								
Concrete	85%			LIFE	* *	5	\$26,300	
	Cracking, Extent : Light, Area Affected : 2%							
	Location : Isolated Throughout							
	Other Observation, Extent : Moderate, Area Affected : 2%							
	Location : Beneath Shed							
	Explanation : Cracking							
Not Accessible	15%							
	Other Observation, Extent : Light, Area Affected : 0%							
	Location : Along Edge Of Wharf							
	Explanation : Beneath Concrete Block							
Pile Caps								
Concrete	20%			LIFE	* *	5	\$200	
No Component	80%							
Piles and Bracing								
Steel	70%			LIFE	* *	5	\$178,800	
	Corrosion, Extent : Light, Area Affected : 10%							
	Location : Above Water							
	Missing Coating, Extent : Moderate, Area Affected : 20%							
	Location : Above Water							
Not Accessible	30%							
Coping/Curb								
Concrete	85%			LIFE	* *			
	Spalling, Extent : Moderate, Area Affected : 1%							
	Location : 3 Feet long spall At Inshore End Of Finger Pier							
No Component	15%							
Fender								
Facing								
Composite	85%			2025	\$179,700			
No Component	15%							
Piles								
Steel	1%			2036	* *	3-5	\$7,400	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : At Ends Of Wharf And Pier							
	Explanation : Donut Fender Piles							
No Component	99%							
Deck Elements								
Railing								
Steel	12%			2025				
	Corrosion, Extent : Light, Area Affected : 2%							
	Location : Isolated Locations							
No Component	88%							

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : TIMBER RELIEVING PLATFORM IN FRONT OF ASSET 1743
Address : FROM DOVER STREET TO SOUTH OF WAGNER PLACE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGSP025.050 / 14067 **Yr Built/Renovated** :
Area Sq Ft : 4,000 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 21-Dec-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 73 **Lot** : 29 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Piers	\$31,100			
Total	\$31,100			
Importance Code A	\$10,000			
Importance Code C	\$21,100			
Total	\$31,100			



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

DEPT. OF SMALL BUSINESS SERV. - 801
TIMBER RELIEVING PLATFORM IN FRONT OF ASSET 1743
Asset # : 14067

Piers		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural Deck									
	Timber	100%			LIFE	* *	5	\$16,800	
		Surface Wearing/Scaling, Extent : Light, Area Affected : 25%							
		Location : Throughout							
Pile Caps									
	Timber	100%			LIFE	* *	4	\$31,400	
Piles and Bracing									
	Timber	30%			LIFE	* *	4-5	\$5,400	
	Timber	30%	0-2	\$10,000	LIFE	* *	4-5	\$5,400	
		Worn, Extent : Moderate, Area Affected : 50%							
		Location : On Bracing Throughout							
	No Component	40%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : On Box Culvert At North End							
		Explanation : Concrete Slab							
Fender									
	Pile Cluster								
	Timber	10%	0-2	\$21,100	2032	* *	4	\$900	
		Rotting/Splitting, Extent : Severe, Area Affected : 15%							
		Location : In Tidal Zone							
	No Component	85%							
	Not Accessible	5%							
Deck Elements									
	Railing								
	Steel	100%			2025				
		Corrosion, 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 : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : U.N. SCHOOL PILE SUPPORTED PLATFORM
Address : 24-50 FDR DRIVE EAST RIVER, EAST 25TH ST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR025.066 / 4145 **Yr Built/Renovated** :
Area Sq Ft : 110,000 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 08-Feb-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 991 **Lot** : 59 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Piers	\$48,600	\$293,900
Total	\$48,600	\$293,900
Importance Code A		\$245,300
Importance Code C	\$48,600	\$48,600
Total	\$48,600	\$293,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Piers	\$34,900			\$45,600
Total	\$34,900			\$45,600
Importance Code A				
Importance Code B	\$34,900			\$45,600
Total	\$34,900			\$45,600



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

DEPT. OF SMALL BUSINESS SERV. - 801
U.N. SCHOOL PILE SUPPORTED PLATFORM
Asset # : 4145

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Deck								
Concrete	50%			LIFE	**	5	\$102,500	
Not Accessible	50%							
Deck Surface Asphalt	80%			2036	**	5	\$97,100	
			Cracking, Extent : Light, Area Affected : 2%					
			Location : Isolated Throughout					
			Settlement, Extent : Light, Area Affected : 2%					
			Location : Isolated At Southeast Corner Of Pier					
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 With Map Cracking At Southeast Corner Of Pier					
			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	
			Worn, Extent : Light, Area Affected : 10%					
			Location : Within Tidal Zone					
Not Accessible	60%							
Fender Wales and Chocks Timber	98%			2036	**	4	\$77,400	
			Cracking, Extent : Light, Area Affected : 5%					
			Location :					
Timber	2%	Now	\$13,500	2042	**	4	\$1,600	
			Broken, Extent : Severe, Area Affected : 100%					
			Location : Impact Damage At Southeast Corner Of Pier					
Piles Timber	38%			2036	**	4	\$13,900	
			Worn, Extent : Light, Area Affected : 5%					
			Location :					
Timber	2%	Now	\$21,400	2042	**	4	\$700	
			Broken, Extent : Severe, Area Affected : 10%					
			Location : Impact Damage At Southeast Corner Of Pier					
Not Accessible	60%							
Deck Elements Railing Fencing	100%			2028		3		

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
U.N. SCHOOL PILE SUPPORTED PLATFORM
Asset # : 4145

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

Deck Elements

Coping/Curb

Concrete

100%

LIFE

* *

*Cracking, Extent : Light, Area Affected : 5%**Location : Throughout**Spalling, Extent : Light, Area Affected : 1%**Location : One Isolated Spall On South Side Of Pier**Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout Perimeter Of Pier**Explanation : Concrete Parapet Wall*

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

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

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : WHARF AT STATEN ISLAND BALLPARK AT ST. GEORGE
Address : 75 RICHMOND TERRACE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DGS0059.000 / 13924 **Yr Built/Renovated** :
Area Sq Ft : 22,500 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 30-Jan-2019 **Landmark Status** : NONE
Areas Surveyed :
Block : 2 **Lot** : 20 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Piers	\$71,200	\$71,200
Total	\$71,200	\$71,200
Importance Code A	\$71,200	\$71,200
Total	\$71,200	\$71,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Piers	\$27,100			\$30,800
Total	\$27,100			\$30,800
Importance Code A	\$24,600			
Importance Code C	\$2,500			\$30,800
Total	\$27,100			\$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%			2050	**			
	Timber	68%			2039	**	5	\$61,700	
	Timber	2%	4+	\$2,500	2043	**	5	\$900	
Broken, Extent : Severe, Area Affected : 10%									
Location : Missing Section Of Deck Plank At Southeast End Of Asset									
Rotting/Splitting, Extent : Severe, Area Affected : 10%									
Location : Isolated Locations Throughout									
Pile Caps									
	Concrete	100%			LIFE	**	5	\$3,000	
Cracking, Extent : Light, Area Affected : 10%									
Location : On All Pile Cap Faces.									
Piles and Bracing									
	Concrete	100%			LIFE	**	5	\$142,500	
Cracking, Extent : Light, Area Affected : 10%									
Location : On Exposed Portions Of Piles									
Spalling, Extent : Light, Area Affected : 10%									
Location : On Exposed Portions Of Piles									
Deck Elements									
Railing									
	Steel	100%			2028				

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

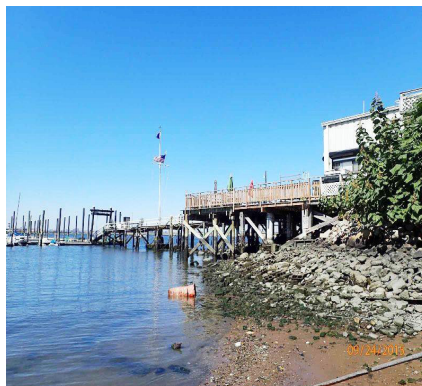
Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

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 : 24-Sep-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 4346 **Lot** : 200 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Piers		\$221,600
Total		\$221,600
Importance Code B		\$221,600
Total		\$221,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Piers	\$20,600	\$23,600		
Total	\$20,600	\$23,600		
Importance Code A	\$9,600			
Importance Code B	\$11,100	\$23,600		
Total	\$20,600	\$23,600		



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
WILLIAMSBURG YACHT CLUB PIER
Asset # : 13493

Piers		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Structural Deck									
Steel	1%			2031	**	5	\$100		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : At Northeast Corner Of Deck								
	Explanation : Access Platform And Stairs								
Timber	1%	Now	\$600	LIFE	**	5	\$100		
	Broken, Extent : Severe, Area Affected : 100%								
	Location : One Deck Board Is Broken On Pier								
Timber	93%			LIFE	**	5	\$5,100		
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Throughout Deck And Pier								
Not Accessible	5%								
Pile Caps									
Timber	5%	4+	\$3,500	LIFE	**	4	\$500		
	Rotting/Splitting, Extent : Moderate, Area Affected : 50%								
	Location : Isolated Along Pier And At Southeast Corner Of Deck								
Timber	95%			LIFE	**	4	\$9,700		
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Throughout Pier And Deck								
Piles and Bracing									
Concrete	35%			LIFE	**	5	\$1,400		
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Concrete Filled Sonotubes And Footings								
Timber	5%	4+	\$5,400	LIFE	**	4-5	\$300		
	Rotting/Splitting, Extent : Moderate, Area Affected : 50%								
	Location : At West End Of Pier								
Timber	50%			LIFE	**	4-5	\$2,900		
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Piles Replaced With Either Timber Or Concrete. Many Abandoned In Place.								
Not Accessible	10%								
Deck Elements									
Railing									
Steel	60%	4+	\$11,100	2025	\$221,600				
	Corrosion, Extent : Light, Area Affected : 10%								
	Location : At Base Of Railing								
	Missing Coating, Extent : Light, Area Affected : 10%								
	Location : At Base Of Railing								
Timber	40%			2022	\$23,600				
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Throughout Deck 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.

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : 23RD ST. MARINA DOCK BULKHEAD
Address : 23RD ST. MARINA
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGSPR30.022 / 2583 **Yr Built/Renovated** :
Linear Ft : 303 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 08-Feb-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 991 **Lot** : 50 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$56,200	
Total	\$56,200	
Importance Code B	\$56,200	
Total	\$56,200	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$60,200			\$1,500
Total	\$60,200			\$1,500
Importance Code A	\$7,000			
Importance Code B	\$25,500			\$1,500
Importance Code C	\$27,700			
Total	\$60,200			\$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
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	10%	Now	\$5,400	LIFE	**	5		
				Broken, Extent : Severe, Area Affected : 50%					
				Location : Throughout					
	Timber	45%	Now	\$16,000	LIFE	**	5	\$100	
				Missing Part, Extent : Severe, Area Affected : 100%					
				Location : Isolated Locations Throughout					
				Rotting/Splitting, Extent : Severe, Area Affected : 100%					
				Location : Throughout					
	Timber	35%	4+	\$6,200	LIFE	**	5	\$100	
				Rotting/Splitting, Extent : Moderate, Area Affected : 50%					
				Location : Throughout					
	No Component	10%							
	Piles and Bracing Not Accessible	100%							
	Lowlevel Pile Caps Timber	5%	4+	\$7,000	LIFE	**			
				Rotting/Splitting, Extent : Moderate, Area Affected : 75%					
				Location : At Ends Of Transverse Pile Caps					
	Timber	5%			LIFE	**			
	Not Accessible	90%							
Backfill									
	Fill								
	Not Accessible	100%							
	Surface								
	Asphalt	100%			2036	**	5	\$3,500	
				Cracking, Extent : Moderate, Area Affected : 5%					
				Location : Intermittent Transverse Cracks Throughout					
Fender									
	Piles								
	Timber	15%	Now	\$8,900	2042	**	4	\$1,100	
				Rotting/Splitting, Extent : Severe, Area Affected : 100%					
				Location : Throughout					
	Timber	25%	4+	\$14,900	2042	**	4	\$1,800	
				Broken, Extent : Moderate, Area Affected : 50%					
				Location : Throughout					
	Timber	40%			2036	**	4	\$2,900	
	Not Accessible	20%							

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

DEPT. OF SMALL BUSINESS SERV. - 801
23RD ST. MARINA DOCK BULKHEAD
Asset # : 2583

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender									
	Wales and Chocks								
	Timber	25%	4+	\$14,100	2042	* *	4	\$4,100	
		Loose Connections, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Rotting/Splitting, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Timber	60%	Now	\$42,200	2042	* *	4	\$9,900	
		Missing Part, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Rotting/Splitting, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
	No Component	15%							
Deck Elements									
	Railing								
	Fencing	100%			2028	\$17,200	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 : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : 23RD ST. MARINA PKG. GARAGE BULKHEAD
Address : 23RD ST. MARINA
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGSPR30.011 / 2584 **Yr Built/Renovated** :
Linear Ft : 107 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 08-Feb-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 991 **Lot** : 50 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$26,900			
Total	\$26,900			
Importance Code A	\$25,600			
Importance Code B	\$1,300			
Total	\$26,900			



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

DEPT. OF SMALL BUSINESS SERV. - 801
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	90%			LIFE		* *		
		Cracking, Extent : Light, Area Affected : 5% Location : Throughout							
	Concrete/Stone	10%	4+	\$23,200	LIFE		* *		
		Spalling, Extent : Moderate, Area Affected : 10% Location : At South End, 20 Ft From South End, And Northern 20 Ft Of Bulkhead							
	Piles and Bracing Not Accessible	100%							
	Lowlevel Pile Caps Timber	5%	Now	\$2,500	LIFE		* *		
		Rotting/Splitting, Extent : Severe, Area Affected : 75% Location : At Ends Of Transverse Pile Caps							
	Timber	5%			LIFE		* *		
	Not Accessible	90%							
Backfill									
	Fill								
	Not Accessible	100%							
	Surface								
	Asphalt	75%			2036		* *	5	\$900
		Cracking, Extent : Light, Area Affected : 10% Location : Random Locations Throughout							
	Asphalt Pavers	20%			2036		* *	5	\$200
		Settlement, Extent : Light, Area Affected : 5% Location : Northern Half Of Pavers							
	Concrete	5%			2036		* *	5	\$100
Fender									
	Piles								
	Timber	50%			2030	\$10,500	4		\$1,900
		Broken, Extent : Severe, Area Affected : 100% Location : Throughout Rotting/Splitting, Extent : Severe, Area Affected : 25% Location : Throughout Other Observation, Extent : Light, Area Affected : 100% Location : Fender Piles Are Below The Parking Garage Pier And Are Abandoned Explanation : Abandoned							
	Not Accessible	50%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : 65TH STREET RAIL YARD TRANSFER BRIDGE BULKHEAD
Address : FOOT OF 66TH ST NEXT TO BAT
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR038.010 / 13484 **Yr Built/Renovated** : 1999 / 2012
Linear Ft : 146 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 20-Oct-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 5804 **Lot** : 2 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$400			
Total	\$400			
Importance Code A				
Importance Code B	\$400			
Importance Code C				
Total	\$400			



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

DEPT. OF SMALL BUSINESS SERV. - 801
65TH STREET RAIL YARD TRANSFER BRIDGE BULKHEAD
Asset # : 13484

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Coping/Curb Timber	65%			LIFE	**	5	\$100	
		Rotting/Splitting, Extent : Moderate, Area Affected : 10%							
		Location : Isolated Throughout							
	No Component	35%							
Gravity Wall									
	Concrete	30%			LIFE	**	5	\$200	
		Erosion, Extent : Light, Area Affected : 50%							
		Location : In Tidal Zone							
	No Component	35%							
	Not Accessible	35%							
Sheet Piles									
	Steel	35%			LIFE	**			
		Corrosion, Extent : Light, Area Affected : 25%							
		Location : In Tidal Zone							
	No Component	65%							
Pile Caps									
	Concrete	35%			LIFE	**	5	\$200	
		Erosion, Extent : Light, Area Affected : 50%							
		Location : In Tidal Zone							
	No Component	65%							
Backfill									
	Fill								
	Not Accessible	100%							
Surface									
	Asphalt	35%			2036	**	5	\$600	
		Cracking, Extent : Light, Area Affected : 10%							
		Location : Throughout Pavement							
	Gravel	65%			2036	**	2-5	\$300	
Deck Elements									
	Railing Fencing	100%			2028	\$8,300	3	\$100	
		Corrosion, Extent : Light, Area Affected : 50%							
		Location : At South End Of Asset							

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

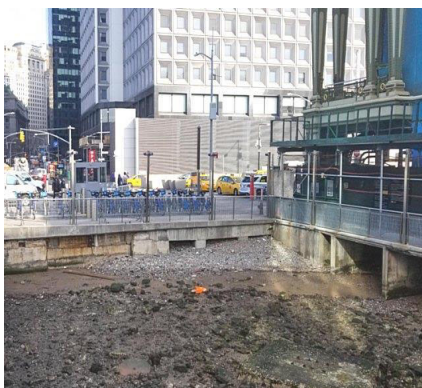
Asset Name : BATTERY MARITIME BUILDING CONCRETE BULKHEAD
Address : 10 SOUTH STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DOT0127.010 / 2777 **Yr Built/Renovated** :
Linear Ft : 366 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 15-Mar-2019 **Landmark Status** : NONE
Areas Surveyed :
Block : 2 **Lot** : 2 **BIN** :

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$200			\$2,000
Total	\$200			\$2,000
Importance Code A	\$200			
Importance Code B				\$2,000
Total	\$200			\$2,000



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

DEPT. OF SMALL BUSINESS SERV. - 801
BATTERY MARITIME BUILDING CONCRETE BULKHEAD
Asset # : 2777

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Gravity Wall Concrete	12%			LIFE	* *	5-10	\$400	
		Cracking, Extent : Light, Area Affected : 5%							
		Location : Exposed Wall West Of Battery Maritime Building							
	Not Accessible	88%							
Backfill									
	Fill								
	Not Accessible	100%							
Surface									
	Concrete	95%			2039	* *	5	\$4,000	
		Cracking, Extent : Light, Area Affected : 5%							
		Location : At Entrances							
		Surface Wearing/Scaling, Extent : Light, Area Affected : 100%							
		Location : At Entrances							
	Stone	5%			2039	* *	10		

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : BERTH 14A BULKHEAD
Address : FOOT OF PIER G TO PIER J BROOKLYN NAVY YARD
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR045.040 / 13525 **Yr Built/Renovated** :
Linear Ft : 450 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 12-Oct-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$34,800	\$2,300		
Total	\$34,800	\$2,300		
Importance Code A	\$13,200			
Importance Code B	\$4,200	\$2,300		
Importance Code C	\$17,400			
Total	\$34,800	\$2,300		



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

DEPT. OF SMALL BUSINESS SERV. - 801
BERTH 14A BULKHEAD
Asset # : 13525

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Coping/Curb Timber	55%	4+	\$17,400	LIFE	* *	5	\$100	
		Excess Deflection, Extent : Severe, Area Affected : 100%							
		Location : Throughout Due To Impact							
	Timber	45%			LIFE	* *	5	\$100	
Sheet Piles									
	Steel	5%	4+	\$7,000	LIFE	* *			
		Missing Part, Extent : Light, Area Affected : 10%							
		Location : Missing Bolts W/ Fill Loss At Holes 194 Feet, 238 Feet, 254 Feet And 283 Feet From North							
		Other Observation, Extent : Moderate, Area Affected : 10%							
		Location : 288 Feet From North							
		Explanation : Top Of Sheets Not Embedded In Concrete Cap W/ Fill Exposed							
	Steel	50%			LIFE	* *			
		Corrosion, Extent : Light, Area Affected : 2%							
		Location : Isolated In Tidal Zone							
	Not Accessible	45%							
Pile Caps									
	Concrete	95%			LIFE	* *	5	\$1,300	
		Cracking, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Spalling, Extent : Light, Area Affected : 5%							
		Location : Isolated Small Spalls At Bottom Edge Of Cap							
	Concrete	5%	4+	\$6,200	LIFE	* *	5	\$100	
		Spalling, Extent : Moderate, Area Affected : 25%							
		Location : 143 Feet, 188 Feet, 225 Feet, And 266 Feet (At Outfall) From The North							
Backfill									
	Fill								
	Not Accessible	100%							
Surface									
	Asphalt	90%			2037	* *	5	\$4,600	
	Asphalt	10%	0-2	\$4,200	2043	* *	5	\$300	
		Cracking, Extent : Moderate, Area Affected : 30%							
		Location : Isolated Throughout And 225 Feet From North (At Outfall)							
		Sinkhole, Extent : Severe, Area Affected : 100%							
		Location : 285 Feet From North							
Deck Elements									
	Railing								
	Fencing	40%			2029	\$10,200	3	\$100	
	No Component	60%							

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : BERTH 18 BULKHEAD
Address : KAY AVE. BROOKLYN NAVY YARD
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR045.022 / 13540 **Yr Built/Renovated** :
Linear Ft : 436 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 07-Oct-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$83,300	
Total	\$83,300	
Importance Code B	\$83,300	
Total	\$83,300	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$28,400	\$1,200		
Total	\$28,400	\$1,200		
Importance Code A	\$8,700			
Importance Code B	\$19,700	\$1,200		
Total	\$28,400	\$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
BERTH 18 BULKHEAD
Asset # : 13540

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Pile Supported Wall								
	Concrete	100%			2031	**	5	\$17,400	
				Other Observation, Extent : Light, Area Affected : 15%					
				Location : Erosion In The Tidal Zone And Cracking Throughout					
				Explanation : Erosion And Cracking					
	Piles and Bracing								
	Not Accessible	100%							
	Pile Caps								
	Not Accessible	100%							
Backfill									
	Fill								
	Not Accessible	100%							
	Surface								
	Asphalt Blocks	10%			2037	**	5	\$500	
				Other Observation, Extent : Light, Area Affected : 10%					
				Location : From 45 Feet To 90 Feet North Of Southern Limit Of Asset					
				Explanation : Surface Wearing					
	Concrete	40%			2037	**	5	\$2,000	
				Cracking, Extent : Light, Area Affected : 10%					
				Location : Throughout					
	Concrete	20%	4+	\$19,700	2037	**	5	\$500	
				Cracking, Extent : Moderate, Area Affected : 25%					
				Location : Throughout					
				Erosion, Extent : Moderate, Area Affected : 100%					
				Location : Erosion / Scaling Throughout From 240 Feet To 360 Feet North Of Southern Limit Of Asset					
				Spalling, Extent : Moderate, Area Affected : 5%					
				Location : Isolated On Edge Of Seawall					
	Not Accessible	30%							
				Other Observation, Extent : Light, Area Affected : 0%					
				Location : Under Building At Southern 45 Feet Of Asset And Under Vegetation For 25 Percent Of Remaining Surface, North Of Building					
				Explanation : Not Accessible					
Fender									
	Piles								
	Timber	50%	Now	\$42,800	2043	**	4	\$5,200	
				Broken, Extent : Severe, Area Affected : 100%					
				Location : Broken / Missing Throughout					
	Not Accessible	50%							
	Wales and Chocks								
	Timber	100%	Now	\$40,400	2043	**	4	\$23,700	
				Broken, Extent : Severe, Area Affected : 20%					
				Location : Throughout Length Of Bulkhead					
				Rotting/Splitting, Extent : Severe, Area Affected : 60%					
				Location : Throughout Length Of Bulkhead					

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : BERTH 1A BULKHEAD
Address : FRONT AVE. WEST OF PIER C BROOKLYN NAVY YARD
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR045.170 / 13538 **Yr Built/Renovated** :
Linear Ft : 136 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 28-Sep-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$800			
Total	\$800			
Importance Code B	\$800			
Importance Code C				
Total	\$800			



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

DEPT. OF SMALL BUSINESS SERV. - 801
BERTH 1A BULKHEAD
Asset # : 13538

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Coping/Curb								
	Timber	90%			LIFE	* *	5	\$100	
	No Component	10%							
	Sheet Piles								
	Steel	100%			LIFE	* *			
				Missing Coating, Extent : Light, Area Affected : 10%					
				Location : Throughout					
Backfill									
	Fill								
	Not Accessible	100%							
	Surface								
	Concrete	100%			2041	* *	5	\$1,600	
				Sinkhole, Extent : Moderate, Area Affected : 5%					
				Location : Sinkholes At Adjacent Property To Southeast					

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : BERTH 20A AND 20B BULKHEAD
Address : KAY AVE. BROOKLYN NAVY YARD
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR045.021 / 13539 **Yr Built/Renovated** :
Linear Ft : 875 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 07-Oct-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads		\$39,300
Total		\$39,300
Importance Code B		\$39,300
Total		\$39,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$37,800	\$16,700		
Total	\$37,800	\$16,700		
Importance Code A		\$15,700		
Importance Code B	\$22,400	\$1,000		
Importance Code C	\$15,400			
Total	\$37,800	\$16,700		



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

DEPT. OF SMALL BUSINESS SERV. - 801
BERTH 20A AND 20B BULKHEAD
Asset # : 13539

Bulkheads		Current Repair		Future Replacement		Maintenance				
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Structural	Coping/Curb Timber	25%	Now	\$15,400	LIFE	* *	5	\$100		
		Other Observation, Extent : Severe, Area Affected : 100%								
		Location : Western 196 Feet Of Asset								
		Explanation : Missing								
	No Component	75%								
	Pile Supported Wall Concrete	90%		2037	* *	5	\$31,400			
		Other Observation, Extent : Light, Area Affected : 10%								
		Location : Erosion In Tidal Zone And Cracking With Efflorescence								
		Explanation : Erosion And Cracking								
		Not Accessible	10%							
Backfill	Piles and Bracing Not Accessible	100%								
	Pile Caps Not Accessible	100%								
	Fill Not Accessible	100%								
	Surface Asphalt	20%		2037	* *	5	\$2,000			
		Cracking, Extent : Light, Area Affected : 20%								
		Location : Western 160 Feet Of Asset								
		Topsoil	80%		2026	\$39,300	5	\$3,300		
	Fender	Piles Timber	5%	Now	\$8,600	2043	* *	4	\$1,000	
			Broken, Extent : Severe, Area Affected : 100%							
			Location : At East End Of Asset At Transfer Dock							
		No Component	95%							
Wales and Chocks Timber		5%	Now	\$12,200	2043	* *	4	\$2,400		
	Broken, Extent : Severe, Area Affected : 100%									
	Location : At East End Of Asset At Transfer Dock									
	No Component	95%								

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : BERTH 20C BARGE BASIN BULKHEAD
Address : EAST OF JAY AVE. BROOKLYN NAVY YARD
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR045.010 / 13522 **Yr Built/Renovated** :
Linear Ft : 2,160 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 07-Oct-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$861,000	\$42,300
Total	\$861,000	\$42,300
Importance Code A	\$459,500	\$42,300
Importance Code B	\$266,300	
Importance Code C	\$135,200	
Total	\$861,000	\$42,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$50,900	\$9,000	\$100	
Total	\$50,900	\$9,000	\$100	
Importance Code A	\$33,600			
Importance Code B	\$17,200	\$9,000	\$100	
Importance Code C				
Total	\$50,900	\$9,000	\$100	



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

DEPT. OF SMALL BUSINESS SERV. - 801
BERTH 20C BARGE BASIN BULKHEAD
Asset # : 13522

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural	Coping/Curb Concrete	30%	Now	\$115,900	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+	\$19,300	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+	\$459,500	2031	* *	5	\$8,600	
		<i>Erosion, Extent : Moderate, Area Affected : 25%</i>							
		<i>Location : Along Bottom Edge Of Wall With Exposed Reinforcement</i>							
		<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 25%</i>							
		<i>Location : Throughout</i>							
		<i>Spalling, Extent : Moderate, Area Affected : 25%</i>							
		<i>Location : Throughout</i>							
	Concrete	78%			2031	* *	5	\$67,300	
		<i>Erosion, Extent : Moderate, Area Affected : 20%</i>							
		<i>Location : At Cj</i>							
		<i>Spalling, Extent : Moderate, Area Affected : 20%</i>							
		<i>Location : Isolated At Top Of Wall And Isolated Throughout</i>							
		<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>							
		<i>Location : Scaling In Tidal Zone, And Efflorescence Above Tidal Zone</i>							
		<i>Explanation : Scaling And Efflorescence</i>							
	No Component	2%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
		<i>Location : 40 Feet Length Along North Wall Of Basin, Starting 1994 Feet From Southwest</i>							
		<i>Explanation : At Outfall</i>							
	Piles and Bracing Not Accessible	100%							
Backfill	Fill								
	Gravel	1%	Now	\$2,000	2043	* *	5		
		<i>Sinkhole, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : At Northern End Of North Basin Wall</i>							
	Not Accessible	99%							

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

DEPT. OF SMALL BUSINESS SERV. - 801
BERTH 20C BARGE BASIN BULKHEAD
Asset # : 13522

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Backfill									
	Surface								
	Asphalt	59%			2037	* *	5	\$14,500	
		<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 40%</i>							
		<i>Location : Throughout</i>							
	Asphalt	1%	Now	\$2,000	2043	* *	5	\$100	
		<i>Broken, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : Northern End Of North Barge Basin Wall</i>							
	Asphalt Blocks	5%			2037	* *	5	\$1,200	
	Concrete	9%			2037	* *	5	\$2,200	
	Topsoil	20%			2026	\$24,300	5	\$2,000	
	Not Accessible	6%							
Fender									
	Piles								
	Timber	25%	Now	\$106,100	2043	* *	4	\$12,900	
		<i>Broken, Extent : Severe, Area Affected : 50%</i>							
		<i>Location : South Wall Of Barge Basin</i>							
	No Component	60%							
	Not Accessible	15%							
	Wales and Chocks								
	Timber	40%	Now	\$160,300	2043	* *	4	\$46,900	
		<i>Broken, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : South Wall Of Barge Basin</i>							
	No Component	60%							
Deck Elements									
	Railing								
	Fencing	25%			2032	* *	3	\$200	
	Fencing	10%	Now	\$12,200	2033	* *	3	\$100	
		<i>Buckling, Extent : Moderate, Area Affected : 25%</i>							
		<i>Location : Top Fence Rail Of North Basin Wall</i>							
	No Component	65%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : BERTH 3A BULKHEAD
Address : FRONT AVE. BETWEEN PIERS C AND D BROOKLYN NAVY YARD
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR045.150 / 13536 **Yr Built/Renovated** :
Linear Ft : 350 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 28-Sep-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$92,200	
Total	\$92,200	
Importance Code B	\$92,200	
Total	\$92,200	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$12,300			
Total	\$12,300			
Importance Code A				
Importance Code B	\$9,900			
Importance Code C	\$2,500			
Total	\$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
BERTH 3A BULKHEAD
Asset # : 13536

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Coping/Curb								
	Timber	10%	0-2	\$2,500	LIFE	* *	5		
		Broken, Extent : Moderate, Area Affected : 75%							
		Location : Several Lengths Broken Throughout							
	Timber	80%			LIFE	* *	5	\$200	
	No Component	10%							
Gravity Wall									
	Concrete	50%			LIFE	* *	5	\$700	
	Not Accessible	50%							
Backfill									
	Fill								
	Not Accessible	100%							
Surface									
	Asphalt	30%	4+	\$9,900	2043	* *	5	\$600	
		Cracking, Extent : Moderate, Area Affected : 20%							
		Location : Moderate Cracking Throughout							
		Settlement, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Concrete	70%	4+	\$92,200	2043	* *	5	\$1,400	
		Cracking, Extent : Moderate, Area Affected : 75%							
		Location : Throughout							
		Settlement, Extent : Light, Area Affected : 75%							
		Location : Throughout Near Wall							

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : BERTH 6 BULKHEAD
Address : BETWEEN DRY DOCKS 1 AND 4 BROOKLYN NAVY YARD
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR045.130 / 13534 **Yr Built/Renovated** :
Linear Ft : 395 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 28-Sep-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$221,900	
Total	\$221,900	
Importance Code A	\$117,800	
Importance Code B	\$104,100	
Total	\$221,900	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$39,300	\$900		
Total	\$39,300	\$900		
Importance Code A				
Importance Code B	\$39,300	\$900		
Total	\$39,300	\$900		



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

DEPT. OF SMALL BUSINESS SERV. - 801
BERTH 6 BULKHEAD
Asset # : 13534

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Coping/Curb								
	Steel	70%			LIFE	**			
	No Component	30%							
	Pile Supported Wall								
	Conc w/Stone Face	10%	4+	\$117,800	LIFE	**	5	\$3,200	
		Erosion, Extent : Moderate, Area Affected : 50%							
		Location : Tidal Zone Of 120 Feet Long Section Adjacent To Dry Dock 1							
	No Component	70%							
	Not Accessible	20%							
	Sheet Piles								
	Steel	30%			LIFE	**			
		Corrosion, Extent : Light, Area Affected : 5%							
		Location : Isolated In Tidal Zone							
	No Component	30%							
	Not Accessible	40%							
Backfill									
	Fill								
	Not Accessible	100%							
	Surface								
	Concrete	70%	Now	\$104,100	2043	**	5	\$1,600	
		Cracking, Extent : Severe, Area Affected : 100%							
		Location : Large Cracks Throughout							
		Settlement, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	Not Accessible	30%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Adjacent To Dry Dock 1							
		Explanation : Building							
Fender									
	Piles								
	Timber	15%	Now	\$11,600	2043	**	4	\$1,400	
		Missing Part, Extent : Severe, Area Affected : 100%							
		Location : Adjacent To Dry Dock 1							
	No Component	85%							
	Wales and Chocks								
	Steel	15%			2037	**	3-5	\$2,900	
		Corrosion, Extent : Light, Area Affected : 20%							
		Location : Throughout Steel Fender Rack							
	Timber	15%	Now	\$27,500	2043	**	4	\$3,200	
		Missing Part, Extent : Severe, Area Affected : 70%							
		Location : Adjacent To Dry Dock 1							
	No Component	70%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

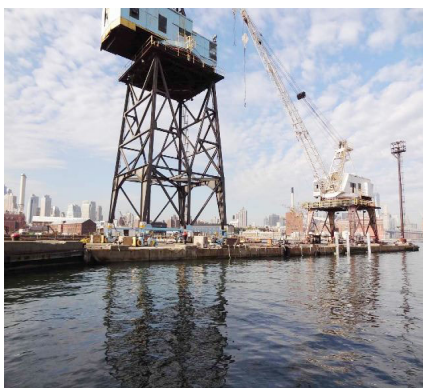
Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : BERTHS 10 AND 10A PIER
Address : EAST SIDE OF DRY DOCK 6 BROOKLYN NAVY YARD
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR045.070 / 13528 **Yr Built/Renovated** :
Linear Ft : 518 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 13-Oct-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$418,000	
Total	\$418,000	
Importance Code B	\$380,900	
Importance Code C	\$37,100	
Total	\$418,000	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$61,400	\$9,900		
Total	\$61,400	\$9,900		
Importance Code A	\$27,500	\$9,300		
Importance Code B	\$4,700	\$600		
Importance Code C	\$29,200			
Total	\$61,400	\$9,900		



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

DEPT. OF SMALL BUSINESS SERV. - 801
BERTHS 10 AND 10A PIER
Asset # : 13528

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural	Coping/Curb								
	Concrete	20%	0-2	\$37,100	LIFE	* *	5	\$100	
		Broken, Extent : Moderate, Area Affected : 100%							
		Location : Utility Trench At Berth 10a							
	Timber	80%	Now	\$29,200	LIFE	* *	5	\$200	
		Missing Part, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	Pile Supported Wall								
	Concrete	90%			2037	* *	5	\$18,600	
		Cracking, Extent : Light, Area Affected : 10%							
	Location : Throughout								
	Spalling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Concrete	10%	4+	\$27,500	2037	* *	5	\$1,000	
	Erosion, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Spalling, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Piles and Bracing								
	Not Accessible	100%							
	Pile Caps								
	Not Accessible	100%							
Backfill	Fill								
	Gravel	10%	Now	\$4,700	2043	* *	5		
		Sinkhole, Extent : Severe, Area Affected : 100%							
		Location : Multiple Sinkholes Throughout. Specifically From East At 364 Feet, 406 Feet, 450 Feet, And 475 Feet To 518 Feet.							
	Not Accessible	90%							
Surface	Asphalt	70%	4+	\$34,100	2043	* *	5	\$2,100	
		Cracking, Extent : Moderate, Area Affected : 75%							
		Location : Throughout							
		Settlement, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Asphalt	10%	Now	\$4,900	2043	* *	5	\$300	
	Sinkhole, Extent : Severe, Area Affected : 100%								
	Location : See List Of Locations In Fill Section								
	Concrete	20%			2037	* *	5	\$1,200	
Fender	Piles								
	Timber	100%	Now	\$101,700	2043	* *	4	\$12,400	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	Explanation : Missing/ Broken								

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
BERTHS 10 AND 10A PIER
Asset # : 13528

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

Fender

Wales and Chocks

Timber

100% Now

\$240,200

2043

* *

4

\$28,100

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Throughout**Explanation : Missing/ Broken*

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

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

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

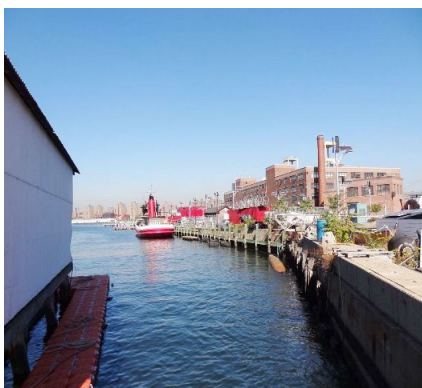
Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : BERTHS 11 AND 12 BULKHEAD AND BOATSHED
Address : NW SIDE OF HAMMERHEAD AVE. BROOKLYN NAVY YARD
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR045.060 / 13527 **Yr Built/Renovated** :
Linear Ft : 990 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 13-Oct-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$516,500	
Total	\$516,500	
Importance Code A	\$516,500	
Total	\$516,500	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$46,500	\$19,800		
Total	\$46,500	\$19,800		
Importance Code A		\$13,800		
Importance Code B	\$45,400	\$6,000		
Importance Code C	\$1,000			
Total	\$46,500	\$19,800		



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

DEPT. OF SMALL BUSINESS SERV. - 801
BERTHS 11 AND 12 BULKHEAD AND BOATSHED
Asset # : 13527

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural	Coping/Curb								
	Concrete	30%			LIFE	**	5	\$300	
		Cracking, Extent : Light, Area Affected : 5% Location : Isolated Throughout							
	Timber	45%	4+	\$1,000	LIFE	**	5	\$200	
		Broken, Extent : Light, Area Affected : 5% Location : 20 Feet Long Section Near Boatshed							
	No Component	25%							
		Other Observation, Extent : Light, Area Affected : 0% Location : Explanation : At Boatshed And At Travel Lift							
	Pile Supported Wall								
	Conc w/Stone Face	5%	4+	\$221,400	LIFE	**	5	\$4,000	
		Other Observation, Extent : Moderate, Area Affected : 25% Location : Starting 523 Feet From East And Extending 242 Feet Between Stone And Concrete Course At Top Of Wall And At Isolated Joints Explanation : Mortar Loss							
Backfill	Conc w/Stone Face	20%	4+	\$295,100	LIFE	**	5	\$15,900	
		Cracking, Extent : Moderate, Area Affected : 20% Location : At Isolated Areas Erosion, Extent : Severe, Area Affected : 20% Location : In Tidal Zone 702 Feet And 918 Feet From East							
	Concrete	70%			2037	**	5	\$27,700	
		Erosion, Extent : Light, Area Affected : 25% Location : In Tidal Zone At Eastern 532 Feet And Western 221 Feet							
	Not Accessible	5%							
	Fill								
	Gravel	10%	Now	\$9,000	2043	**	5	\$100	
		Sinkhole, Extent : Severe, Area Affected : 100% Location : Multiple Sinkholes Around Boatshed							
	Not Accessible	90%							
	Surface								
Fender	Asphalt	70%			2037	**	5	\$7,900	
		Cracking, Extent : Light, Area Affected : 5% Location : Isolated Locations							
	Asphalt	10%	Now	\$3,700	2037	**	5	\$600	
		Sinkhole, Extent : Severe, Area Affected : 100% Location : At Boatshed							
	Concrete	20%			2037	**	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
BERTHS 11 AND 12 BULKHEAD AND BOATSHED
Asset # : 13527

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender									
	Buffer								
	Rubber	10%			2037	* *	4-5	\$3,000	
		Surface Wearing/Scaling, Extent : Light, Area Affected : 15%							
		Location : Floating Composite Fender 373 Feet From East And Floating Tire Fender 433 Feet And 845 Feet From East							
	No Component	90%							
Piles									
	Timber	55%			2037	* *	4	\$19,600	
	Timber	5%	Now	\$9,700	2043	* *	4	\$1,200	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Isolated Piles							
	No Component	40%							
Wales and Chocks									
	Timber	60%			2037	* *	4	\$48,300	
	No Component	40%							

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : BERTHS 7 AND 7A BULKHEAD
Address : BETWEEN DRY DOCKS 2 AND 3 BROOKLYN NAVY YARD
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR045.110 / 13532 **Yr Built/Renovated** :
Linear Ft : 383 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 05-Oct-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$9,600	\$1,300		
Total	\$9,600	\$1,300		
Importance Code A	\$9,500	\$1,300		
Importance Code B	\$100			
Importance Code C				
Total	\$9,600	\$1,300		



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

DEPT. OF SMALL BUSINESS SERV. - 801
BERTHS 7 AND 7A BULKHEAD
Asset # : 13532

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Coping/Curb								
	Timber	15%			LIFE	* *	5		
	No Component	85%							
	Sheet Piles								
	Steel	13%			LIFE	* *			
		Corrosion, Extent : Light, Area Affected : 5%							
		Location : Isolated Locations In Tidal Zone							
	Steel	2%	4+	\$9,500	LIFE	* *			
		Corrosion, Extent : Moderate, Area Affected : 100%							
		Location : Above Mlw Elevation At Berth 7a, Adjacent To Dry Dock #3							
	Not Accessible	85%							
	Pile Caps								
	Steel	85%			2032	* *	5	\$2,600	
	No Component	15%							
Backfill									
	Fill								
	Not Accessible	100%							
	Surface								
	Concrete	5%			2041	* *	5	\$200	
	Under Construction	95%							
Fender									
	Pile Cluster								
	Timber	5%			2029		4-10		
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : Lower Wire Rope							
		Explanation : Corrosion							
	No Component	95%							

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : BERTHS 9 AND 9A PERIMETER WALL PILE SUPPORTED WALL AROUND PIER
Address : BETWEEN DRY DOCKS 5 AND 6 BROOKLYN NAVY YARD
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR045.080 / 13529 **Yr Built/Renovated** :
Linear Ft : 475 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 13-Oct-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$406,500	
Total	\$406,500	
Importance Code A	\$50,500	
Importance Code B	\$313,600	
Importance Code C	\$42,500	
Total	\$406,500	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$44,900			
Total	\$44,900			
Importance Code A	\$8,500			
Importance Code B	\$36,400			
Importance Code C				
Total	\$44,900			



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

DEPT. OF SMALL BUSINESS SERV. - 801
BERTHS 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	\$42,500	LIFE	**	5	\$100	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	No Component	50%							
Pile Supported Wall									
	Concrete	90%			2031	**	5	\$17,100	
		Cracking, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Spalling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Concrete	10%	4+	\$50,500	2037	**	5	\$900	
		Erosion, Extent : Moderate, Area Affected : 30%							
		Location : Throughout In Tidal Zone							
		Spalling, Extent : Moderate, Area Affected : 10%							
		Location : 300 Feet From Dry Dock 6							
Piles and Bracing									
	Not Accessible	100%							
Pile Caps									
	Not Accessible	100%							
Backfill									
	Fill								
	Gravel	10%	Now	\$4,300	2043	**	5		
		Sinkhole, Extent : Severe, Area Affected : 100%							
		Location : Isolated Throughout And At Southwest Corner							
	Not Accessible	90%							
Surface									
	Asphalt	70%	Now	\$31,300	2043	**	5	\$1,900	
		Settlement, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Sinkhole, Extent : Severe, Area Affected : 10%							
		Location : Numerous Throughout							
	Concrete	30%			2031	**	5	\$1,600	
Fender									
	Piles								
	Timber	100%	Now	\$93,300	2043	**	4	\$11,400	1
		Missing Part, Extent : Severe, Area Affected : 100%							
		Location : Entire Asset							
Wales and Chocks									
	Timber	100%	Now	\$220,300	2043	**	4	\$25,800	
		Missing Part, Extent : Severe, Area Affected : 100%							
		Location : Throughout							

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : BROOKLYN WHOLESALE MEAT MARKET REVETMENT
Address : 1ST AVE BET. 54TH AND 57TH STS
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0026.030 / 1739 **Yr Built/Renovated** :
Linear Ft : 1,307 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 28-Sep-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 819 **Lot** : 1 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$50,100	\$38,500
Total	\$50,100	\$38,500
Importance Code B		\$38,500
Importance Code C	\$50,100	
Total	\$50,100	\$38,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$54,400	\$100		
Total	\$54,400	\$100		
Importance Code B	\$20,800	\$100		
Importance Code C	\$33,700			
Total	\$54,400	\$100		



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

DEPT. OF SMALL BUSINESS SERV. - 801
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	88%			LIFE	* *	5	\$1,100	
		Cracking, Extent : Light, Area Affected : 10%							
		Location : Isolated Throughout Curb							
		Discolor & Bleeding, Extent : Light, Area Affected : 10%							
		Location : Isolated Rust Staining Throughout Curb							
		Spalling, Extent : Light, Area Affected : 10%							
		Location : Isolated Throughout Curb							
	Concrete	12%	Now	\$33,700	LIFE	* *	5	\$100	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Vehicle Damage							
Revetment									
	Stone	95%			LIFE	* *	5	\$7,400	
	Stone	5%	0-2	\$50,100	LIFE	* *	5	\$400	
		Missing Part, Extent : Moderate, Area Affected : 100%							
		Location : North End Of Asset							
Backfill									
	Surface Asphalt	100%			2036	* *	5	\$14,900	
		Cracking, Extent : Light, Area Affected : 50%							
		Location : At North End Of Asset							
Deck Elements									
	Railing								
	Fencing	52%			2028	\$38,500	3	\$300	
	Fencing	18%	4+	\$13,300	2032	* *	3	\$100	
		Corrosion, Extent : Moderate, Area Affected : 100%							
		Location : Throughout Fencing At North End Of Asset							
		Loose Connections, Extent : Moderate, Area Affected : 75%							
		Location : Fabric Not Connected To Fence Posts At North End Of Asset							
		Missing Part, Extent : Severe, Area Affected : 100%							
		Location : Near North End Of Asset. Fencing Removed.							
	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 : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : BULKHEAD
Address : ROBERT F. WAGNER PLACE PECK SLIP TO ROBERT WAGNER PLACE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGSP025.044 / 1743 **Yr Built/Renovated** :
Linear Ft : 957 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 21-Dec-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 73 **Lot** : 29 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$121,300	\$764,100
Total	\$121,300	\$764,100
Importance Code B	\$84,600	\$764,100
Importance Code C	\$36,700	
Total	\$121,300	\$764,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$38,000			
Total	\$38,000			
Importance Code A				
Importance Code B	\$38,000			
Importance Code C				
Total	\$38,000			



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

DEPT. OF SMALL BUSINESS SERV. - 801
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	55%			LIFE	**	5	\$3,200	
	Stone	5%	4+	\$36,700	LIFE	**	5	\$300	
		Missing Part, Extent : Light, Area Affected : 20%							
		Location : Missing Stone At 200 Ft From South End							
	No Component	40%							
Backfill									
	Fill								
	Not Accessible	100%							
	Surface								
	Asphalt	2%			2036	**	5	\$200	
	Asphalt Pavers	95%			2036	**	5	\$10,400	
	Asphalt Pavers	1%	Now	\$3,100	2036	**	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 10%							
		Location : At 200 Ft, 231 Ft, And 300 Ft From South End							
		Explanation : Missing Pavers Around Planters							
	Topsoil	2%			2025	\$1,100	5	\$100	
Fender									
	Piles								
	Timber	75%	0-2	\$84,600	2042	**	4	\$17,200	
		Rotting/Splitting, Extent : Severe, Area Affected : 15%							
		Location : In Tidal Zone							
		Worn, Extent : Severe, Area Affected : 15%							
		Location : 17 Each 6-pile Clusters In Front Of Bulkhead.							
	No Component	25%							
Deck Elements									
	Railing								
	Steel	29%			2025	\$277,000			
		Missing Coating, Extent : Moderate, Area Affected : 10%							
		Location : On Handrail							
	Steel	50%	2-4	\$23,900	2025	\$477,500			
		Corrosion, Extent : Moderate, Area Affected : 20%							
		Location : From south end to 400 ft from south end							
	Steel	1%	Now	\$5,700	2027	\$9,600			
		Broken, Extent : Moderate, Area Affected : 10%							
		Location : At 573 Ft From South End							
	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 : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : BULKHEAD
Address : ROBERT F. WAGNER PLACE ROBERT F. WAGNER PLACE TO MARKET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGSP025.045 / 1744 **Yr Built/Renovated** :
Linear Ft : 1,410 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 21-Dec-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 240 **Lot** : 6 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$1,372,300	\$1,443,000
Total	\$1,372,300	\$1,443,000
Importance Code A	\$1,281,600	\$35,900
Importance Code B	\$90,700	\$1,407,200
Total	\$1,372,300	\$1,443,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$38,800			
Total	\$38,800			
Importance Code A				
Importance Code B	\$33,800			
Importance Code C	\$5,000			
Total	\$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
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	99%			LIFE	* *	5	\$1,300	
		Cracking, Extent : Light, Area Affected : 5% Location : Throughout							
	Concrete	1%	Now	\$5,000	LIFE	* *	5		
		Spalling, Extent : Severe, Area Affected : 50% Location : At 95 Ft From South End							
	Gravity Wall Concrete	35%	4+	\$207,500	LIFE	* *	5	\$2,000	
		Cracking, Extent : Moderate, Area Affected : 2% Location : Throughout Erosion, Extent : Light, Area Affected : 2% Location : Throughout							
	Stone	5%	4+	\$36,900	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	25%	4+	\$75,000	2042	* *	5	\$7,000	
		Other Observation, Extent : Moderate, Area Affected : 25% Location : Throughout Explanation : Erosion And Cracking							
	Concrete	10%	0-2	\$899,800	2042	* *	5	\$2,800	
		Erosion, Extent : Severe, Area Affected : 50% Location : Throughout Other Observation, Extent : Moderate, Area Affected : 50% Location : Evident By Paver Displacement Explanation : Possible Settlement							
	No Component	65%							
	Piles and Bracing								
	No Component	65%							
	Not Accessible	35%							
	Pile Caps								
	Timber	35%	0-2	\$62,400	LIFE	* *	4	\$3,900	
	Rotting/Splitting, Extent : Moderate, Area Affected : 10% Location : Along Face Of Wall								
No Component	65%								
Backfill									
Fill									
	Not Accessible	100%							

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

DEPT. OF SMALL BUSINESS SERV. - 801
BULKHEAD
Asset # : 1744

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Backfill									
	Surface								
	Asphalt Pavers	30%	4+	\$90,700	2036	* *	5	\$2,400	
		Settlement, Extent : Moderate, Area Affected : 5%							
		Location : At 60 Ft To 160 Ft, 315 Ft To 520 Ft, 1080 Ft To 1130 Ft, And 1300 To 1410 Ft From South End							
	Asphalt Pavers	70%			2036	* *	5	\$11,300	
Deck Elements									
	Railing								
	Steel	80%			2025	\$1,125,700			
	Steel	20%	2-4	\$28,100	2025	\$281,400			
		Corrosion, Extent : Moderate, Area Affected : 20%							
		Location : Fro 60 Ft To 280 Ft From South End And 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 : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : BULKHEAD
Address : EAST RIVER, 54TH ST TO 59TH ST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR025.052 / 1749 **Yr Built/Renovated** :
Linear Ft : 1,245 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 11-Feb-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 1371 **Lot** : 38 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$117,300	\$39,300
Total	\$117,300	\$39,300
Importance Code A	\$117,300	\$39,300
Total	\$117,300	\$39,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$6,400			
Total	\$6,400			
Importance Code B	\$6,400			
Importance Code C				
Total	\$6,400			



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

DEPT. OF SMALL BUSINESS SERV. - 801
BULKHEAD
Asset # : 1749

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Relieving Platform Top Concrete/Stone	3%	Now	\$80,800	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	30%			LIFE	**	5	\$33,700	
				Cracking, Extent : Moderate, Area Affected : 10%					
				Location : Throughout					
				Erosion, Extent : Light, Area Affected : 10%					
				Location : Throughout					
	Conc w/Stone Face	5%	Now	\$36,500	LIFE	**	5	\$5,600	
				Missing Part, Extent : Severe, Area Affected : 50%					
				Location : Missing Stone Facing At 400 Ft From North And Other Isolated Locations					
	No Component	35%							
	Not Accessible	30%							
Piles and Bracing									
	No Component	95%							
	Not Accessible	5%							
Revetment									
	Stone	15%			LIFE	**	5	\$1,100	
	No Component	85%							
Sheet Piles									
	Steel	15%			LIFE	**			
				Corrosion, Extent : Moderate, Area Affected : 10%					
				Location : In Splash Zone					
	No Component	70%							
	Not Accessible	15%							
Lowlevel Pile Caps									
	No Component	95%							
	Not Accessible	5%							
Backfill									
	Fill								
	Not Accessible	100%							
Surface									
	Asphalt	90%			2036	**	5	\$12,800	
	Topsoil	10%			2025	\$7,000	5	\$600	
Deck Elements									
	Railing								
	Fencing	30%			2028	\$21,100	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 : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : BULKHEAD
Address : SS WALL ST TO SS HELIPIR PIER EAST RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBS0025.041 / 1765 **Yr Built/Renovated** :
Linear Ft : 1,275 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 26-Sep-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 36 **Lot** : 12 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$300,000	\$615,800
Total	\$300,000	\$615,800
Importance Code A	\$300,000	\$43,200
Importance Code B		\$572,600
Total	\$300,000	\$615,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads		\$7,300		
Total		\$7,300		
Importance Code B		\$7,300		
Total		\$7,300		



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

DEPT. OF SMALL BUSINESS SERV. - 801
BULKHEAD
Asset # : 1765

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Gravity Wall								
	Stone	5%	0-2	\$66,700	LIFE	* *	5	\$5,400	
		Missing Part, Extent : Severe, Area Affected : 50%							
		Location : 2 Courses Of Grout Loss 6 Inches High Up To 2 Feet Deep (At Terminus Of Old Slip)							
	Stone	35%	4+	\$233,400	LIFE	* *	5	\$37,800	
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : Periodic Throughout In Tidal Zone							
		Explanation : Grout Loss							
	Not Accessible	60%							
Backfill									
	Fill								
	Not Accessible	100%							
Surface									
	Asphalt Pavers	95%			2037	* *	5	\$13,800	
		Recent Replace Evident, Extent : Light, Area Affected : 50%							
		Location : Southern Half Is Recently New; Northern Half Is Under Construction							
	Concrete	5%			2037	* *	5	\$700	
		Cracking, Extent : Light, Area Affected : 5%							
		Location : At Base Of Pier 11							
Deck Elements									
	Railing								
	Steel	45%			2027	\$572,600			
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Southern Portion Belongs To Platform Asset							
	No Component	55%							

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : BULKHEAD
Address : EAST RIVER E. 41ST TO E. 42ND STS.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBS0025.169 / 4092 **Yr Built/Renovated** :
Linear Ft : 297 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 02-Aug-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 1353 **Lot** : 50 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$254,600	\$227,800
Total	\$254,600	\$227,800
Importance Code A	\$254,600	
Importance Code B		\$227,800
Total	\$254,600	\$227,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads				
Total				
Importance Code A				
Total				



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

DEPT. OF SMALL BUSINESS SERV. - 801
BULKHEAD
Asset # : 4092

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Pile Supported Wall								
	Conc w/Stone Face	40%	Now	\$177,100	LIFE	* *	5	\$9,500	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Bottom Half Of Wall For 40 Feet Total							
		Explanation : Missing Granite Fascia Panels							
	Conc w/Stone Face	35%	4+	\$77,500	LIFE	* *	5	\$8,300	
		Other Observation, Extent : Moderate, Area Affected : 25%							
		Location : At Wall Ends Approximately 300 SF							
		Explanation : Spalling On Walls At Outfall Opening							
	Not Accessible	25%							
Piles and Bracing									
	Not Accessible	100%							
Sheet Piles									
	Not Accessible	100%							
Backfill									
	Fill								
	Not Accessible	100%							
Surface									
	Not Accessible	100%							
Deck Elements									
	Parapet								
	Concrete	100%			2029	\$227,800			
		Cracking, Extent : Light, Area Affected : 75%							
		Location : Throughout							
		Discolor & Bleeding, Extent : Light, Area Affected : 75%							
		Location : Efflorescence At Cracking							

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

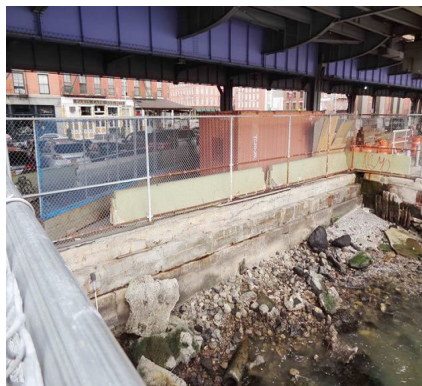
Asset Name : BULKHEAD ALONG SOUTH STREET
Address : SS OF PIER 15 NORTH TO PECK SLIP EAST RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGSP025.043 / 1742 **Yr Built/Renovated** :
Linear Ft : 1,153 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 03-Dec-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 36 **Lot** : 30 **BIN** :

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$4,300			
Total	\$4,300			
Importance Code A				
Importance Code B	\$4,300			
Total	\$4,300			



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

DEPT. OF SMALL BUSINESS SERV. - 801
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	
		Cracking, Extent : Light, Area Affected : 25%							
		Location : Throughout							
	Not Accessible	95%							
Backfill									
	Fill								
	Not Accessible	100%							
	Surface								
	Asphalt	65%			2036	* *	5	\$8,600	
		Cracking, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Asphalt Pavers	35%			2040	* *	5	\$4,600	
Deck Elements									
	Railing								
	Fencing	5%			2025	\$3,300	3		
		Corrosion, Extent : Moderate, Area Affected : 50%							
		Location : North Of Pier 17							
	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 : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : BULKHEAD BATTERY PARK
Address : SOUTH OF PIER A TO MERCHANT MARINERS MEMORIAL
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBS0025.030 / 168 **Yr Built/Renovated** :
Linear Ft : 119 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 08-Dec-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 3 **Lot** : 1 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$35,500	\$118,800
Total	\$35,500	\$118,800
Importance Code A	\$35,500	
Importance Code B		\$118,800
Total	\$35,500	\$118,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$500			
Total	\$500			
Importance Code A				
Importance Code B	\$500			
Importance Code C				
Total	\$500			



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

DEPT. OF SMALL BUSINESS SERV. - 801
BULKHEAD BATTERY PARK
Asset # : 168

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Coping/Curb Concrete	100%			LIFE	**	5	\$100	
				Cracking, Extent : Light, Area Affected : 5%					
				Location : Throughout					
				Discolor & Bleeding, Extent : Light, Area Affected : 15%					
				Location : Throughout					
	Pile Supported Wall								
	Conc w/Stone Face	80%			LIFE	**	5	\$7,600	
	Conc w/Stone Face	20%	4+	\$35,500	LIFE	**	5	\$1,900	
				Other Observation, Extent : Moderate, Area Affected : 75%					
				Location : Throughout Above Mlw Elevation					
				Explanation : Grout Loss					
	Piles and Bracing								
	Not Accessible	100%							
	Pile Caps								
	Not Accessible	100%							
Backfill									
	Fill								
	Not Accessible	100%							
	Surface								
	Asphalt Pavers	50%			2036	**	5	\$700	
	Concrete	20%			2036	**	5	\$300	
				Cracking, Extent : Light, Area Affected : 2%					
				Location : Throughout					
				Spalling, Extent : Light, Area Affected : 2%					
				Location : Throughout					
	Stone	30%			2040	**	10		
Deck Elements									
	Railing								
	Steel	100%			2025	\$118,800			
				Missing Connections, Extent : Light, Area Affected : 1%					
				Location : One Missing Connection At Base					

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : BULKHEAD E. 63 TO E. 71 ST. E.R.
Address : E. RIVER, 63RD TO 71ST ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR025.054 / 1750 **Yr Built/Renovated** :
Linear Ft : 2,150 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 28-Dec-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 1482 **Lot** : 60 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$338,500	\$2,267,800
Total	\$338,500	\$2,267,800
Importance Code A	\$290,700	\$122,100
Importance Code B	\$47,800	\$2,145,700
Total	\$338,500	\$2,267,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$55,300			
Total	\$55,300			
Importance Code A	\$42,400			
Importance Code B	\$12,900			
Total	\$55,300			



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. 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	\$139,600	LIFE		**		
		Erosion, Extent : Severe, Area Affected : 25%							
		Location : At South End							
		Missing Part, Extent : Severe, Area Affected : 20%							
		Location : Missing Facing Stones At South End							
	Concrete/Stone	3%			LIFE		**		
		Cracking, Extent : Light, Area Affected : 25%							
		Location : At South End							
		Erosion, Extent : Light, Area Affected : 25%							
		Location : At South End							
	No Component	90%							
	Not Accessible	4%							
Gravity Wall									
	Conc w/Stone Face	3%	4+	\$151,100	LIFE		**	5	\$5,800
		Broken, Extent : Moderate, Area Affected : 10%							
		Location : Broken Stone Facing At South End							
		Erosion, Extent : Moderate, Area Affected : 30%							
		Location : South Of Stone Gravity Wall							
	Stone	65%			LIFE		**	5	\$118,400
		Recent Repair Evident, Extent : Light, Area Affected : 75%							
		Location : Repointing On-going Throughout							
	Stone	2%	4+	\$22,500	LIFE		**	5	\$3,600
		Displaced Elements, Extent : Moderate, Area Affected : 100%							
		Location : Two Isolated Areas							
	No Component	10%							
	Not Accessible	20%							
Piles and Bracing									
	No Component	90%							
	Not Accessible	10%							
Lowlevel Pile Caps									
	Timber	2%	Now	\$19,900	LIFE		**		
		Rotting/Splitting, Extent : Severe, Area Affected : 50%							
		Location : South End							
	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	70%			2036	* *	5	\$17,200	
		Settlement, Extent : Light, Area Affected : 2%							
		Location :							
		Other Observation, Extent : Moderate, Area Affected : 15%							
		Location : Isolated Throughout							
		Explanation : Settlement At Planters And Utilities							
	Asphalt Blocks	5%	Now	\$47,800	2036	* *	5	\$600	
		Missing Part, Extent : Moderate, Area Affected : 100%							
		Location : 4 Sections For 95 Ft							
	Under Construction	25%							
Deck Elements									
	Railing								
	Steel	99%			2025	\$2,124,300			
		Missing Coating, Extent : Light, Area Affected : 15%							
		Location : Throughout							
	Steel	1%	Now	\$4,300	2025	\$21,500			
		Buckling, Extent : Moderate, Area Affected : 100%							
		Location : Three Isolated Broken Posts							

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : BULKHEAD E. 78TH TO E. 81ST ST.
Address : E. RIVER, 78TH TO 81ST ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR025.057 / 2879 **Yr Built/Renovated** :
Linear Ft : 853 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 20-Jan-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 1490 **Lot** : 60 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$171,700	\$298,000
Total	\$171,700	\$298,000
Importance Code A	\$171,700	
Importance Code B		\$298,000
Total	\$171,700	\$298,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads				
Total				
Importance Code A				
Total				



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

DEPT. OF SMALL BUSINESS SERV. - 801
BULKHEAD E. 78TH TO E. 81ST ST.
Asset # : 2879

Bulkheads		Current Repair		Future Replacement		Maintenance			
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%	Now	\$99,900	LIFE	* *	5	\$3,800	
		Missing Part, Extent : Severe, Area Affected : 15%							
		Location : Around Outfall At 79th St And At Transition To Concrete Wall							
	Conc w/Stone Face	20%			LIFE	* *	5	\$15,400	
		Cracking, Extent : Light, Area Affected : 20%							
		Location : Isolated Throughout							
	Concrete	5%	4+	\$71,700	LIFE	* *	5	\$200	
		Cracking, Extent : Moderate, Area Affected : 10%							
		Location : Throughout Along Top Of Face							
		Spalling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout Along Top Of Face							
	Concrete	50%			LIFE	* *	5	\$1,700	
		Cracking, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Not Accessible	20%							
Backfill									
	Fill								
	Not Accessible	100%							
	Surface								
	Under Construction	100%							
Deck Elements									
	Railing								
	Steel	35%			2025	\$298,000			
		Missing Coating, Extent : Light, Area Affected : 15%							
		Location : Throughout							
	Under Construction	65%							

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

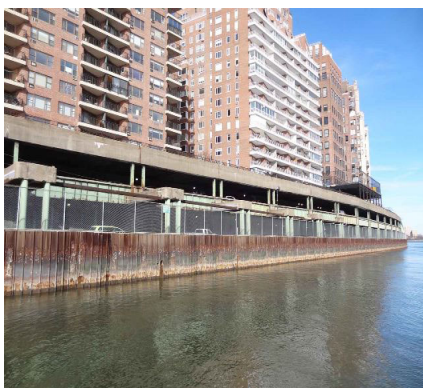
Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : BULKHEAD E. 81ST TO E. 84TH ST.
Address : E. RIVER, 81ST TO 84TH ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR025.058 / 2878 **Yr Built/Renovated** :
Linear Ft : 793 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 20-Jan-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 1589 **Lot** : 1 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$147,800	\$44,900
Total	\$147,800	\$44,900
Importance Code A	\$147,800	
Importance Code B		\$44,900
Total	\$147,800	\$44,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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+	\$147,800	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%			2036	**	5	\$9,100	
		Cracking, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Spalling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
Deck Elements									
	Railing								
	Fencing	100%			2028	\$44,900	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 : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : BULKHEAD GRAVITY WALL/RELIEVING PLATFORM
Address : SOUTH STREET MARKET SLIP TO PIER 35
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGSP025.046 / 1745 **Yr Built/Renovated** :
Linear Ft : 1,485 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 21-Dec-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 240 **Lot** : 6 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads		\$1,538,700
Total		\$1,538,700
Importance Code A		\$56,600
Importance Code B		\$1,482,000
Total		\$1,538,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$11,600			
Total	\$11,600			
Importance Code A				
Importance Code B	\$11,600			
Importance Code C				
Total	\$11,600			



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								
	Concrete	10%			LIFE	**	5	\$600	
	No Component	90%							
	Coping/Curb								
	Concrete	100%			LIFE	**	5	\$1,400	
				Cracking, Extent : Light, Area Affected : 2%					
				Location : Throughout					
	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	20%							
	Not Accessible	35%							
	Piles and Bracing								
	Steel	5%			LIFE	**	5	\$11,500	
				Corrosion, Extent : Light, Area Affected : 5%					
				Location : In Tidal Zone					
	No Component	90%							
	Not Accessible	5%							
Backfill									
	Fill								
	Not Accessible	100%							
	Surface								
	Asphalt	99%			2036	**	5	\$16,800	
				Settlement, Extent : Light, Area Affected : 50%					
				Location : Throughout					
	Asphalt Pavers	1%	4+	\$3,200	2036	**	5	\$100	
				Settlement, Extent : Moderate, Area Affected : 50%					
				Location : From South End To 67 Ft From South End					
Deck Elements									
	Railing								
	Steel	100%			2025	\$1,482,000			
				Corrosion, Extent : Light, Area Affected : 5%					
				Location : From South End To 500 Ft From South End					
				Other Observation, Extent : Light, Area Affected : 50%					
				Location : On Timber Top Rail, 672 Ft From South End To North End					
				Explanation : Weathering					

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : BULKHEAD PIER 42
Address : MONTGOMERY TO JACKSON STS.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBS0025.050 / 2949 **Yr Built/Renovated** :
Linear Ft : 1,065 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 28-Jul-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 241 **Lot** : 13 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$261,100	\$54,200
Total	\$261,100	\$54,200
Importance Code A	\$201,000	\$54,200
Importance Code B	\$60,100	
Total	\$261,100	\$54,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$600	\$900		
Total	\$600	\$900		
Importance Code A				
Importance Code B	\$600	\$900		
Total	\$600	\$900		



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

DEPT. OF SMALL BUSINESS SERV. - 801
BULKHEAD PIER 42
Asset # : 2949

Bulkheads		Current Repair		Future Replacement		Maintenance			
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	\$89,600	LIFE	* *	5	\$200	
		Spalling, Extent : Severe, Area Affected : 75%							
		Location : North End, South Of Coned Structure							
	Concrete	10%			LIFE	* *	5	\$400	
	Stone	20%	4+	\$111,400	LIFE	* *	5	\$18,100	
		Cracking, Extent : Moderate, Area Affected : 5%							
		Location : Isolated Cracked Stones							
		Missing Block Seal, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Stone	40%			LIFE	* *	5	\$36,100
	Not Accessible	25%							
Backfill									
Fill									
	Not Accessible	100%							
Surface									
Asphalt		60%	2-4	\$60,100	2043	* *	5	\$3,600	
		Cracking, Extent : Moderate, Area Affected : 25%							
		Location : Periodic Throughout							
		Sinkhole, Extent : Severe, Area Affected : 5%							
		Location : 2 Feet Diameter Sinkhole 83 Feet From West Side Of Pier Building							
	Concrete	15%			2037	* *	5	\$1,800	
		Cracking, Extent : Light, Area Affected : 10%							
		Location : Periodic Throughout							
	Topsoil	25%			2026	\$15,000	5	\$1,200	

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : BULKHEAD - HARLEM RIVER SEAWALL/REVTMENT/CRIBBING
Address : HARLEM RIVER, 147TH - 158TH ST E.145TH TO MACOMBS DAM BRIDGE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DBS0027.021 / 1718 **Yr Built/Renovated** :
Linear Ft : 4,469 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 17-Feb-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2539 **Lot** : 2 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$1,654,100	\$1,055,500
Total	\$1,654,100	\$1,055,500
Importance Code A	\$347,400	
Importance Code B	\$1,032,500	\$1,055,500
Importance Code C	\$274,300	
Total	\$1,654,100	\$1,055,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$25,200		\$61,200	\$100
Total	\$25,200		\$61,200	\$100
Importance Code A				
Importance Code B	\$25,200		\$61,200	\$100
Importance Code C				
Total	\$25,200		\$61,200	\$100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
	No Component	79%							
	Not Accessible	10%							
Piles and Bracing									
Timber		5%	4+	\$206,000	2036	**	4	\$33,400	
		Displaced Elements, Extent : Light, Area Affected : 10%							
		Location : Isolated Offset Piles							
		Rotting/Splitting, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	No Component	65%							
	Not Accessible	30%							
Revetment									
Stone		37%			LIFE	**	5	\$9,900	
	Stone	5%	2-4	\$171,400	LIFE	**	5	\$1,300	
		Missing Part, Extent : Severe, Area Affected : 100%							
		Location : Isolated Throughout							
Stone		3%	Now	\$102,800	LIFE	**	5	\$800	
		Missing Part, Extent : Moderate, Area Affected : 50%							
		Location : Concrete Debris Revetment From 600 Ft To 750 Ft From South							
	No Component	55%							
Pile Caps									
Timber		5%	4+	\$141,400	LIFE	**	4	\$1,800	
		Rotting/Splitting, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	No Component	65%							
	Not Accessible	30%							
Backfill									
Fill									
	Not Accessible	100%							
Surface									
Asphalt		50%			2030	\$210,300	5	\$25,500	
		Cracking, Extent : Light, Area Affected : 5%							
		Location : Isolated Throughout							
		Settlement, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
Topsoil		5%	2-4	\$7,500	2026	\$12,600	5	\$500	
		Erosion, Extent : Moderate, Area Affected : 50%							
		Location : Isolated Throughout							
Topsoil		40%			2025	\$100,400	5	\$8,400	
Topsoil		5%	Now	\$7,500	2027	\$12,600	5	\$500	
		Settlement, Extent : Severe, Area Affected : 50%							
		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.

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
Fender									
	Piles								
	Timber	35%			2023	\$307,200	4	\$37,500	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Fender System Obsolete							
	No Component	65%							
Wales and Chocks									
	Timber	35%			2023	\$725,300	4	\$84,900	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Fender System Obsolete							
	No Component	65%							
Deck Elements									
	Railing								
	Fencing	20%	Now	\$10,100	2028	\$50,600	3	\$400	
		Broken, Extent : Moderate, Area Affected : 25%							
		Location : Unsecured And Damaged Portion							
		Corrosion, Extent : Moderate, Area Affected : 75%							
		Location : Remaining Sections							
	Steel	15%			2026	\$669,000			
	No Component	65%							
Parapet									
	Concrete	10%			2031	* *			
	No Component	90%							

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

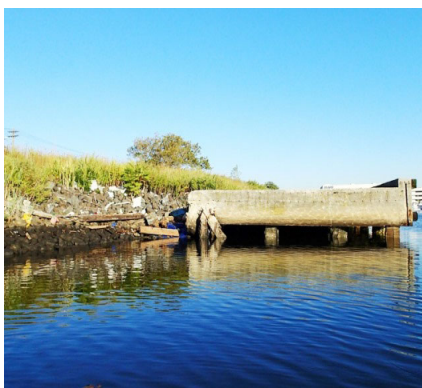
Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : BULKHEAD @ PILE SUPPORTED WHARF BET. NICKS LOBSTER/ KINGS PLAZA
Address : FLATBUSH AVE. MILL BASIN
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR026.062 / 16 **Yr Built/Renovated** :
Linear Ft : 700 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 15-Sep-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 8591 **Lot** : 980 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$657,200	\$39,300
Total	\$657,200	\$39,300
Importance Code A	\$657,200	
Importance Code B		\$39,300
Total	\$657,200	\$39,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads				
Total				
Importance Code A				
Importance Code B				
Total				



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

DEPT. OF SMALL BUSINESS SERV. - 801
BULKHEAD @ PILE SUPPORTED WHARF BET. NICKS LOBSTER/ KINGS PLAZA
Asset # : 16

Bulkheads		Current Repair		Future Replacement		Maintenance			
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	\$355,800	LIFE	* *	5	\$800	
		Erosion, Extent : Severe, Area Affected : 100%							
		Location : In Tidal Zone							
	Not Accessible	80%							
Sheet Piles									
	Concrete	20%	2-4	\$173,200	LIFE	* *			
		Other Observation, Extent : Severe, Area Affected : 50%							
		Location : In Tidal Zone							
		Explanation : Erosion							
	Not Accessible	80%							
Pile Caps									
	Concrete	100%	4+	\$128,200	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%			2025	\$39,300	5	\$3,300	

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : BULKHEAD @PIER 36
Address : BET CLINTON AND MONTGOMERY STS. OFFSHORE END OF PIER 36
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGSP025.049 / 2948 **Yr Built/Renovated** :
Linear Ft : 1,360 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 17-Feb-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 241 **Lot** : 13 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$52,200	\$255,100
Total	\$52,200	\$255,100
Importance Code A		\$255,100
Importance Code C	\$52,200	
Total	\$52,200	\$255,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$66,500	\$5,100		
Total	\$66,500	\$5,100		
Importance Code A	\$28,800	\$5,100		
Importance Code B	\$37,700			
Importance Code C				
Total	\$66,500	\$5,100		



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

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+	\$28,800	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%				2030	\$209,000	4	\$15,300	
No Component	75%								
Not Accessible	20%								
Revetment									
Stone	5%	4+	\$52,200	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	10%			LIFE	* *				
Corrosion, Extent : Light, Area Affected : 100%									
Location : Throughout Splash And Tidal Zones									
No Component	90%								
Pile Caps									
No Component	75%								
Not Accessible	25%								
Backfill									
Fill									
Not Accessible	100%								

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

DEPT. OF SMALL BUSINESS SERV. - 801
BULKHEAD @PIER 36
Asset # : 2948

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Backfill									
	Surface								
	Asphalt	20%			2036	* *	5	\$3,100	
		Cracking, Extent : Light, Area Affected : 5%							
		Location : Isolated Throughout							
	Concrete	70%			2036	* *	5	\$10,900	
		Cracking, Extent : Light, Area Affected : 5%							
		Location : Isolated Throughout							
	Concrete	10%	4+	\$30,700	2036	* *	5	\$800	
		Exposed Reinforcement, Extent : Severe, Area Affected : 25%							
		Location : At Spall Locations							
		Spalling, Extent : Severe, Area Affected : 25%							
		Location : Isolated Locations And Around Drains 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 : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : BULKHEAD AND RELIEVING PLATFORM UNDER NICKS LOBSTER BUILDING
Address : 2777 FLATBUSH AVE. MILL BASIN
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR026.065 / 19 **Yr Built/Renovated** :
Linear Ft : 360 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 09-Sep-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 8591 **Lot** : 980 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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									
	Concrete	10%			LIFE	* *	5	\$200	
	Not Accessible	90%							
Sheet Piles									
	Timber	25%			LIFE	* *	4	\$1,700	
	No Component	65%							
	Not Accessible	10%							
Pile Caps									
	Not Accessible	100%							
Backfill									
	Surface								
	Asphalt	35%			2036	* *	5	\$1,400	
	Concrete	20%			2036	* *	5	\$800	
	Not Accessible	45%							
Fender									
	Facing								
	Timber	45%			2036	* *	3	\$8,500	
	No Component	55%							
Piles									
	Timber	8%			2030	\$5,700	4	\$1,000	
			Rotting/Splitting, Extent : Moderate, Area Affected : 50%						
			Location : Tidal Zone						
	No Component	90%							
	Not Accessible	2%							
Wales and Chocks									
	Timber	80%			2036	* *	4	\$15,600	
	No Component	20%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : BULKHEAD AT 23RD ST. GOWANUS BAY
Address : NORTH SIDE OF 23RD STREET TO SOUTH SIDE OF 24TH STREET
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0015.033 / 2977 **Yr Built/Renovated** :
Linear Ft : 330 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 08-Oct-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 644 **Lot** : 1 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$2,000		\$600	
Total	\$2,000		\$600	
Importance Code A			\$600	
Importance Code B	\$2,000			
Total	\$2,000		\$600	



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

DEPT. OF SMALL BUSINESS SERV. - 801
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, Southern 150 Feet Of Asset					
	No Component	55%							
	Not Accessible	35%							
Sheet Piles									
	Steel	25%			LIFE	**			
				Corrosion, Extent : Light, Area Affected : 30%					
				Location : Above Mlw Elevation Throughout					
				Missing Coating, Extent : Severe, Area Affected : 35%					
				Location : Above Mlw Elevation Throughout					
	Steel	25%			LIFE	**			
				Recent Replace Evident, Extent : Light, Area Affected : 100%					
				Location : Northern 180 Feet Of Asset					
	Not Accessible	50%							
Wales									
	Steel	45%			LIFE	**	5	\$3,500	
				Corrosion, Extent : Light, Area Affected : 5%					
				Location : Throughout, Southern 150 Feet Of Asset					
	No Component	55%							
Pile Caps									
	Concrete	50%			LIFE	**	5	\$500	
				Displaced Elements, Extent : Light, Area Affected : 5%					
				Location : Up To 0.5 In. Displacement In Pile Cap At Sta. 1+67 From North					
				Recent Replace Evident, Extent : Light, Area Affected : 100%					
				Location : Northern 180 Feet Of Asset					
	Steel	45%			2028	\$2,800	5	\$1,200	
				Corrosion, Extent : Light, Area Affected : 50%					
				Location : Throughout					
				Other Observation, Extent : Moderate, Area Affected : 30%					
				Location : Throughout					
				Explanation : Missing Coating					
	No Component	5%							
Backfill									
	Fill								
	Not Accessible	100%							
Surface									
	Asphalt	60%			2036	**	5	\$2,300	
	Concrete	10%			2036	**	5	\$400	
				Cracking, Extent : Light, Area Affected : 5%					
				Location : Isolated Locations					
	Gravel	28%			2036	**	2-5	\$300	
	Gravel	2%	2-4	\$600	2042	**	2-5		
				Settlement, Extent : Moderate, Area Affected : 100%					
				Location : At 167 Feet From North End Of Asset					

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
BULKHEAD AT 23RD ST. GOWANUS BAY
Asset # : 2977

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender									
	Pile Cluster								
	Timber	45%			2028		4-10		
	No Component	55%							
Deck Elements									
	Railing								
	Guard Rail	100%			LIFE		* *		

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : BULKHEAD AT PIER 35
Address : RUTGERS SLIP TO ES PIER 35 EAST RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGSP025.048 / 1747 **Yr Built/Renovated** :
Linear Ft : 112 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 28-Jul-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 241 **Lot** : 13 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads		\$67,100
Total		\$67,100
Importance Code B		\$67,100
Total		\$67,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$600			
Total	\$600			
Importance Code A				
Importance Code B	\$600			
Total	\$600			



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

DEPT. OF SMALL BUSINESS SERV. - 801
BULKHEAD AT PIER 35
Asset # : 1747

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Relieving Platform Top Concrete	40%			LIFE	* *	5	\$200	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Precast Drainage Platform							
	No Component	60%							
Piles and Bracing									
	Steel	25%			LIFE	* *	5	\$4,300	
		Missing Coating, Extent : Light, Area Affected : 2%							
		Location : Throughout Splash Zone							
	Not Accessible	75%							
Backfill									
	Fill								
	Not Accessible	100%							
Surface									
	Asphalt Pavers	60%			2041	* *	5	\$800	
	Concrete	40%			2041	* *	5	\$500	
Deck Elements									
	Railing								
	Steel	60%			2027		\$67,100		
	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 : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : BUSH TERMINAL BULKHEAD PIER 5 TO 6
Address : 43RD STREET N/S PIER 5 TO S/S PIER 6
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR026.024 / 23 **Yr Built/Renovated** :
Linear Ft : 286 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 02-Sep-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 715 **Lot** : 1 **BIN** :

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$5,500	\$800		
Total	\$5,500	\$800		
Importance Code B	\$5,500	\$800		
Importance Code C				
Total	\$5,500	\$800		



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

DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL BULKHEAD PIER 5 TO 6
Asset # : 23

Bulkheads		Current Repair		Future Replacement		Maintenance			
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	
	Sheet Piles								
	Steel	25%			LIFE	* *			
	No Component	75%							
Backfill									
	Fill								
	Topsoil	5%	Now	\$3,200	2067	* *			
		Sinkhole, Extent : Severe, Area Affected : 100%							
		Location : At North End							
	Not Accessible	95%							
Surface									
	Asphalt	60%			2036	* *	5	\$2,000	
	Asphalt	5%	Now	\$1,300	2042	* *	5	\$100	
		Sinkhole, Extent : Severe, Area Affected : 100%							
		Location : At Northern End Due To Abandoned Pile Supported Wall							
	Cobblestone	35%			2047	* *	5	\$1,500	
Deck Elements									
	Railing								
	Fencing	100%			2031	* *	3	\$100	

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : BUSH TERMINAL BULKHEAD PIER 6 TO 7
Address : 41ST STREET N/S PIER 6 NORTH TO END
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR026.025 / 22 **Yr Built/Renovated** :
Linear Ft : 220 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 02-Sep-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 715 **Lot** : 1 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
BUSH TERMINAL BULKHEAD PIER 6 TO 7
Asset # : 22

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Piles and Bracing								
	Steel	60%			LIFE	* *	5	\$20,400	
		Corrosion, Extent : Light, Area Affected : 75%							
		Location : Throughout Splash Zone							
		Displaced Elements, Extent : Moderate, Area Affected : 5%							
		Location : Deflected Flange On South Center Pile							
	No Component	40%							
Sheet Piles									
	Steel	60%			LIFE	* *			
		Corrosion, Extent : Light, Area Affected : 25%							
		Location : Above Mlw Elevation							
	Not Accessible	40%							
Wales									
	Steel	40%			LIFE	* *	5	\$2,100	
		Corrosion, Extent : Light, Area Affected : 25%							
		Location : Throughout							
	No Component	60%							
Backfill									
	Fill								
	Not Accessible	100%							
Surface									
	Asphalt	40%			2036	* *	5	\$1,000	
	Concrete	60%			2036	* *	5	\$1,500	
Deck Elements									
	Railing								
	Fencing	50%			2028	\$6,200	3		
	Fencing	50%	Now	\$6,200	2032	* *	3		
		Displaced Elements, Extent : Severe, Area Affected : 100%							
		Location : 100 Feet Long Section In Middle Of Structure							

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : BUSH TERMINAL PARK BULKHEAD
Address : NORTH SIDE OF PIER 4 TO SOUTH SIDE OF PIER 5
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR026.023 / 24 **Yr Built/Renovated** :
Linear Ft : 352 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 02-Sep-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 725 **Lot** : 1 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads		\$351,300
Total		\$351,300
Importance Code B		\$351,300
Total		\$351,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$27,000	\$2,000		
Total	\$27,000	\$2,000		
Importance Code A				
Importance Code B		\$2,000		
Importance Code C	\$27,000			
Total	\$27,000	\$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
BUSH TERMINAL PARK BULKHEAD
Asset # : 24

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Gravity Wall								
	Concrete	100%			LIFE	**	5	\$1,400	
		Displaced Elements, Extent : Moderate, Area Affected : 10%							
		Location : 120 Feet From North, Horizontal Displacement Up To 1 Inch							
		Recent Repair Evident, Extent : Light, Area Affected : 100%							
		Location : 100 Feet To 140 Feet From North							
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout; Behind Abandoned Displaced Pile Supported Beam							
Revetment									
	Stone	90%			LIFE	**	5	\$1,900	
	Stone	10%	4+	\$27,000	LIFE	**	5	\$200	
		Missing Part, Extent : Moderate, Area Affected : 100%							
		Location : 120 Feet From North Adjacent To Recent Repair							
Backfill									
	Fill								
	Not Accessible	100%							
Surface									
	Asphalt	100%			2042	**	5	\$4,000	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout Bush Terminal Park							
Deck Elements									
	Railing								
	Steel	100%			2026	\$351,300			
		Corrosion, Extent : Light, Area Affected : 1%							
		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 : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : BUSH TERMINAL PARK REVETMENT
Address : FOOT OF 45TH ST. TO 52ND ST. INCLUDING PERIMETER OF PIER 4
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR026.021 / 2571 **Yr Built/Renovated** :
Linear Ft : 4,348 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 03-Sep-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 725 **Lot** : 1 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads		\$452,200
Total		\$452,200
Importance Code B		\$452,200
Total		\$452,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$4,400	\$100		\$100
Total	\$4,400	\$100		\$100
Importance Code B	\$4,400	\$100		\$100
Importance Code C				
Total	\$4,400	\$100		\$100



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

DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL PARK REVETMENT
Asset # : 2571

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural	Revetment								
	Stone	82%			LIFE	* *	5	\$21,300	
		Recent Replace Evident, Extent : Light, Area Affected : 100% Location : New Stone Revetment							
	No Component	18%							
Backfill	Fill								
	Not Accessible	100%							
Surface	Asphalt	45%			2040	* *	5	\$22,300	
		Cracking, Extent : Light, Area Affected : 10% Location : Along Joint Between Passes At North End							
	Sand	12%			2040	* *	2-5	\$1,600	
		Recent Replace Evident, Extent : Light, Area Affected : 100% Location : At Natural Shroeline Sta. 15+90 To 21+00 From North End							
	Topsoil	43%			2026	\$105,100	5	\$8,700	
		Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Natural Shoreline							
Deck Elements	Railing								
	Steel	8%			2026	\$347,100			
		Corrosion, Extent : Light, Area Affected : 2% Location : At Base Of Rail Posts							
	No Component	92%							
Parapet	Concrete	8%			2031	* *			
	No Component	92%							

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : CONCRETE RETAINING WALL W/TIMBER CRIBBING FOUNDATION. BULKHEAD
Address : SO SIDE WASHINGTON BRIDGE MIDWAY TO HAMILTON BRIDGE, SUB 1 OF BL
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR071.000 / 13815 **Yr Built/Renovated** :
Linear Ft : 282 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 10-Nov-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2106 **Lot** : 997 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$35,600	\$216,300
Total	\$35,600	\$216,300
Importance Code A	\$35,600	
Importance Code B		\$216,300
Total	\$35,600	\$216,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$5,400	\$1,100		
Total	\$5,400	\$1,100		
Importance Code A				
Importance Code B	\$5,400	\$1,100		
Importance Code C				
Total	\$5,400	\$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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural	Coping/Curb Stone	100%			LIFE	**	5	\$500	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Throughout At Top Of Wall							
		Explanation : Partial Loss Of Mortar Bedding And Joint Seal							
	Gravity Wall Concrete	95%			LIFE	**	5	\$1,100	
		Cracking, Extent : Light, Area Affected : 5%							
		Location : Throughout In Upper 10 Feet Of Wall							
		Spalling, Extent : Light, Area Affected : 2%							
		Location : Isolated At Joints							
		Other Observation, Extent : Light, Area Affected : 5%							
	Location : Throughout In Upper 10 Feet Of Wall								
	Explanation : Efflorescence								
	Concrete	5%	4+	\$35,600	LIFE	**	5	\$100	
		Cracking, Extent : Moderate, Area Affected : 100%							
		Location : In Upper 10 Feet Of Wall At Southern 60 Feet Of Asset							
		Spalling, Extent : Moderate, Area Affected : 50%							
		Location : At Construction Joints Along The Southern 60 Ft And From 155 Ft To 185 Ft From The South							
Backfill	Fill								
	Not Accessible	100%							
	Surface								
	Asphalt	70%			2037	**	5	\$2,300	
		Cracking, Extent : Light, Area Affected : 3%							
		Location : Throughout							
		Settlement, Extent : Light, Area Affected : 2%							
		Location : Isolated Throughout							
	No Component	30%							
Deck Elements	Parapet Concrete	95%			2026	\$205,400			
		Erosion, Extent : Light, Area Affected : 100%							
		Location : Erosion/ Scaling Throughout Parapet							
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : Atop Coping Throughout							
		Explanation : Deteriorated Mortar Bedding							
	Concrete	5%	4+	\$5,400	2029	\$10,800			
		Erosion, Extent : Moderate, Area Affected : 100%							
		Location : 20 - 30 Feet From South; 128, 137, 210, 224, And 257 Feet From South							

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : CONCRETE RETAINING WALL W/TIMBER CRIBBING FOUNDATION. BULKHEAD
Address : SO SIDE HAMILTON BRIDGE TO NO SIDE HIGH BRIDGE. SUB 3 OF BL
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR073.000 / 13817 **Yr Built/Renovated** :
Linear Ft : 1,170 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 16-Nov-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2106 **Lot** : 997 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$422,400	\$897,300
Total	\$422,400	\$897,300
Importance Code A	\$377,500	
Importance Code B	\$44,900	\$897,300
Total	\$422,400	\$897,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$46,500			
Total	\$46,500			
Importance Code A				
Importance Code B	\$22,000			
Importance Code C	\$24,500			
Total	\$46,500			



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

DEPT. OF SMALL BUSINESS SERV. - 801
CONCRETE RETAINING WALL W/TIMBER CRIBBING FOUNDATION. BULKHEAD
Asset # : 13817

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Coping/Curb Stone	10%	4+	\$24,500	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+	\$68,500	LIFE	**	5	\$10,500	
		Missing Block Seal, Extent : Light, Area Affected : 30%							
		Location : Bulkhead Face In Tidal Zone At South End Of Asset							
	Concrete	67%	4+	\$131,900	LIFE	**	5	\$3,200	
		Cracking, Extent : Light, Area Affected : 5%							
		Location : Bulkhead Face Above Mhw							
		Exposed Reinforcement, Extent : Moderate, Area Affected : 5%							
		Location : At Spall 520 Feet From North							
		Spalling, Extent : Light, Area Affected : 25%							
		Location : From 600 Feet To 700 Feet From North, Above Mhw Line							
	Concrete	3%	Now	\$177,100	LIFE	**	5	\$100	
		Not Plumb, Extent : Moderate, Area Affected : 100%							
		Location : Wall Is Leaning Between Construction Joints 995 Feet To 1030 Feet From North End							
	Not Accessible	20%							
Backfill									
	Fill								
	Not Accessible	100%							
Surface									
	Asphalt	100%	4+	\$22,000	2037	**	5	\$6,700	
		Cracking, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Settlement, Extent : Light, Area Affected : 5%							
		Location : Isolated Throughout							
		Sinkhole, Extent : Moderate, Area Affected : 10%							
		Location : Between 1030 And 1123 Feet From North							
Deck Elements									
	Parapet Concrete	100%	4+	\$44,900	2029	\$897,300			
		Spalling, Extent : Light, Area Affected : 25%							
		Location : 180 Feet And 265 Feet From North							
		Other Observation, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Explanation : Mortar Loss							

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : CRIBBING BULKHEAD
Address : EASTERN SHORE OF SHERMAN CREEK SO SIDE OF CON ED SITE SUB 1 OF A/T
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR065.000 / 13807 **Yr Built/Renovated** :
Linear Ft : 315 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 31-Oct-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2150 **Lot** : 997 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$960,800	
Total	\$960,800	
Importance Code A	\$960,800	
Total	\$960,800	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$29,700			
Total	\$29,700			
Importance Code A				
Importance Code B	\$29,700			
Total	\$29,700			



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

DEPT. OF SMALL BUSINESS SERV. - 801
CRIBBING BULKHEAD
Asset # : 13807

Bulkheads		Current Repair		Future Replacement		Maintenance			
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	\$960,800	LIFE	* *	4	\$9,200	1
		Broken, Extent : Severe, Area Affected : 50%							
		Location : Isolated Members Throughout							
		Missing Part, Extent : Severe, Area Affected : 15%							
		Location : Collapsed At Eastern 47 Feet							
		Rotting/Splitting, Extent : Severe, Area Affected : 10%							
		Location : Horizontal Timbers And Timber Piles Throughout							
		Tilting, Extent : Severe, Area Affected : 100%							
		Location : Full Length							
		Other Observation, Extent : Severe, Area Affected : 1%							
		Location : West End Of Asset							
		Explanation : Deterioration Of Concrete And Steel At Outfall							
Backfill									
	Fill								
	Stone	20%	Now	\$17,800	LIFE	* *	5	\$100	
		Erosion, Extent : Moderate, Area Affected : 50%							
		Location : Isolated Throughout At Top Of Wall							
	Not Accessible	80%							
Surface									
	Concrete	10%	Now	\$11,900	2043	* *	5	\$200	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Eastern 30 Feet And Between 85 Feet And 110 Feet From East							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Full Length Up To 3ft Deep							
		Explanation : Undermining							
	Not Accessible	90%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location :							
		Explanation : Heavy Vegetation							

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

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : EAST RIVER ESPLANADE BULKHEAD
Address : FROM NORTH SIDE PIER 11 TO SOUTH SIDE PIER 15
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR025.042 / 2581 **Yr Built/Renovated** :
Linear Ft : 893 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 03-Dec-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 36 **Lot** : 25 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads		\$178,200
Total		\$178,200
Importance Code B		\$178,200
Total		\$178,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$3,300			
Total	\$3,300			
Importance Code A				
Importance Code B	\$3,300			
Importance Code C				
Total	\$3,300			



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
EAST RIVER ESPLANADE BULKHEAD
Asset # : 2581

Bulkheads		Current Repair		Future Replacement		Maintenance			
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%							
Gravity Wall									
	Stone	25%			LIFE	* *	5	\$18,900	
	Not Accessible	75%							
Sheet Piles									
	Steel	2%			LIFE	* *			
	No Component	95%							
	Not Accessible	3%							
Backfill									
	Fill								
	Not Accessible	100%							
Surface									
	Asphalt	5%			2036	* *	5	\$500	
	Asphalt Pavers	60%			2036	* *	5	\$6,100	
				Settlement, Extent : Light, Area Affected : 10%					
				Location : Isolated Locations Throughout					
	Topsoil	35%			2025	\$17,600	5	\$1,500	
Deck Elements									
	Railing								
	Steel	20%			2026	\$178,200			
	No Component	80%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : EAST RIVER ESPLANADE BULKHEAD
Address : BATTERY MARITIME BLDG NORTH TO SOUTH SIDE PIER 6 HELIPORT
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBS0025.040 / 2859 **Yr Built/Renovated** :
Linear Ft : 465 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 08-Dec-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 2 **Lot** : 23 **BIN** :

CAPITAL**Total**

Importance Code

Total

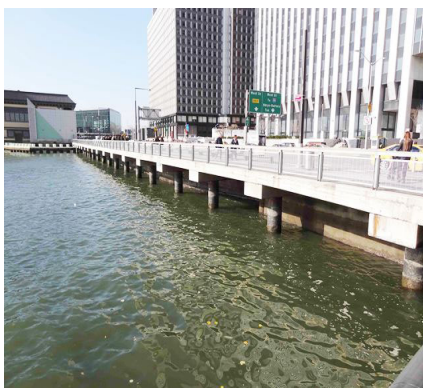
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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Bulkheads

Total

Importance Code A

Importance Code B

Total

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
EAST RIVER ESPLANADE BULKHEAD
Asset # : 2859

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Gravity Wall								
	Conc w/Stone Face	65%			LIFE	* *	5	\$27,200	
	Concrete	5%			LIFE	* *	5	\$100	
	Not Accessible	30%							
Backfill									
	Fill								
	Not Accessible	100%							
	Surface								
	Asphalt	90%			2040	* *	5	\$4,800	
	Asphalt Pavers	10%			2040	* *	5	\$500	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : FORMER PIER 7 - MILLERS LAUNCH STEEL SHEET PILE BULKHEAD
Address : FOOT OF HANNAH ST ALONG MURRAY HULBERT AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DGSP131.010 / 4261 **Yr Built/Renovated** :
Linear Ft : 495 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 07-Feb-2019 **Landmark Status** : NONE
Areas Surveyed :
Block : 487 **Lot** : 100 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$261,400	
Total	\$261,400	
Importance Code A	\$261,400	
Total	\$261,400	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$28,100		\$100	\$400
Total	\$28,100		\$100	\$400
Importance Code B	\$28,100		\$100	\$400
Total	\$28,100		\$100	\$400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
FORMER PIER 7 - MILLERS LAUNCH STEEL SHEET PILE BULKHEAD
Asset # : 4261

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Sheet Piles								
	Steel	85%	4+	\$261,400	LIFE	* *			
		Corrosion, Extent : Moderate, Area Affected : 70%							
		Location : Above Mudline							
	No Component	15%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : At North Foot Of Pier							
		Explanation : No Component							
Backfill									
	Fill								
	Not Accessible	100%							
Surface									
	Concrete	15%	4+	\$28,000	2045	* *	5	\$400	
		Broken, Extent : Moderate, Area Affected : 100%							
		Location : At North End							
	Gravel	85%			2039	* *	2-5	\$1,300	
		Erosion, Extent : Moderate, Area Affected : 100%							
		Location : Along Upper Edge Of Bulkhead							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : GIANDO RESTAURANT REVETMENT/BULKHEAD
Address : 412 KENT AVE. BETWEEN BROADWAY AND S8TH ST
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR046.000 / 13506 **Yr Built/Renovated** :
Linear Ft : 245 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 15-Oct-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 2128 **Lot** : 15 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$403,100	
Total	\$403,100	
Importance Code A	\$309,100	
Importance Code C	\$94,000	
Total	\$403,100	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$9,300			\$300
Total	\$9,300			\$300
Importance Code A				
Importance Code B	\$9,300			\$300
Importance Code C				
Total	\$9,300			\$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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Gravity Wall								
Concrete	15%	4+	\$309,100	LIFE	* *	5	\$100	
	<i>Displaced Elements, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Midway Point Of Bulkhead</i>							
Concrete	30%			LIFE	* *	5	\$300	
	<i>Displaced Elements, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Southern Half</i>							
No Component	55%							
Revetment								
Stone	50%	2-4	\$94,000	LIFE	* *	5	\$700	
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Steep Slope, Exposed Fill, And Displaced Elements Throughout Northern Half</i>							
	<i>Explanation : Non-engineered Riprap</i>							
Stone	25%			LIFE	* *	5	\$400	
No Component	25%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Concrete	85%			2036	* *	5	\$2,400	
	<i>Cracking, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Isolated</i>							
Topsoil	15%			2025	\$2,100	5	\$200	
Fender								
Facing								
Timber	10%			2030	\$30,000	3	\$1,300	
No Component	90%							
Deck Elements								
Railing								
Plastic	20%			2021	\$7,800			
	<i>Worn, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : North End</i>							
No Component	80%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : GLICK PARK RELIEVING PLATFORM
Address : EAST RIVER, 36TH ST TO 38TH ST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR025.065 / 4087 **Yr Built/Renovated** :
Linear Ft : 508 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 28-Jan-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 968 **Lot** : 50 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$307,600	\$497,000
Total	\$307,600	\$497,000
Importance Code A	\$189,300	\$40,700
Importance Code B	\$36,500	\$456,300
Importance Code C	\$81,800	
Total	\$307,600	\$497,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$51,500	\$400	\$2,300	\$200
Total	\$51,500	\$400	\$2,300	\$200
Importance Code A	\$43,000			
Importance Code B	\$5,600	\$400	\$2,300	\$200
Importance Code C	\$3,000			
Total	\$51,500	\$400	\$2,300	\$200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
GLICK PARK RELIEVING PLATFORM
Asset # : 4087

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural	Coping/Curb Concrete	45%			LIFE	**	5	\$200	
		Cracking, Extent : Light, Area Affected : 5% Location : Isolated Throughout Displaced Elements, Extent : Light, Area Affected : 10% Location : Throughout							
	Concrete	45%	2-4	\$81,800	LIFE	**	5	\$200	
		Broken, Extent : Moderate, Area Affected : 50% Location : Isolated Throughout Missing Part, Extent : Severe, Area Affected : 100% Location : Isolated Throughout Other Observation, Extent : Moderate, Area Affected : 20% Location : Missing Grout Beneath Coping From 270 Ft To 460 Ft From North End Explanation : Undermining							
	Timber	5%			LIFE	**	5		
	Timber	5%	2-4	\$3,000	LIFE	**	5		
		Missing Part, Extent : Severe, Area Affected : 100% Location : At South End Rotting/Splitting, Extent : Severe, Area Affected : 50% Location : At South End							
	Pile Supported Wall								
	Conc w/Stone Face	25%	Now	\$189,300	LIFE	**	5	\$10,200	
		Other Observation, Extent : Severe, Area Affected : 50% Location : Throughout Explanation : Erosion Along Bottom Of Stone Face							
	Conc w/Stone Face	75%			LIFE	**	5	\$30,500	
		Other Observation, Extent : Light, Area Affected : 50% Location : Throughout Explanation : Minor Erosion							
	Piles and Bracing								
	Timber	2%	Now	\$31,200	2042	**	4	\$1,500	
		Rotting/Splitting, Extent : Moderate, Area Affected : 30% Location : At Tops Of Piles Along Bulkhead Face							
	Not Accessible	98%							
	Lowlevel Pile Caps								
	Timber	5%	Now	\$11,800	LIFE	**			
		Missing Part, Extent : Severe, Area Affected : 60% Location : Along Bulkhead Face Throughout Rotting/Splitting, Extent : Severe, Area Affected : 30% Location : Along Bulkhead Face Throughout							
	Not Accessible	95%							
Backfill									
Fill									
	Not Accessible	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
GLICK PARK RELIEVING PLATFORM
Asset # : 4087

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Backfill									
	Surface								
	Brick Pavers	78%			2043	* *	5	\$4,500	
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Throughout							
		Explanation : Settlement							
	Brick Pavers	2%	Now	\$4,800	2052	* *	5	\$100	
		Missing Part, Extent : Moderate, Area Affected : 10%							
		Location : Located 367 Ft From North End And Isolated Throughout							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Located 113 Ft And 297 Ft From North End							
		Explanation : Settlement							
	Cobblestone	10%			2047	* *	5	\$800	
	Concrete	10%			2036	* *	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%			2036	* *	4-5	\$1,300	
	No Component	90%							
Deck Elements									
	Railing								
	Concrete	10%			2028	\$13,000			
		Other Observation, Extent : Moderate, Area Affected : 10%							
		Location : On Concrete Parapet Wall At South End							
		Explanation : Cracking							
	Steel	54%			2025	\$273,800			
	Steel	36%	4+	\$36,500	2025	\$182,500			
		Missing Coating, Extent : Moderate, Area Affected : 50%							
		Location : At Northern 183 Ft Of Asset							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Temporary Fence In Place At Openings In Railing							
		Explanation : Light Poles Removed							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : GRAVITY RETAINING WALL / BULKHEAD
Address : E 110TH ST TO E 109TH ST HARLEM RIVER,SUB 1 OF ASSET TYPE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR086.000 / 13832 **Yr Built/Renovated** :
Linear Ft : 260 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 17-Jan-2018 **Landmark Status** : NONE
Areas Surveyed :
Block : 1703 **Lot** : 128 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$152,300	\$259,500
Total	\$152,300	\$259,500
Importance Code A	\$152,300	
Importance Code B		\$259,500
Total	\$152,300	\$259,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads			\$1,500	
Total			\$1,500	
Importance Code A				
Importance Code B			\$1,500	
Total			\$1,500	



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY RETAINING WALL / BULKHEAD
Asset # : 13832

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Gravity Wall								
	Conc w/Stone Face	75%			LIFE	* *	5	\$17,600	
		Cracking, Extent : Light, Area Affected : 20%							
		Location : Outboard Face Above Mean High Water							
		Erosion, Extent : Moderate, Area Affected : 5%							
		Location : Adjacent To Culvert							
		Missing Block Seal, Extent : Moderate, Area Affected : 30%							
		Location : Between Stone Facing In Tidal Zone							
	Conc w/Stone Face	25%	2-4	\$152,300	LIFE	* *	5	\$5,900	
		Spalling, Extent : Moderate, Area Affected : 30%							
		Location : Top Edge Of Concrete, In Some Locations Undermining Railing							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Concrete Above Stone Face							
		Explanation : Chemical Deterioration Of Concrete							
Backfill									
	Fill								
	Not Accessible	100%							
	Surface								
	Asphalt Pavers	98%			2038	* *	5	\$2,900	
		Settlement, Extent : Light, Area Affected : 5%							
		Location : Near Tree Planter							
	Topsoil	2%			2027	\$300	5		
Deck Elements									
	Railing								
	Steel	100%			2027	\$259,500			
		Missing Coating, Extent : Light, Area Affected : 5%							
		Location : Throughout							
Electrical									
	Lighting Fixture								
	Incandescent	100%			2024				
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 4 Light Poles							
		Explanation : Lighting							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : GRAVITY RETAINING WALL / BULKHEAD
Address : E 109TH ST TO E 108TH ST HARLEM RIVER,SUB 2 OF ASSET TYPE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR087.000 / 13833 **Yr Built/Renovated** :
Linear Ft : 270 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 17-Jan-2018 **Landmark Status** : NONE
Areas Surveyed :
Block : 1702 **Lot** : 22 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$158,200	\$269,500
Total	\$158,200	\$269,500
Importance Code A	\$158,200	
Importance Code B		\$269,500
Total	\$158,200	\$269,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$5,800		\$1,400	
Total	\$5,800		\$1,400	
Importance Code A				
Importance Code B	\$5,800		\$1,400	
Total	\$5,800		\$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
GRAVITY RETAINING WALL / BULKHEAD
Asset # : 13833

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Gravity Wall								
	Conc w/Stone Face	75%			LIFE	* *	5	\$18,200	
		Cracking, Extent : Moderate, Area Affected : 30%							
		Location : Outboard Face Above Mean High Water Elevation							
		Efflorescence, Extent : Moderate, Area Affected : 30%							
		Location : Concrete Above Stone Facing							
		Missing Block Seal, Extent : Moderate, Area Affected : 50%							
		Location : Between Stone Facing In Tidal Zone							
	Conc w/Stone Face	25%	2-4	\$158,200	LIFE	* *	5	\$6,100	
		Spalling, Extent : Moderate, Area Affected : 50%							
		Location : Throughout Concrete Above Stone Face And At Top Surface Of Wall Below Railing							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout Concrete Above Stone Face And At Top Surface Of Wall Below Railing							
		Explanation : Chemical Deterioration Of Concrete							
Backfill									
	Fill								
	Not Accessible	100%							
	Surface								
	Asphalt Pavers	94%			2038	* *	5	\$2,900	
	Asphalt Pavers	4%	4+	\$5,800	2042	* *	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 50%							
		Location : Near North End Of Asset Adjacent To Planter							
		Explanation : Uplift Of Pavers							
	Topsoil	2%			2027	\$300	5		
Deck Elements									
	Railing								
	Steel	100%			2027	\$269,500			
		Missing Coating, Extent : Light, Area Affected : 5%							
		Location : Throughout							
Electrical									
	Lighting Fixture								
	Incandescent	100%			2024				
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 4 Light Poles							
		Explanation : Lighting							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

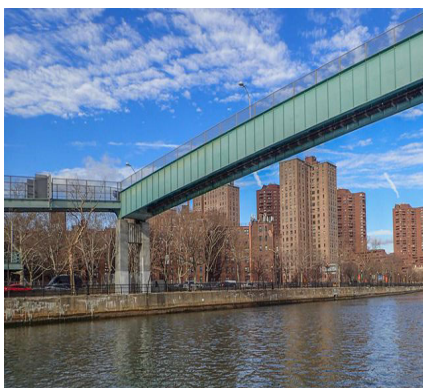
Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : GRAVITY RETAINING WALL / BULKHEAD
Address : E 104TH ST TO E 102ND ST SUB 2 OF BL, SUB 1 OF ASSET TYPE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR090.000 / 13838 **Yr Built/Renovated** :
Linear Ft : 550 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 18-Dec-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 1696 **Lot** : 51 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$966,500	\$598,500
Total	\$966,500	\$598,500
Importance Code A	\$966,500	\$49,600
Importance Code B		\$548,900
Total	\$966,500	\$598,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$5,900		\$2,900	
Total	\$5,900		\$2,900	
Importance Code B	\$5,900		\$2,900	
Total	\$5,900		\$2,900	



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY RETAINING WALL / BULKHEAD
Asset # : 13838

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Gravity Wall								
	Conc w/Stone Face	70%			LIFE	**	5	\$34,700	
		Cracking, Extent : Light, Area Affected : 50%							
		Location : Map Crack With Efflorescence In Upper Outboard Concrete Face							
		Missing Block Seal, Extent : Light, Area Affected : 30%							
		Location : Typical Outboard Face In Tidal Zone							
	Conc w/Stone Face	30%	2-4	\$966,500	LIFE	**	5	\$14,900	
		Spalling, Extent : Moderate, Area Affected : 50%							
		Location : Throughout Concrete Above Stone Face And At Top Surface Of Wall Below Railing							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Concrete Face Above Stone Wall							
		Explanation : Chemical Deterioration Of Concrete							
Backfill									
	Fill								
	Not Accessible	100%							
	Surface								
	Asphalt Pavers	90%			2038	**	5	\$5,700	
	Asphalt Pavers	5%	4+	\$5,900	2038	**	5	\$200	
		Settlement, Extent : Light, Area Affected : 100%							
		Location : 2 Feet Wide Offset 2 Feet From Outboard Edge Wall							
		Explanation : Missing							
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Explanation : Cracking							
	Topsoil	5%			2028	\$1,500	5	\$100	
Deck Elements									
	Railing								
	Steel	100%			2027	\$548,900			
		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 : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : GRAVITY RETAINING WALL / BULKHEAD
Address : E 102ND ST TO E 101ST ST HARLEM RIVER,SUB 2 OF ASSET TYPE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR091.000 / 13839 **Yr Built/Renovated** :
Linear Ft : 246 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 18-Dec-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 1695 **Lot** : 51 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$288,200	\$245,500
Total	\$288,200	\$245,500
Importance Code A	\$288,200	
Importance Code B		\$245,500
Total	\$288,200	\$245,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$13,200		\$1,300	
Total	\$13,200		\$1,300	
Importance Code A				
Importance Code B	\$13,200		\$1,300	
Total	\$13,200		\$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
GRAVITY RETAINING WALL / BULKHEAD
Asset # : 13839

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Gravity Wall								
	Conc w/Stone Face	20%	2-4	\$288,200	LIFE	* *	5	\$4,400	
		Missing Part, Extent : Moderate, Area Affected : 5%							
		Location : Missing Stones Around Outfall At 102nd Street							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout Concrete Above Stone Face And At Top Surface Of Wall Below Railing							
		Explanation : Chemical Deterioration Of Concrete							
	Conc w/Stone Face	80%			LIFE	* *	5	\$17,700	
		Cracking, Extent : Moderate, Area Affected : 50%							
		Location : Throughout In Concrete Above Stone Face With Efflorescence							
		Missing Block Seal, Extent : Light, Area Affected : 50%							
		Location : Throughout Stone Face							
Backfill									
	Fill								
	Not Accessible	100%							
	Surface								
	Asphalt Pavers	95%			2038	* *	5	\$2,700	
	Asphalt Pavers	5%	4+	\$13,200	2044	* *	5	\$100	
		Settlement, Extent : Light, Area Affected : 100%							
		Location : At Former Planter And Throughout 2 Feet Offset From Wall							
Deck Elements									
	Railing								
	Steel	100%			2027	\$245,500			
		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.

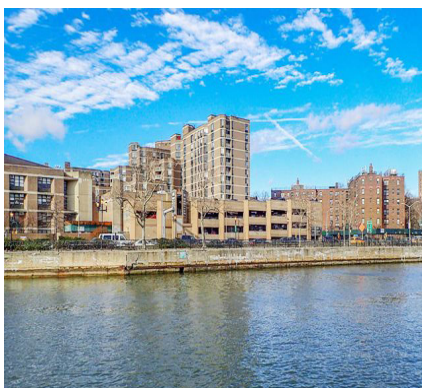
Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : GRAVITY RETAINING WALL / BULKHEAD
Address : E 101ST SOUTH FOR 50 FT SUB 3 OF ASSET TYPE, SUB 1 OF BL
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR092.000 / 13840 **Yr Built/Renovated** :
Linear Ft : 50 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 20-Dec-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 1694 **Lot** : 51 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads		\$49,900
Total		\$49,900
Importance Code B		\$49,900
Total		\$49,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$34,600		\$300	
Total	\$34,600		\$300	
Importance Code A	\$29,300			
Importance Code B	\$5,400		\$300	
Total	\$34,600		\$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
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	
<i>Cracking, Extent : Light, Area Affected : 50%</i>									
<i>Location : Throughout Concrete Above Stone Facing With Efflorescence</i>									
	Conc w/Stone Face	5%	2-4	\$29,300	LIFE	**	5	\$200	
<i>Cracking, Extent : Severe, Area Affected : 100%</i>									
<i>Location : At South End Of Asset</i>									
<i>Other Observation, Extent : Moderate, Area Affected : 40%</i>									
<i>Location : Isolated At Top Of Concrete And Undermining Railing Bases</i>									
<i>Explanation : Chemical Deterioration Of Concrete</i>									
Backfill									
Fill									
	Not Accessible	100%							
Surface									
	Asphalt Pavers	90%			2038	**	5	\$500	
	Asphalt Pavers	10%	4+	\$5,400	2044	**	5		
<i>Settlement, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : At Former Planter And 25 Feet North Of South Limit Of Asset Inshore Of DEP Outfall</i>									
Deck Elements									
Railing									
	Steel	100%			2027			\$49,900	
<i>Corrosion, Extent : Light, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
<i>Missing Coating, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout</i>									

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : GRAVITY RETAINING WALL / BULKHEAD
Address : NO SIDE OF E 100TH ST TO E 99TH HARLEM RIVER,SUB 1 OF ASSET TYPE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR094.000 / 13842 **Yr Built/Renovated** :
Linear Ft : 355 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 20-Dec-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 1693 **Lot** : 30 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$519,900	\$354,300
Total	\$519,900	\$354,300
Importance Code A	\$519,900	
Importance Code B		\$354,300
Total	\$519,900	\$354,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$5,700		\$1,900	
Total	\$5,700		\$1,900	
Importance Code A				
Importance Code B	\$5,700		\$1,900	
Total	\$5,700		\$1,900	



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY RETAINING WALL / BULKHEAD
Asset # : 13842

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Gravity Wall								
	Conc w/Stone Face	75%			LIFE	* *	5	\$24,000	
		Cracking, Extent : Moderate, Area Affected : 25%							
		Location : Map Cracking With Efflorescence In Outboard Concrete Face							
		Missing Block Seal, Extent : Light, Area Affected : 30%							
		Location : Tidal Zone							
	Conc w/Stone Face	25%	2-4	\$519,900	LIFE	* *	5	\$8,000	
		Other Observation, Extent : Moderate, Area Affected : 75%							
		Location : Concrete Face Above Stone							
		Explanation : Chemical Deterioration Of Concrete							
Backfill									
	Fill								
	Not Accessible	100%							
Surface									
	Asphalt Pavers	5%	4+	\$5,700	2038	* *	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 10%							
		Location : North End Of Asset							
		Explanation : Upheaval							
	Asphalt Pavers	95%			2038	* *	5	\$3,800	
Deck Elements									
	Railing								
	Steel	100%			2027	\$354,300			
		Corrosion, Extent : Light, Area Affected : 50%							
		Location : Throughout							
		Missing Coating, Extent : Light, Area Affected : 10%							
		Location : Throughout At Baseplates							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

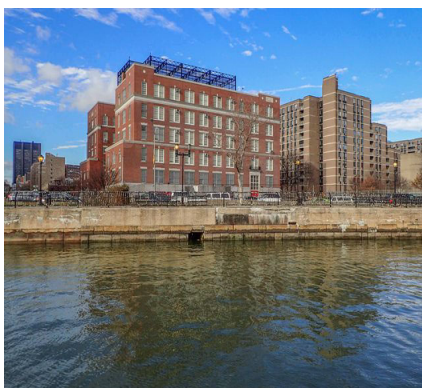
Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : GRAVITY RETAINING WALL / BULKHEAD
Address : SO SIDE E 99TH ST SO 52 FT SUB 2 OF ASSET TYPE, SUB 1 OF BL
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR095.000 / 13843 **Yr Built/Renovated** :
Linear Ft : 52 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 19-Dec-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 1693 **Lot** : 30 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$194,900	\$51,900
Total	\$194,900	\$51,900
Importance Code A	\$194,900	
Importance Code B		\$51,900
Total	\$194,900	\$51,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads			\$300	
Total			\$300	
Importance Code A				
Importance Code B			\$300	
Total			\$300	



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY RETAINING WALL / BULKHEAD
Asset # : 13843

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Gravity Wall								
	Conc w/Stone Face	20%			LIFE	* *	5	\$900	
		Cracking, Extent : Light, Area Affected : 20%							
		Location : Concrete Outboard Face With Efflorescence							
		Missing Block Seal, Extent : Severe, Area Affected : 30%							
		Location : Between Stones In Tidal Zone							
	Conc w/Stone Face	80%	4+	\$194,900	LIFE	* *	5	\$3,700	
		Spalling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout Top Of Concrete Face							
Backfill									
	Fill								
	Not Accessible	100%							
Surface									
	Asphalt Pavers	100%			2038	* *	5	\$600	
		Settlement, Extent : Light, Area Affected : 5%							
		Location : Offset 3 Feet From Outboard Bulkhead Face							
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Throughout Full Lenght Of Asset							
		Explanation : Longitudinal Cracking							
Deck Elements									
	Railing								
	Steel	100%			2027	\$51,900			
		Corrosion, Extent : Light, Area Affected : 50%							
		Location : Throughout Railing							
		Missing Coating, Extent : Light, Area Affected : 10%							
		Location : Throughout							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

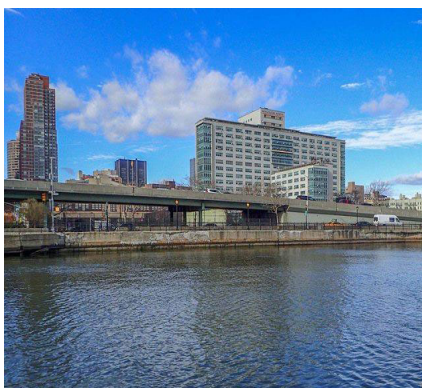
Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : GRAVITY RETAINING WALL / BULKHEAD
Address : MIDWAY BET. E 97TH AND E 96TH ST TO NO SIDE E 96 TH SUB 2 OF BL
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR098.000 / 13846 **Yr Built/Renovated** :
Linear Ft : 180 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 29-Dec-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 1690 **Lot** : 10 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$63,300	\$179,600
Total	\$63,300	\$179,600
Importance Code A	\$63,300	
Importance Code B		\$179,600
Total	\$63,300	\$179,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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+	\$63,300	LIFE	* *	5	\$4,900	
	Spalling, Extent : Moderate, Area Affected : 30%							
	Location : Throughout Top Of Wall And Undermining Some Of The Railing Bases							
Conc w/Stone Face	70%			LIFE	* *	5	\$11,400	
	Cracking, Extent : Moderate, Area Affected : 25%							
	Location : Throughout Concrete Face With Efflorescence							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	100%			2038	* *	5	\$2,100	
	Settlement, Extent : Light, Area Affected : 10%							
	Location : Offset 3 Feet From Outboard Face Along Full Length At The North End Of The Asset Adjacent To The FDR On Ramp							
Deck Elements								
Railing								
Steel	100%			2027	\$179,600			
	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 : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : GRAVITY RETAINING WALL / BULKHEAD
Address : E 94TH ST MIDWAY TO E 93RD ST HARLEM RIVER, SUB 2 OF BL
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR100.000 / 13848 **Yr Built/Renovated** :
Linear Ft : 200 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 29-Dec-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 1573 **Lot** : 52 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$175,700	\$199,600
Total	\$175,700	\$199,600
Importance Code A	\$175,700	
Importance Code B		\$199,600
Total	\$175,700	\$199,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads		\$1,100		
Total		\$1,100		
Importance Code A				
Importance Code B		\$1,100		
Total		\$1,100		



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY RETAINING WALL / BULKHEAD
Asset # : 13848

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Gravity Wall								
	Conc w/Stone Face	75%			LIFE	* *	5	\$13,500	
		Cracking, Extent : Light, Area Affected : 15%							
		Location : Outboard Face With Efflorescence							
		Missing Block Seal, Extent : Severe, Area Affected : 50%							
		Location : Between Stone Facing In Tidal Zone							
	Conc w/Stone Face	25%	0-2	\$175,700	LIFE	* *	5	\$4,500	
		Displaced Elements, Extent : Severe, Area Affected : 25%							
		Location : Stones Around Dep Outfall							
		Spalling, Extent : Moderate, Area Affected : 50%							
		Location : Along Top Of Wall In Concrete Surface							
Backfill									
	Fill								
	Not Accessible	100%							
Surface									
	Asphalt Pavers	100%			2032	* *	5	\$2,300	
		Settlement, Extent : Light, Area Affected : 5%							
		Location : Offset 3ft From Outboard Face For Full Length Of Asset And 25 Foot Long Section Of Heaving Pavers 150 Ft From North End Of Asset.							
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : Intermittent							
		Explanation : Longitudinal Cracking							
Deck Elements									
	Railing								
	Steel	100%			2027	\$199,600			
		Missing Coating, Extent : Light, Area Affected : 2%							
		Location : Throughout							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : GRAVITY RETAINING WALL BULKHEAD
Address : HIGHBRIDGE PK @DYKMAN AND HARLEM RIVER DR SUB 1 OF A/T
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR066.000 / 13810 **Yr Built/Renovated** :
Linear Ft : 140 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 11-Oct-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2150 **Lot** : 997 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads		\$91,300
Total		\$91,300
Importance Code B		\$91,300
Total		\$91,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads		\$600		
Total		\$600		
Importance Code A				
Importance Code B		\$600		
Total		\$600		



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY RETAINING WALL BULKHEAD
Asset # : 13810

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Gravity Wall								
	Concrete	100%			LIFE	* *	5	\$600	
Backfill									
	Fill								
	Not Accessible	100%							
Surface									
	Asphalt	60%			2037	* *	5	\$1,000	
		Cracking, Extent : Light, Area Affected : 2%							
		Location : Throughout							
	Topsoil	40%			2027	\$3,100	5	\$300	
Deck Elements									
	Parapet								
	Concrete	85%			2029	\$91,300			
		Cracking, Extent : Light, Area Affected : 5%							
		Location : Curb/ Coping 140 Feet From North End Of Asset							
		Spalling, Extent : Light, Area Affected : 5%							
		Location : Mid Length Of Asset And At 10 Feet From The North End Of The Asset							
	No Component	15%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : At Entrance To Boat House							
		Explanation : No Component							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : GRAVITY RETAINING WALL BULKHEAD
Address : HIGHBRIDGE PK W 184 TO W 185 STS HARLEM RIVER, SUB 3 OF BL
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR069.000 / 13813 **Yr Built/Renovated** :
Linear Ft : 210 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 10-Nov-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2149 **Lot** : 997 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$109,800	\$161,000
Total	\$109,800	\$161,000
Importance Code A	\$109,800	
Importance Code B		\$161,000
Total	\$109,800	\$161,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$7,700			
Total	\$7,700			
Importance Code A				
Importance Code B	\$7,700			
Importance Code C				
Total	\$7,700			



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 # : 13813

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural	Coping/Curb Stone	100%			LIFE	**	5	\$400	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Explanation : Partial Loss Of Mortar Bedding And Joint Seal							
Gravity Wall	Stone	100%	4+	\$109,800	LIFE	**	5	\$17,800	
		Missing Part, Extent : Severe, Area Affected : 4%							
		Location : Located At 8 Fee, 110 Feet, And 180 Feet From The South							
		Missing Block Seal, Extent : Severe, Area Affected : 25%							
		Location : In Tidal Zone At The Southern 125 Feet							
Backfill	Fill								
	Topsoil	2%	Now	\$900	2068	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Between 89 Feet And 98 Feet, And At 154 Feet Fom The South							
		Explanation : Small Sinkholes							
Surface	Not Accessible	98%							
	Asphalt	5%	Now	\$1,000	2043	**	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : At 89 Feet, 98 Feet, And 154 Feet From The South							
		Explanation : Sinkholes							
	Asphalt	25%	4+	\$4,900	2043	**	5	\$300	
		Other Observation, Extent : Moderate, Area Affected : 25%							
		Location : Between 160 Feet To 210 Feet From The South							
		Explanation : Root Damage And Cracking							
	Asphalt	70%			2031	**	5	\$1,700	
		Cracking, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Deck Elements									
Parapet	Concrete	100%			2026	\$161,000			
		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.*

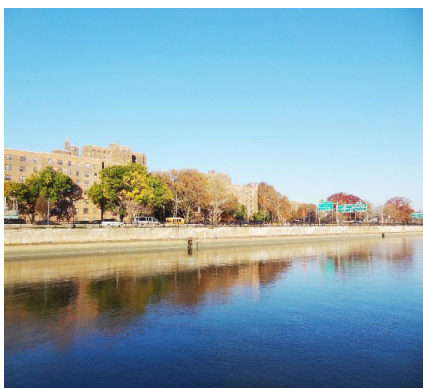
Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : GRAVITY RETAINING WALL BULKHEAD
Address : E 120TH ST PED BRIDGE TO NORTH SIDE OF 122ND ST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR077.000 / 13823 **Yr Built/Renovated** :
Linear Ft : 810 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 20-Oct-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 1808 **Lot** : 28 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$425,100	\$859,500
Total	\$425,100	\$859,500
Importance Code A	\$332,100	\$51,100
Importance Code B	\$93,000	\$808,400
Total	\$425,100	\$859,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$9,000	\$3,500		
Total	\$9,000	\$3,500		
Importance Code B	\$9,000	\$3,500		
Total	\$9,000	\$3,500		



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY RETAINING WALL BULKHEAD
Asset # : 13823

Bulkheads		Current Repair		Future Replacement		Maintenance			
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+	\$237,200	LIFE	* *	5	\$36,500	
		Cracking, Extent : Light, Area Affected : 15%							
		Location : Offshore Face Throughout							
		Missing Block Seal, Extent : Severe, Area Affected : 5%							
		Location : Between Stone Facing In Tidal Zone							
		Spalling, Extent : Severe, Area Affected : 50%							
		Location : Throughout Concrete Above Mhw							
	Conc w/Stone Face	20%	Now	\$94,900	LIFE	* *	5	\$14,600	
		Spalling, Extent : Severe, Area Affected : 100%							
		Location : Widespread Spalling Along Top 2 Feet Of Wall; Undermining Railing From 150 To 240 Feet From North							
	Not Accessible	30%							
Backfill									
	Fill								
	Not Accessible	100%							
	Surface								
	Asphalt Pavers	75%			2037	* *	5	\$6,900	
	Asphalt Pavers	10%	Now	\$8,700	2043	* *	5	\$500	
		Settlement, Extent : Moderate, Area Affected : 20%							
		Location : Offshore 2 Feet For 140 Feet Length Starting 100 Feet South Of North							
	Topsoil	15%			2026	\$6,800	5	\$600	
Deck Elements									
	Railing								
	Steel	85%	4+	\$68,700	2026	\$687,100			
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Explanation : Coating Loss							
	Steel	15%	Now	\$24,300	2026	\$121,300			
		Loose Connections, Extent : Severe, Area Affected : 100%							
		Location : Exposed Railing Posts And Loose Railing Starting 130 Feet From North Extending For 90 Feet							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : GRAVITY RETAINING WALL BULKHEAD
Address : E 119TH TO E 120TH ST SUB 2 OF ASSET TYPE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR078.000 / 13824 **Yr Built/Renovated** :
Linear Ft : 285 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 16-Jan-2018 **Landmark Status** : NONE
Areas Surveyed :
Block : 1816 **Lot** : 23 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$500,800	\$284,400
Total	\$500,800	\$284,400
Importance Code A	\$500,800	
Importance Code B		\$284,400
Total	\$500,800	\$284,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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.
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DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY RETAINING WALL BULKHEAD
Asset # : 13824

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Gravity Wall								
	Conc w/Stone Face	25%	0-2	\$500,800	LIFE	* *	5	\$6,400	
		Erosion, Extent : Moderate, Area Affected : 1%							
		Location : Outfall At 230 Feet From South							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Concrete Above Stone Face							
		Explanation : Chemical Deterioration Of Concrete							
	Conc w/Stone Face	50%			LIFE	* *	5	\$12,800	
		Missing Block Seal, Extent : Light, Area Affected : 5%							
		Location : Isolated Stone Areas In Tidal Zone							
	Not Accessible	25%							
Backfill									
	Fill								
	Not Accessible	100%							
Surface									
	Asphalt Pavers	100%			2038	* *	5	\$3,300	
		Settlement, Extent : Light, Area Affected : 2%							
		Location : Isolated Throughout Adjacent To Seawall							
Deck Elements									
	Railing								
	Steel	100%			2028	\$284,400			
		Missing Coating, Extent : Light, Area Affected : 2%							
		Location : Primarily At Baseplates							
Electrical									
	Lighting Fixture								
	Incandescent	100%			2024				
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 4 Light Poles							
		Explanation : Lighting							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : GRAVITY RETAINING WALL BULKHEAD
Address : FROM E 116TH ST SO FOR 118 FT HARLEM RIVER,SUB 1OF BLK AND LOT
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR082.000 / 13828 **Yr Built/Renovated** :
Linear Ft : 110 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 10-Jan-2018 **Landmark Status** : NONE
Areas Surveyed :
Block : 1713 **Lot** : 38 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$166,500	\$109,800
Total	\$166,500	\$109,800
Importance Code A	\$166,500	
Importance Code B		\$109,800
Total	\$166,500	\$109,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$6,700		\$600	
Total	\$6,700		\$600	
Importance Code A				
Importance Code B	\$6,700		\$600	
Total	\$6,700		\$600	



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY RETAINING WALL BULKHEAD
Asset # : 13828

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Gravity Wall Concrete	30%	4+	\$166,500	LIFE	* *	5	\$100	
		Cracking, Extent : Moderate, Area Affected : 100%							
		Location : Throughout Concrete							
		Spalling, Extent : Moderate, Area Affected : 50%							
		Location : Throughout Concrete							
		Other Observation, Extent : Severe, Area Affected : 50%							
		Location : Throughout Concrete							
		Explanation : Efflorescence							
	Stone	60%			LIFE	* *	5	\$5,600	
		Missing Block Seal, Extent : Moderate, Area Affected : 75%							
		Location : In Tidal Zone							
	Not Accessible	10%							
Backfill									
	Fill								
	Not Accessible	100%							
Surface									
	Asphalt Pavers	95%			2038	* *	5	\$1,200	
		Settlement, Extent : Light, Area Affected : 5%							
		Location : Isolated Throughout							
	Asphalt Pavers	5%	4+	\$1,200	2038	* *	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : 25 Feet From South End							
		Explanation : Missing And Loose Pavers							
Deck Elements									
	Railing								
	Steel	100%	4+	\$5,500	2027	\$109,800			
		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.*

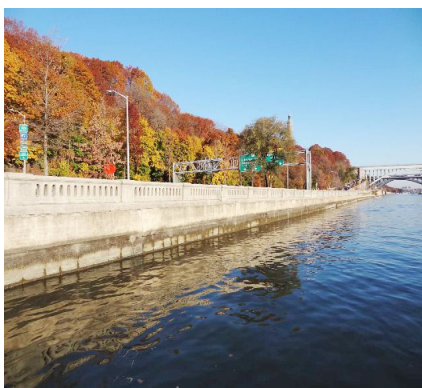
Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : GRAVITY RETAINING WALL W/TIMBER CRIBBING FOUNDATION
Address : W 166 TO W 170 ST SO END OVERLAP 115 FT OF RIPRAP SUB 5 OF BL
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR075.000 / 13819 **Yr Built/Renovated** :
Linear Ft : 1,680 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 16-Nov-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2106 **Lot** : 997 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$118,100	\$1,368,300
Total	\$118,100	\$1,368,300
Importance Code A	\$118,100	\$60,600
Importance Code B		\$1,307,800
Total	\$118,100	\$1,368,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$73,800	\$1,900		
Total	\$73,800	\$1,900		
Importance Code A				
Importance Code B	\$73,800	\$1,900		
Importance Code C				
Total	\$73,800	\$1,900		



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY RETAINING WALL W/TIMBER CRIBBING FOUNDATION
Asset # : 13819

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Coping/Curb Concrete	55%			LIFE	**	5	\$900	
		Other Observation, Extent : Light, Area Affected : 25%							
		Location : Throughout							
		Explanation : Partial Loose Or Missing Mortar Bedding							
	Stone	45%			LIFE	**	5	\$1,300	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Explanation : Loose Partial Missing Mortar Bedding							
Gravity Wall									
	Conc w/Stone Face	38%			LIFE	**	5	\$57,500	
		Erosion, Extent : Light, Area Affected : 2%							
		Location : Isolated Joints In Tidal Zone							
	Conc w/Stone Face	2%	4+	\$118,100	LIFE	**	5	\$3,000	
		Cracking, Extent : Moderate, Area Affected : 30%							
		Location : 425 Feet And 1210 Feet From South At Drainage Outfall							
		Displaced Elements, Extent : Moderate, Area Affected : 15%							
		Location : Slight Offshore Rotation From 310 Feet From North							
		Exposed Reinforcement, Extent : Light, Area Affected : 1%							
		Location : 425 Feet And 820 Feet From South							
		Spalling, Extent : Moderate, Area Affected : 30%							
		Location : 1210 Feet From South At Drainage Outfall; At Isolated Construction Joints							
		Other Observation, Extent : Severe, Area Affected : 1%							
		Location : Missing Block 1210 Feet From South							
		Explanation : Missing Block							
	Concrete	30%			LIFE	**	5	\$2,000	
		Cracking, Extent : Light, Area Affected : 5%							
		Location : Isolated Throughout							
		Erosion, Extent : Light, Area Affected : 25%							
		Location : Isolated At Joints Throughout Length And In Tidal Zone							
		Spalling, Extent : Light, Area Affected : 2%							
		Location : Isolated At Joints Along Length							
	Stone	5%			LIFE	**	5	\$7,100	
		Missing Block Seal, Extent : Moderate, Area Affected : 33%							
		Location : Throughout Within Tidal Zone							
	Not Accessible	25%							
Backfill									
	Fill								
	Not Accessible	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY RETAINING WALL W/TIMBER CRIBBING FOUNDATION
Asset # : 13819

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Backfill									
	Surface								
	Asphalt	45%	4+	\$21,300	2037	* *	5	\$4,300	
		Cracking, Extent : Light, Area Affected : 2%							
		Location : Isolated Throughout 310 Feet To 1565 Feet From North							
		Settlement, Extent : Moderate, Area Affected : 5%							
		Location : Root Upheaval At 490 Feet From North							
	Asphalt	20%	4+	\$9,500	2041	* *	5	\$1,900	
		Settlement, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : Throughout							
		Explanation : Upheaval Resulting From Tree Roots							
	Concrete	20%			2037	* *	5	\$3,800	
		Cracking, Extent : Light, Area Affected : 2%							
		Location : Isolated Throughout; And Northern 300 Feet							
		Surface Wearing/Scaling, Extent : Light, Area Affected : 2%							
		Location : Isolated Throughout; From North End South 310 Feet							
	Topsoil	10%			2026	\$9,400	5	\$800	
		Settlement, Extent : Light, Area Affected : 10%							
		Location : Between 1560 Feet To 1620 Feet From North							
	Not Accessible	5%							
Deck Elements									
	Railing								
	Steel	5%	Now	\$16,800	2028	\$83,800			
		Broken, Extent : Severe, Area Affected : 50%							
		Location : Sections Of Railing Broken And Missing							
		Loose Connections, Extent : Severe, Area Affected : 100%							
		Location : At Base Of Railing							
	No Component	95%							
Parapet									
	Concrete	90%			2029	\$1,159,500			
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Explanation : Loose Or Missing Mortar With Cracking							
	Concrete	5%	2-4	\$25,800	2029	\$64,400			
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : 1565 Feet From North							
		Explanation : Displaced Elements From Upheaval							
	No Component	5%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : GRAVITY RETAINING WALL W/TIMBER PILES AND CRIBBING FOUNDATION
Address : NO SIDE OF HIGH BRIDGE TO W 170 SUB 4 OF BL
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR074.000 / 13818 **Yr Built/Renovated** :
Linear Ft : 990 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 16-Nov-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2106 **Lot** : 997 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$899,400	\$817,900
Total	\$899,400	\$817,900
Importance Code A	\$724,800	\$58,700
Importance Code B	\$174,600	\$759,200
Total	\$899,400	\$817,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$30,500	\$5,100		
Total	\$30,500	\$5,100		
Importance Code B	\$4,700	\$5,100		
Importance Code C	\$25,900			
Total	\$30,500	\$5,100		



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY RETAINING WALL W/TIMBER PILES AND CRIBBING FOUNDATION
Asset # : 13818

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural	Coping/Curb								
	Stone	95%			LIFE	**	5	\$1,600	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Explanation : Loose Or Missing Mortar Bedding							
	Stone	5%	2-4	\$25,900	LIFE	**	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : 950 Feet From North							
		Explanation : Tree Upheaval Resulting In Displaced Elements							
	Gravity Wall								
Stone	70%	4+	\$724,800	LIFE	**	5	\$58,700		
	Displaced Elements, Extent : Severe, Area Affected : 15%								
	Location : Three Significant Areas Of Block Displacement								
	Missing Block Seal, Extent : Severe, Area Affected : 20%								
	Location : Throughout In Tidal Zone								
	Not Accessible	30%							
Backfill	Fill								
	Not Accessible	100%							
	Surface								
	Asphalt	90%			2037	**	5	\$10,200	
		Cracking, Extent : Light, Area Affected : 20%							
		Location : Throughout Northern 200 Feet Of Asset							
	Asphalt	5%	Now	\$4,700	2043	**	5	\$300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : 950 Feet From North End Of Asset							
		Explanation : Tree Upheaval Resulting In Displacement And Cracking							
	No Component	5%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Northern 135 Feet Of Asset							
	Explanation : Harlem River Drive								
Deck Elements	Parapet								
	Concrete	90%	4+	\$136,700	2029	\$683,300			
	Other Observation, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Explanation : Loose Or Missing Mortar								
	Concrete	10%	2-4	\$38,000	2029	\$75,900			
	Displaced Elements, Extent : Severe, Area Affected : 100%								
	Location : Broken/ Cracks/ Displaced Due To Tree Upheaval Between 920 Feet And 953 Feet From North								
	Spalling, Extent : Moderate, Area Affected : 5%								
	Location : 970 Feet From North								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : GRAVITY WALL WEST HARLEM PIERS PARK
Address : ST CLAIRE PL TO W 133RD ST HUDSON RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR031.000 / 13477 **Yr Built/Renovated** :
Linear Ft : 1,106 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 23-Sep-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2004 **Lot** : 1 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$99,500	
Total	\$99,500	
Importance Code C	\$99,500	
Total	\$99,500	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$900	\$4,100		
Total	\$900	\$4,100		
Importance Code A				
Importance Code B	\$900	\$4,100		
Total	\$900	\$4,100		



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY WALL WEST HARLEM PIERS PARK
Asset # : 13477

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural Facing	Concrete	30%	4+	\$99,500	LIFE	* *			
		Recent Repair Evident, Extent : Light, Area Affected : 100%							
		Location : Concrete Encasement Repair With Vinyl Sheet Formwork							
		Other Observation, Extent : Severe, Area Affected : 25%							
		Location : Throughout Tidal Zone In Areas With Vinyl Sheeting							
		Explanation : Voids In Repair With Broken Formwork							
	Timber	55%			LIFE	* *			
	Not Accessible	15%							
	Gravity Wall								
	Concrete	10%			LIFE	* *	5	\$400	
	Erosion, Extent : Light, Area Affected : 5%								
	Location : Throughout Top Of Wall								
	No Component	5%							
	Other Observation, Extent : Light, Area Affected : 0%								
	Location : Starts 36 Feet North Of 125th Street								
	Explanation : Outfall								
	Not Accessible	85%							
	Other Observation, Extent : Light, Area Affected : 0%								
	Location : Throughout Entire Asset								
	Explanation : Concrete Encasement Repair								
	Sheet Piles								
	Steel	5%			LIFE	* *			
	Corrosion, Extent : Moderate, Area Affected : 100%								
	Location : Toward South End Of Asset								
	No Component	95%							
Backfill									
	Fill								
	Not Accessible	100%							
	Surface								
	Asphalt Pavers	5%			2037	* *	5	\$600	
	Concrete	60%			2037	* *	5	\$7,600	
	Topsoil	35%			2026	\$21,800	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.

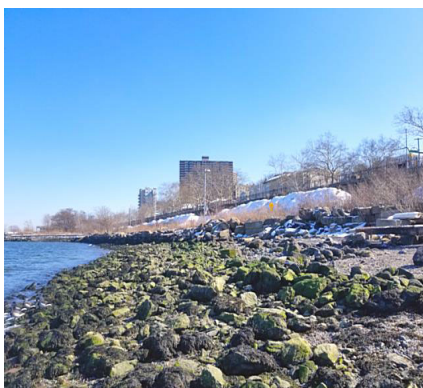
Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : GRAVITY WALL (STACKED STONE)
Address : ALONG BANK STREET FROM ST PETERS PLACE EAST
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DBS0036.000 / 13926 **Yr Built/Renovated** :
Linear Ft : 450 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 20-Feb-2019 **Landmark Status** : NONE
Areas Surveyed :
Block : 2 **Lot** : 601 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$141,200	\$38,100
Total	\$141,200	\$38,100
Importance Code A	\$141,200	\$38,100
Total	\$141,200	\$38,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$57,500			
Total	\$57,500			
Importance Code A	\$32,400			
Importance Code B	\$25,100			
Total	\$57,500			



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY WALL (STACKED STONE)
Asset # : 13926

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural	Gravity Wall								
	Stone	15%	Now	\$141,200	LIFE	* *	5	\$5,700	
		Displaced Elements, Extent : Moderate, Area Affected : 50%							
		Location : Western End Of Asset							
	Stone	85%			LIFE	* *	5	\$64,800	
Backfill	Fill								
	Sand	15%	Now	\$9,500	2050	* *	5	\$100	
		Loss of Backfill, Extent : Moderate, Area Affected : 25%							
		Location : Behind Displaced Wall							
	Not Accessible	85%							
Surface	Topsoil	60%	Now	\$15,200	2030	\$15,200	5	\$600	
		Erosion, Extent : Moderate, Area Affected : 25%							
		Location : From Top Of Gravity Wall To Sidewalk							
	Topsoil	40%			2025	\$10,100	5	\$800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : GRAVITY WALL BET FULTON FERRY LANDING AND PIER 1
Address : EAST RIVER FURMAN ST. AND OLD FULTON ST.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0045.000 / 13958 **Yr Built/Renovated** :
Linear Ft : 70 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 04-Feb-2019 **Landmark Status** : NONE
Areas Surveyed :
Block : 199 **Lot** : 1 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$70,700	\$69,900
Total	\$70,700	\$69,900
Importance Code A	\$70,700	
Importance Code B		\$69,900
Total	\$70,700	\$69,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$100			\$400
Total	\$100			\$400
Importance Code A	\$100			
Importance Code B				\$400
Total	\$100			\$400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY WALL BET FULTON FERRY LANDING AND PIER 1
Asset # : 13958

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural	Gravity Wall								
	Concrete	60%	4+	\$70,700	LIFE	* *	5	\$200	
		Cracking, Extent : Moderate, Area Affected : 20%							
		Location : Tidal Zone And Splash Zone							
		Erosion, Extent : Severe, Area Affected : 70%							
		Location : Tidal Zone							
	Concrete	40%			LIFE	* *	5-10	\$200	
		Cracking, Extent : Light, Area Affected : 25%							
		Location : Throughout Top Of Wall							
Backfill	Fill								
	Not Accessible	100%							
	Surface								
	Asphalt	100%			2039	* *	5	\$800	
Deck Elements									
	Railing								
	Steel	100%			2028	\$69,900			

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 : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : GRAVITY WALL WITH MASONARY FACE BULKHEAD
Address : MID WASHINGTON/HAMILTON BRIDGE - SO SIDE HAMILTON BRIDGE SUB 2 BL
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR072.000 / 13816 **Yr Built/Renovated** :
Linear Ft : 287 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 10-Nov-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2106 **Lot** : 997 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$300,200	\$220,100
Total	\$300,200	\$220,100
Importance Code A	\$300,200	
Importance Code B		\$220,100
Total	\$300,200	\$220,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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+	\$300,200	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%			2037	**	5	\$2,300	
		Cracking, Extent : Light, Area Affected : 5% Location : Isolated Throughout Settlement, Extent : Light, Area Affected : 3% Location : Isolated Throughout							
	No Component	30%							
Deck Elements									
	Parapet								
	Concrete	100%			2029	\$220,100			
		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 : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : HARBOR CHARLIE BULKHEAD UNDER BUILDING
Address : FOOT OF 63RD ST. NEXT TO BAT
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR032.000 / 13478 **Yr Built/Renovated** :
Linear Ft : 525 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 05-Aug-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 5778 **Lot** : 1 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$978,300	
Total	\$978,300	
Importance Code A	\$978,300	
Total	\$978,300	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$36,800	\$300		
Total	\$36,800	\$300		
Importance Code A				
Importance Code B	\$36,800	\$300		
Importance Code C				
Total	\$36,800	\$300		



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
HARBOR CHARLIE BULKHEAD UNDER BUILDING
Asset # : 13478

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural	Gravity Wall								
	Concrete	32%	Now	\$423,900	LIFE	* *	5	\$700	
				Progressing Scour, Extent : Severe, Area Affected : 50%					
				Location : Beneath Building Up To 15 Feet Deep					
				Other Observation, Extent : Severe, Area Affected : 50%					
				Location : Beneath Building. At This Time, Does Not Threaten Stability Of The Pile Supported Building					
				Explanation : Failure And Fill Loss					
	No Component	68%							
	Revetment								
	Stone	20%			LIFE	* *	5	\$600	
	No Component	80%							
Sheet Piles	Steel	17%	4+	\$554,400	LIFE	* *			
				Corrosion, Extent : Moderate, Area Affected : 25%					
				Location : Splash And Tidal Zones					
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : 110 Feet Long Section West Of Wharf					
				Explanation : Installed Out Of Plumb					
	Steel	26%			LIFE	* *			
				Corrosion, Extent : Light, Area Affected : 2%					
				Location : Isolated Throughout					
	No Component	52%							
	Not Accessible	5%							
Backfill	Fill								
	Sand	25%	Now	\$30,900	2058	* *	5	\$100	
				Loss of Backfill, Extent : Severe, Area Affected : 100%					
				Location : Beneath Building Up To 130 Feet Long And 15 Feet Deep					
	Not Accessible	75%							
Surface	Asphalt	10%			2037	* *	5	\$600	
	Topsoil	20%	2-4	\$5,900	2028	\$5,900	5	\$200	
				Settlement, Extent : Severe, Area Affected : 90%					
				Location : Behind Sheet Pile Wall West Of Wharf					
				Other Observation, Extent : Severe, Area Affected : 10%					
				Location : West Of Driveway West Of Building And North Of Fuel Pumps					
				Explanation : Sinkhole					
	Not Accessible	70%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

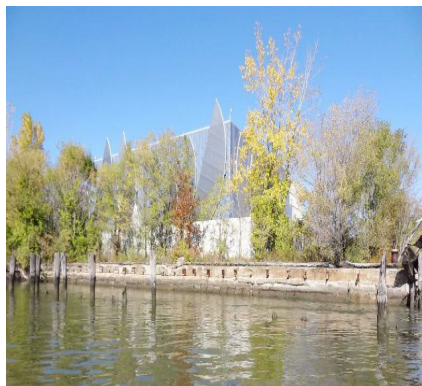
Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : HIGH-LEVEL DECK (WHARF) BULKHEAD
Address : SO TIP AND SO SIDE CON ED SITE INTO SHERMAN CREEK
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR063.000 / 13805 **Yr Built/Renovated** :
Linear Ft : 378 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 31-Oct-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2183 **Lot** : 997 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$653,600	
Total	\$653,600	
Importance Code A	\$618,100	
Importance Code B	\$35,600	
Total	\$653,600	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$30,500			
Total	\$30,500			
Importance Code A				
Importance Code B	\$30,500			
Total	\$30,500			



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
HIGH-LEVEL DECK (WHARF) BULKHEAD
Asset # : 13805

Bulkheads		Current Repair		Future Replacement		Maintenance				
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Structural	Gravity Wall Concrete	70%	4+	\$445,100	LIFE	* *	5	\$1,100		
		Cracking, Extent : Light, Area Affected : 5%								
		Location : Throughout								
		Erosion, Extent : Moderate, Area Affected : 100%								
	Location : Throughout In Tidal Zone And At Top Of Wall									
	Timber Crib w/Stone	15%	Now	\$172,900	LIFE	* *	4	\$1,700		
		Other Observation, Extent : Severe, Area Affected : 100%								
		Location : 315 Ft To 385 Ft From East								
	Explanation : Collapse									
	No Component	15%								
Other Observation, Extent : Light, Area Affected : 0%										
Location : At Intake Structure										
Explanation : N/A										
Backfill Fill	Topsoil	15%	Now	\$12,700	2068	* *				
		Other Observation, Extent : Severe, Area Affected : 100%								
		Location : 315 Ft To 385 Ft From East								
		Explanation : Structure Failed								
	No Component	15%								
		Other Observation, Extent : Light, Area Affected : 0%								
		Location : At Intake Location								
	Explanation : No Backfill									
	Not Accessible	70%								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
HIGH-LEVEL DECK (WHARF) BULKHEAD
Asset # : 13805

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Backfill									
	Surface								
	Asphalt	50%	4+	\$17,800	2043	* *	5	\$1,100	
		Cracking, Extent : Moderate, Area Affected : 20%							
		Location : Eastern 190 Ft Of Asset							
		Other Observation, Extent : Moderate, Area Affected : 30%							
		Location : Throughout Eastern 190 Ft Of Asset							
		Explanation : Vegetation Growth							
	Concrete	10%	4+	\$14,200	2043	* *	5	\$200	
		Cracking, Extent : Moderate, Area Affected : 30%							
		Location : Above Dep Outfall Between 285 Ft And 315 Ft From East							
		Settlement, Extent : Moderate, Area Affected : 50%							
		Location : Above Dep Outfall Between 285 Ft And 315 Ft From East							
	Concrete	15%	Now	\$21,300	2043	* *	5	\$300	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : 285 Ft And 315 Ft From East							
		Explanation : Complete Failure							
	No Component	15%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : At Intake Location							
		Explanation : No Surface							
	Not Accessible	10%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : East Of Intake Location							
		Explanation : Vegetation							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : HUNTS POINT PENINSULA FRUIT AUCTION BLDG., BAZINI NUTS
Address : FOOD CENTER DRIVE TO RANDALL AVE.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DBSR027.012 / 4233 **Yr Built/Renovated** : 1900 /
Linear Ft : 1,295 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 19-Jul-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 2770 **Lot** : 1 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$817,800	\$72,800
Total	\$817,800	\$72,800
Importance Code B	\$72,800	\$72,800
Importance Code C	\$745,100	
Total	\$817,800	\$72,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads				
Total				
Importance Code B				
Importance Code C				
Total				



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT PENINSULA FRUIT AUCTION BLDG., BAZINI NUTS
Asset # : 4233

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Revetment								
	Stone	70%	4+	\$695,400	LIFE	* *	5	\$5,400	
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>							
		<i>Location : Throughout</i>							
		<i>Explanation : Non-engineered Revetment</i>							
	Stone	5%	Now	\$49,700	LIFE	* *	5	\$400	
		<i>Erosion, Extent : Moderate, Area Affected : 100%</i>							
		<i>Location : Just South Of The Dep Pumping Station</i>							
	Stone	25%			LIFE	* *	5	\$1,900	
Backfill									
	Fill								
	Not Accessible	100%							
Surface									
	Topsoil	75%	0-2	\$54,600	2028	\$54,600	5	\$2,300	
		<i>Erosion, Extent : Moderate, Area Affected : 60%</i>							
		<i>Location :</i>							
	Topsoil	25%	4+	\$18,200	2028	\$18,200	5	\$800	
		<i>Erosion, Extent : Moderate, Area Affected : 100%</i>							
		<i>Location : Areas With Failed Revetment And Light Coverage</i>							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

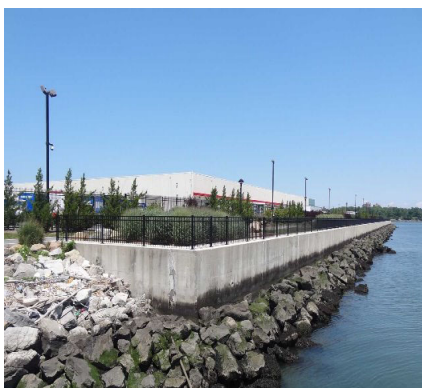
Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : HUNTS POINT PENINSULA, BUDWEISER SITE
Address : 400-600 FOOD CTR DR, PARK SO. OF KRASDALE PROPERTY, HUNTS POINT
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DBSR027.014 / 4235 **Yr Built/Renovated** : 1900 / 2008
Linear Ft : 1,176 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 19-Jul-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 2781 **Lot** : 500 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads		\$938,900
Total		\$938,900
Importance Code B		\$938,900
Total		\$938,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$4,600	\$800		
Total	\$4,600	\$800		
Importance Code A				
Importance Code B	\$4,600	\$800		
Importance Code C				
Total	\$4,600	\$800		



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT PENINSULA, BUDWEISER SITE
Asset # : 4235

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Gravity Wall								
	Concrete	75%			LIFE	* *	5	\$3,600	
	No Component	25%							
	Revetment								
	Stone	100%			LIFE	* *	5	\$7,000	
Backfill									
	Fill								
	Not Accessible	100%							
	Surface								
	Asphalt Blocks	7%			2041	* *	5	\$900	
	Asphalt Pavers	61%			2041	* *	5	\$8,200	
	Gravel	2%			2041	* *	2-5	\$100	
	Topsoil	30%			2027	\$19,800	5	\$1,700	
Deck Elements									
	Railing								
	Steel	80%			2027	\$938,900			
	No Component	20%							
Electrical									
	Lighting Fixture								
	Incandescent	100%			2023				
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Two Fixtures At North End Of Park								
	Explanation : Lighting Fixtures								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : HUNTS POINT PENINSULA, KRASDALE FOODS INC. (KFI)
Address : 400 FOOD CENTER DRIVE HUNTS POINT
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DBSR027.013 / 4234 **Yr Built/Renovated** : 1900 /
Linear Ft : 1,371 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 19-Jul-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 2781 **Lot** : 500 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$360,800	
Total	\$360,800	
Importance Code A	\$230,600	
Importance Code B	\$77,600	
Importance Code C	\$52,600	
Total	\$360,800	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$14,700	\$2,300	\$200	\$200
Total	\$14,700	\$2,300	\$200	\$200
Importance Code A				
Importance Code B	\$14,700	\$2,300	\$200	\$200
Importance Code C				
Total	\$14,700	\$2,300	\$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
HUNTS POINT PENINSULA, KRASDALE FOODS INC. (KFI)

Asset # : 4234

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Gravity Wall								
	Concrete	70%			LIFE	**	5	\$3,900	
	Concrete	10%	Now	\$230,600	LIFE	**	5	\$600	
		Displaced Elements, Extent : Severe, Area Affected : 75%							
		Location : 150 Feet From North End							
	No Component	20%							
Revetment									
	Stone	5%	0-2	\$52,600	LIFE	**	5	\$400	
		Missing Part, Extent : Moderate, Area Affected : 100%							
		Location : Throughout With The Worst Area 150 Feet From North End							
	Stone	95%			LIFE	**	5	\$7,800	
Backfill									
	Fill								
	Topsoil	2%	Now	\$6,200	2068	**			
		Erosion, Extent : Severe, Area Affected : 50%							
		Location : One Sinkhole At North End And One 150 Feet From North End							
	Not Accessible	98%							
Surface									
	Asphalt	20%			2037	**	5	\$3,100	
	Asphalt	5%	Now	\$6,500	2043	**	5	\$400	
		Settlement, Extent : Severe, Area Affected : 50%							
		Location : One Sinkhole At North End And One 150 Feet From North End							
	Gravel	54%			2037	**	2-5	\$2,300	
	Gravel	1%	Now	\$1,200	2043	**	2-5		
		Settlement, Extent : Severe, Area Affected : 50%							
		Location : Sinkhole And Settlement 480 Feet From South End							
	Topsoil	20%			2026	\$15,400	5	\$1,300	
		Settlement, Extent : Light, Area Affected : 10%							
		Location : Isolated Areas Throughout							
Deck Elements									
	Railing								
	Fencing	100%	4+	\$77,600	2033	**	3	\$500	
		Impact Damage, Extent : Moderate, Area Affected : 75%							
		Location : Impact Damage On Fence Posts							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

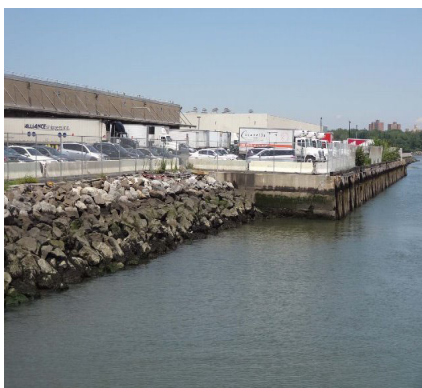
Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : HUNTS POINT PENINSULA, SULTANA DISTRIBUTION SERVICES
Address : 600 FOOD CENTER DRIVE FROM FARRAGUT STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DBSR027.015 / 4236 **Yr Built/Renovated** : 1900 / 2008
Linear Ft : 786 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 19-Jul-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 2781 **Lot** : 500 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$280,400	
Total	\$280,400	
Importance Code A	\$100,300	
Importance Code B	\$180,100	
Total	\$280,400	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads		\$4,500	\$100	
Total		\$4,500	\$100	
Importance Code A				
Importance Code B		\$4,500	\$100	
Importance Code C				
Total		\$4,500	\$100	



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT PENINSULA, SULTANA DISTRIBUTION SERVICES
Asset # : 4236

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Coping/Curb								
	Timber	50%			LIFE	**	5	\$200	
	No Component	50%							
	Pile Supported Wall								
	Concrete	60%	4+	\$100,300	2037	**	5	\$9,400	
				Other Observation, Extent : Light, Area Affected : 5%					
				Location : Bottom Edge Of Wall					
				Explanation : Erosion And Spalling With Exposed Reinforcement					
	No Component	40%							
	Piles and Bracing								
	No Component	40%							
	Not Accessible	60%							
	Revetment								
	Stone	40%			LIFE	**	5	\$1,900	
	No Component	60%							
Backfill									
	Fill								
	Not Accessible	100%							
	Surface								
	Asphalt	100%			2037	**	5	\$9,000	
Fender									
	Piles								
	Timber	60%	Now	\$92,600	2043	**	4	\$11,300	
				Broken, Extent : Severe, Area Affected : 50%					
				Location : Throughout					
				Missing Part, Extent : Severe, Area Affected : 50%					
				Location : Missing Connections					
				Missing Pile, Extent : Severe, Area Affected : 10%					
				Location : Throughout					
				Rotting/Splitting, Extent : Severe, Area Affected : 50%					
				Location : Throughout					
	No Component	40%							
	Wales and Chocks								
	Timber	60%	Now	\$87,500	2043	**	4	\$25,600	
				Broken, Extent : Severe, Area Affected : 50%					
				Location : Throughout					
				Loose Connections, Extent : Severe, Area Affected : 50%					
				Location : Throughout					
				Rotting/Splitting, Extent : Severe, Area Affected : 50%					
				Location : Throughout					
	No Component	40%							
Deck Elements									
	Railing								
	Fencing	100%			2032	**	3	\$300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : HUNTS POINT/STEEL SHEET PILE BULKHEAD AND REVETMENT
Address : RANDALL AVE. TO LAFAYETTE AVE.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DBSR027.011 / 4232 **Yr Built/Renovated** : 1900 /
Linear Ft : 2,615 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 19-Jul-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 2770 **Lot** : 1 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$1,448,300	\$146,900
Total	\$1,448,300	\$146,900
Importance Code B	\$44,100	\$146,900
Importance Code C	\$1,404,200	
Total	\$1,448,300	\$146,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$33,600			
Total	\$33,600			
Importance Code B	\$33,600			
Importance Code C				
Total	\$33,600			



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT/STEEL SHEET PILE BULKHEAD AND REVETMENT
Asset # : 4232

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural	Revetment								
	Stone	70%	4+	\$1,404,200	LIFE	* *	5	\$11,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Non-engineered Revetment							
	No Component	30%							
Sheet Piles	Steel	25%			LIFE	* *			
	No Component	70%							
	Not Accessible	5%							
Backfill	Fill								
	Topsoil	5%	Now	\$29,300	2068	* *			
		Other Observation, Extent : Moderate, Area Affected : 10%							
		Location : 4 Locations Behind Sheet Pile Cells							
		Explanation : Sinkholes							
	Not Accessible	95%							
Surface	Topsoil	30%	Now	\$44,100	2028	\$44,100	5	\$1,800	
		Erosion, Extent : Moderate, Area Affected : 30%							
		Location : Above Revetment							
		Settlement, Extent : Severe, Area Affected : 5%							
		Location : Isolated Sinkholes Behind Steel Sheet Pile Bulkhead							
	Topsoil	70%			2026	\$102,900	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.

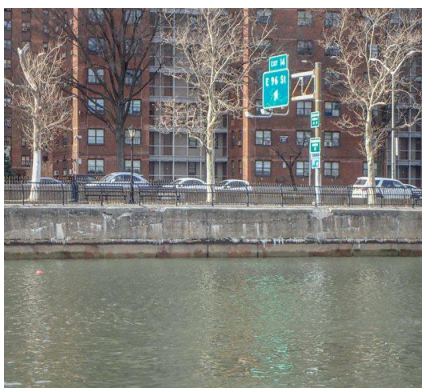
Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : LOW-LEVEL RELIEVING PLATFORM / TIMBER PILE SUPPORTED BULKHEAD
Address : MIDWAY E 94TH AND E 93RD ST TO E 93 ST SUB 3 OF BL, SUB 1 OF AT
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR101.000 / 13849 **Yr Built/Renovated** :
Linear Ft : 250 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 29-Dec-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 1573 **Lot** : 52 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$54,100	\$249,500
Total	\$54,100	\$249,500
Importance Code A	\$54,100	
Importance Code B		\$249,500
Total	\$54,100	\$249,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads			\$1,400	
Total			\$1,400	
Importance Code B			\$1,400	
Total			\$1,400	



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
LOW-LEVEL RELIEVING PLATFORM / TIMBER PILE SUPPORTED BULKHEAD
Asset # : 13849

Bulkheads		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete/Stone	80%			LIFE		* *		
	Cracking, Extent : Light, Area Affected : 5%							
	Location : Outboard Face Above Mhw							
	Missing Block Seal, Extent : Severe, Area Affected : 40%							
	Location : Between Stone Facing In Tidal Zone							
Concrete/Stone	20%	2-4	\$54,100	LIFE		* *		
	Broken, Extent : Severe, Area Affected : 20%							
	Location : Broken Stone Panels At North End Of Asset							
	Spalling, Extent : Moderate, Area Affected : 25%							
	Location : Along Top Of Concrete Throughout							
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Not Accessible	100%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	100%			2038		* *	5	\$2,900
	Settlement, Extent : Light, Area Affected : 5%							
	Location : Offset 3 Feet From Outboard Face At Southern 125 Feet							
Deck Elements								
Railing								
Steel	100%			2027	\$249,500			
	Missing Coating, Extent : Light, Area Affected : 2%							
	Location : Throughout							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : LOW-LEVEL RELIEVING PLATFORM BULKHEAD
Address : W 201 ST TO END OF CON ED SITE HARLEM RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR062.000 / 13804 **Yr Built/Renovated** :
Linear Ft : 282 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 03-Nov-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2183 **Lot** : 997 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$659,800	
Total	\$659,800	
Importance Code A	\$604,400	
Importance Code B	\$55,400	
Total	\$659,800	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$74,300			
Total	\$74,300			
Importance Code A				
Importance Code B	\$54,400			
Importance Code C	\$19,900			
Total	\$74,300			



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 BULKHEAD

Asset # : 13804

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural	Coping/Curb								
	Timber	100%	Now	\$19,900	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+	\$82,600	LIFE	**	5	\$6,400	
		Missing Block Seal, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	Concrete	55%	Now	\$521,800	LIFE	**	5	\$600	
		Displaced Elements, Extent : Severe, Area Affected : 50%							
		Location : Missing/ Displaced Stones 30 Feet To 50 Feet And 147 Feet To 195 Feet From North							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : 195 Feet To 282 Feet From North							
		Explanation : Collapsed							
	Not Accessible	20%							
Backfill	Fill								
	Sand	30%	Now	\$19,900	2058	**	5	\$100	
		Loss of Backfill, Extent : Severe, Area Affected : 100%							
		Location : 195 Feet To 282 Feet From North							
	Not Accessible	70%							
Surface	Asphalt	50%	Now	\$13,300	2043	**	5	\$800	
		Cracking, Extent : Moderate, Area Affected : 100%							
		Location : Northern 94 Feet Of Asset							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : 195 Feet To 282 Feet From North							
		Explanation : Surface Failed Due To Loss Of Backfill							
	Concrete	20%	4+	\$21,200	2043	**	5	\$300	
		Cracking, Extent : Moderate, Area Affected : 50%							
		Location : Throughout Length Between 94 Feet And 195 Feet From North							
	Not Accessible	30%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location :							
		Explanation : Obscured By Vegetation							
Fender	Piles								
	Timber	100%	Now	\$55,400	2043	**	4	\$6,800	1
		Missing Pile, Extent : Severe, Area Affected : 100%							
		Location : Throughout							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

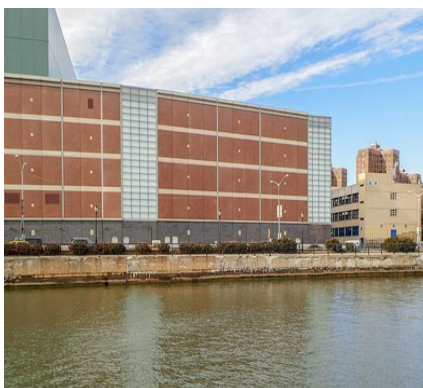
Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Address : E 118TH TO E 119TH ST SUB 1 OF ASSET TYPE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR079.000 / 13825 **Yr Built/Renovated** :
Linear Ft : 305 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 16-Jan-2018 **Landmark Status** : NONE
Areas Surveyed :
Block : 1815 **Lot** : 25 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$329,900	\$304,400
Total	\$329,900	\$304,400
Importance Code A	\$329,900	
Importance Code B		\$304,400
Total	\$329,900	\$304,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$19,300		\$1,700	
Total	\$19,300		\$1,700	
Importance Code A	\$19,300			
Importance Code B			\$1,700	
Total	\$19,300		\$1,700	



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Asset # : 13825

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Relieving Platform Top								
	Concrete/Stone	50%	0-2	\$329,900	LIFE	**			
		Broken, Extent : Severe, Area Affected : 1%							
		Location : Stone Face At Outfall 25 Feet From South							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Concrete Above Stone Face							
		Explanation : Chemical Deterioration Of Concrete							
	Concrete/Stone	50%			LIFE	**			
		Missing Block Seal, Extent : Light, Area Affected : 20%							
		Location : Between Stone Facing In Tidal Zone							
	Piles and Bracing								
	Not Accessible	100%							
	Pile Caps								
	Timber	10%	4+	\$19,300	LIFE	**	4	\$200	
		Rotting/Splitting, Extent : Light, Area Affected : 50%							
		Location : Throughout At Outboard Face							
	Not Accessible	90%							
Backfill									
	Fill								
	Not Accessible	100%							
	Surface								
	Asphalt Pavers	100%			2038	**	5	\$3,500	
		Settlement, Extent : Light, Area Affected : 5%							
		Location : Adjacent To Seawall							
Deck Elements									
	Railing								
	Steel	100%			2027	\$304,400			
		Missing Coating, Extent : Light, Area Affected : 5%							
		Location : Primarily At Baseplates							
Electrical									
	Lighting Fixture								
	Incandescent	100%			2024				
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1 Light Pole							
		Explanation : Lighting							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

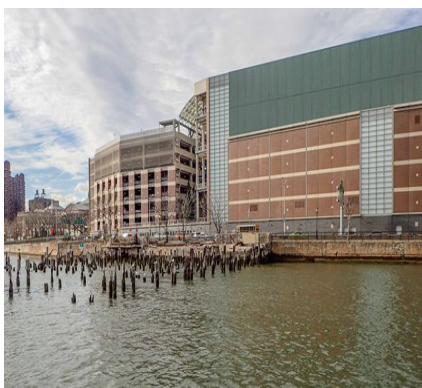
Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Address : E 117TH TO E 118TH ST SUB 2 OF ASSET TYPE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR080.000 / 13826 **Yr Built/Renovated** :
Linear Ft : 260 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 16-Jan-2018 **Landmark Status** : NONE
Areas Surveyed :
Block : 1716 **Lot** : 28 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$364,800	\$129,700
Total	\$364,800	\$129,700
Importance Code A	\$281,300	
Importance Code B	\$83,600	\$129,700
Total	\$364,800	\$129,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$34,600		\$1,000	
Total	\$34,600		\$1,000	
Importance Code A	\$24,700			
Importance Code B	\$10,000		\$1,000	
Total	\$34,600		\$1,000	



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Asset # : 13826

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Relieving Platform Top Concrete/Stone	50%			LIFE	* *			
		Cracking, Extent : Light, Area Affected : 10% Location : Outboard Face Above Mhw Missing Block Seal, Extent : Light, Area Affected : 20% Location : Between Stone Facing In Tidal Zone							
	Concrete/Stone	50%	0-2	\$281,300	LIFE	* *			
		Broken, Extent : Severe, Area Affected : 100% Location : Behind Old Pier 132 Feet Long							
Piles and Bracing									
	Not Accessible	100%							
Pile Caps									
	Timber	5%	4+	\$24,700	LIFE	* *	4	\$100	
		Rotting/Splitting, Extent : Light, Area Affected : 50% Location : Outboard Face Of Pile Caps							
	Not Accessible	95%							
Backfill									
	Fill								
	Not Accessible	100%							
Surface									
	Asphalt Pavers	70%			2038	* *	5	\$2,100	
		Settlement, Extent : Light, Area Affected : 5% Location : At North Side Of Pier							
	Asphalt Pavers	30%	Now	\$83,600	2044	* *	5	\$400	
		Other Observation, Extent : Severe, Area Affected : 100% Location : Behind Failing Seawall At Foot Of Old Pier Explanation : Missing Pavers							
Deck Elements									
	Railing								
	Fencing	50%	Now	\$7,400	2034	* *	3	\$100	
		Displaced Elements, Extent : Moderate, Area Affected : 100% Location : Foot Of Pier On South End Of Asset							
	Steel	50%	4+	\$2,600	2028	\$129,700			
		Corrosion, Extent : Light, Area Affected : 5% Location : Primarily In Baseplates Missing Coating, Extent : Moderate, Area Affected : 5% Location : Primarily In Baseplates							
Electrical									
	Lighting Fixture								
	Incandescent	100%			2024				
		Other Observation, Extent : Light, Area Affected : 100% Location : 1 Light Pole Explanation : Lighting							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

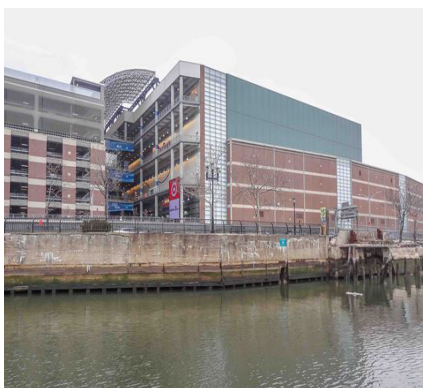
Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Address : E 117TH TO E 116TH ST SUB 3 OF ASSET TYPE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR081.000 / 13827 **Yr Built/Renovated** :
Linear Ft : 270 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 16-Jan-2018 **Landmark Status** : NONE
Areas Surveyed :
Block : 1715 **Lot** : 53 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$140,200	\$269,500
Total	\$140,200	\$269,500
Importance Code A	\$140,200	
Importance Code B		\$269,500
Total	\$140,200	\$269,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$34,200	\$100	\$1,400	
Total	\$34,200	\$100	\$1,400	
Importance Code A	\$34,200			
Importance Code B		\$100	\$1,400	
Total	\$34,200	\$100	\$1,400	



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Asset # : 13827

Bulkheads		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top Concrete/Stone	60%	2-4	\$140,200	LIFE		**		
	Cracking, Extent : Light, Area Affected : 25%							
	Location : Outboard Face Above Mhw							
	Other Observation, Extent : Moderate, Area Affected : 50%							
	Location : Outboard Face Above Mhw							
	Explanation : Chemical Deterioration Of Concrete							
Concrete/Stone	40%			LIFE		**		
	Missing Block Seal, Extent : Moderate, Area Affected : 75%							
	Location : Throughout Tidal Zone							
Piles and Bracing Not Accessible	100%							
Pile Caps Timber	10%	4+	\$34,200	LIFE		**	4	\$200
	Rotting/Splitting, Extent : Light, Area Affected : 50%							
	Location : Throughout At Outboard Ends And In Line Cap							
Not Accessible	90%							
Backfill								
Fill Not Accessible	100%							
Surface Asphalt Pavers	90%			2038		**	5	\$2,800
	Settlement, Extent : Light, Area Affected : 5%							
	Location : Adjacent To Seawall							
Topsoil	10%			2027	\$1,500	5		\$100
Deck Elements								
Railing Steel	100%			2027	\$269,500			
	Missing Coating, Extent : Light, Area Affected : 5%							
	Location : Primarily In Baseplates							
Electrical								
Lighting Fixture Incandescent	100%			2024				
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : 5 Light Poles							
	Explanation : Lighting							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Address : E 116TH ST TO E 114TH ST / SUB 2 OF BL, SUB 1 OF ASSET TYPE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR083.000 / 13829 **Yr Built/Renovated** :
Linear Ft : 548 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 10-Jan-2018 **Landmark Status** : NONE
Areas Surveyed :
Block : 1713 **Lot** : 38 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$810,400	\$546,900
Total	\$810,400	\$546,900
Importance Code A	\$602,100	
Importance Code B	\$208,300	\$546,900
Total	\$810,400	\$546,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$27,300		\$1,600	
Total	\$27,300		\$1,600	
Importance Code A				
Importance Code B	\$27,300		\$1,600	
Total	\$27,300		\$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
LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Asset # : 13829

Bulkheads		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top Concrete	50%	Now	\$483,500	LIFE	**	5	\$1,000	
	Broken, Extent : Severe, Area Affected : 80%							
	Location : From East 114th Street North For 285 Feet							
Concrete/Stone	50%	4+	\$118,600	LIFE	**			
	Cracking, Extent : Moderate, Area Affected : 20%							
	Location : Outboard Face Above Mean High Water							
	Missing Block Seal, Extent : Severe, Area Affected : 30%							
	Location : Between Stone Facing In Tidal Zone							
	Spalling, Extent : Light, Area Affected : 5%							
	Location : From North End South For 260 Feet And Undermining Several Railing Base Plates							
	Other Observation, Extent : Moderate, Area Affected : 20%							
	Location : Outboard Face Above Mean High Water							
	Explanation : Efflorescence							
Piles and Bracing Not Accessible	100%							
Pile Caps Not Accessible	100%							
Backfill								
Fill								
Topsoil	50%	Now	\$61,500	2069	**			
	Sinkhole, Extent : Severe, Area Affected : 50%							
	Location : 147 Feet, 200 Feet, 273 Feet North Of 114th Street							
	Other Observation, Extent : Severe, Area Affected : 50%							
	Location : From 114th Street North For 285 Feet							
	Explanation : Fill Loss							
Not Accessible	50%							
Surface								
Asphalt Pavers	50%			2038	**	5	\$3,100	
Asphalt Pavers	50%	Now	\$146,800	2044	**	5	\$1,600	
	Settlement, Extent : Severe, Area Affected : 25%							
	Location : From 114th Street North For 285 Feet							
Deck Elements								
Railing Steel	100%	4+	\$27,300	2027	\$546,900			
	Corrosion, Extent : Light, Area Affected : 5%							
	Location : Primarily At Baseplates							
	Missing Coating, Extent : Light, Area Affected : 5%							
	Location : Primarily At Baseplates							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Address : E 114TH ST TO NO SIDE E 111TH ST HARLEM RIVER,SUB 2 OF ASSET TYPE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR084.000 / 13830 **Yr Built/Renovated** :
Linear Ft : 850 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 10-Jan-2018 **Landmark Status** : NONE
Areas Surveyed :
Block : 1705 **Lot** : 21 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$147,100	\$848,300
Total	\$147,100	\$848,300
Importance Code A	\$147,100	
Importance Code B		\$848,300
Total	\$147,100	\$848,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$18,200		\$3,900	
Total	\$18,200		\$3,900	
Importance Code B	\$18,200		\$3,900	
Total	\$18,200		\$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
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	\$147,100	LIFE		**		
		Spalling, Extent : Moderate, Area Affected : 50%							
		Location : Intermittent From 111th Street North For 605 Feet And Undermining Railing Base Plates.							
	Piles and Bracing								
	Not Accessible	100%							
	Pile Caps								
	Not Accessible	100%							
Backfill									
	Fill								
	Not Accessible	100%							
	Surface								
	Asphalt Pavers	20%	4+	\$18,200	2042		**	5	\$1,000
		Other Observation, Extent : Moderate, Area Affected : 1%							
		Location : 5 Feet South Of E 114th Street							
		Explanation : Upheaval							
	Asphalt Pavers	80%			2038		**	5	\$7,800
Deck Elements									
	Railing								
	Steel	100%			2027	\$848,300			
		Corrosion, Extent : Light, Area Affected : 5%							
		Location : Primarily At Baseplates							
		Missing Coating, Extent : Light, Area Affected : 5%							
		Location : Throughout Primarily At Baseplates							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

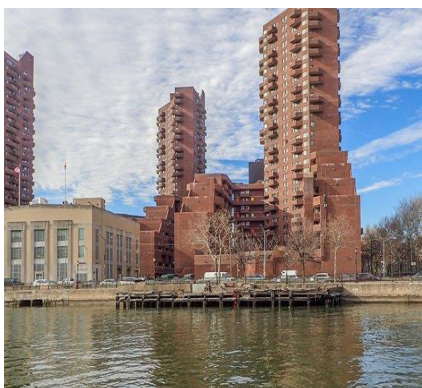
Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Address : E 111TH ST TO E 110TH ST HARLEM RIVER,SUB 3 OF ASSET TYPE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR085.000 / 13831 **Yr Built/Renovated** :
Linear Ft : 272 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 17-Jan-2018 **Landmark Status** : NONE
Areas Surveyed :
Block : 1704 **Lot** : 2 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$117,700	\$271,500
Total	\$117,700	\$271,500
Importance Code A	\$117,700	
Importance Code B		\$271,500
Total	\$117,700	\$271,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$26,000		\$1,400	
Total	\$26,000		\$1,400	
Importance Code A	\$17,200			
Importance Code B	\$8,700		\$1,400	
Total	\$26,000		\$1,400	



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Asset # : 13831

Bulkheads		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top Concrete/Stone	50%			LIFE		* *		
	Cracking, Extent : Light, Area Affected : 50%							
	Location : Outboard Face Above Mean High Water							
	Other Observation, Extent : Light, Area Affected : 50%							
	Location : Outboard Face Above Mean High Water							
	Explanation : Efflorescence							
Concrete/Stone	20%	2-4	\$117,700	LIFE		* *		
	Spalling, Extent : Moderate, Area Affected : 50%							
	Location : Outboard Face Above Mean High Water							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Concrete Above Stone Face							
	Explanation : Chemical Deterioration Of Concrete							
Not Accessible	30%							
	Other Observation, Extent : Light, Area Affected : 0%							
	Location : Behind Abandoned Timber Structure							
	Explanation : Location							
Piles and Bracing Not Accessible	100%							
Pile Caps Timber	10%	4+	\$17,200	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+	\$8,700	2038		* *	5	\$100
	Settlement, Extent : Moderate, Area Affected : 5%							
	Location : 155 Feet From North Adjacent To Light Pole							
	Sinkhole, Extent : Moderate, Area Affected : 10%							
	Location : At South End Adjacent To Manhole							
Asphalt Pavers	90%			2038		* *	5	\$2,800
	Settlement, Extent : Light, Area Affected : 20%							
	Location : Isolated Adjacent To Seawall							
Topsoil	5%			2027	\$800		5	\$100
Deck Elements								
Railing Steel	100%			2027	\$271,500			
	Missing Coating, Extent : Light, Area Affected : 5%							
	Location : Primarily At Baseplates							
Electrical								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Asset # : 13831

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Electrical

Lighting Fixture

Incandescent

100%

2024

*Other Observation, Extent : Light, Area Affected : 100%**Location : 5 Light Poles**Explanation : Lighting*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Address : E 106TH ST TO E 105TH ST HARLEM RIVER,SUB 2 OF ASSET TYPE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR088.000 / 13836 **Yr Built/Renovated** :
Linear Ft : 270 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 18-Dec-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 1699 **Lot** : 64 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$204,500	\$269,500
Total	\$204,500	\$269,500
Importance Code A	\$204,500	
Importance Code B		\$269,500
Total	\$204,500	\$269,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads			\$1,500	
Total			\$1,500	
Importance Code B			\$1,500	
Total			\$1,500	



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Asset # : 13836

Bulkheads		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top Concrete/Stone	65%			LIFE		* *		
	Cracking, Extent : Moderate, Area Affected : 50%							
	Location : Offshore Concrete Face With Efflorescence							
Concrete/Stone	35%	2-4	\$204,500	LIFE		* *		
	Spalling, Extent : Severe, Area Affected : 50%							
	Location : Locations Throughout Top 3 Feet To 6 Feet Of Concrete Wall, Totaling 60 Feet;							
	Undermining Railing							
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : Concrete Above Stone Face							
	Explanation : Chemical Deterioration Of Concrete							
Piles and Bracing Not Accessible	100%							
Pile Caps Not Accessible	100%							
Backfill								
Fill Not Accessible	100%							
Surface Asphalt Pavers	100%			2038		* *	5	\$3,100
Deck Elements								
Railing Steel	100%			2027	\$269,500			
	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 : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Address : E 105TH ST TO E 104TH ST SUB 3 OF ASSET TYPE, SUB 1 OF BL
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR089.000 / 13837 **Yr Built/Renovated** :
Linear Ft : 258 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 18-Dec-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 1696 **Lot** : 51 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$279,100	\$257,500
Total	\$279,100	\$257,500
Importance Code A	\$279,100	
Importance Code B		\$257,500
Total	\$279,100	\$257,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads			\$1,500	
Total			\$1,500	
Importance Code B			\$1,500	
Total			\$1,500	



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Asset # : 13837

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Relieving Platform Top								
	Concrete/Stone	50%			LIFE		* *		
		Cracking, Extent : Moderate, Area Affected : 50%							
		Location : Offshore Concrete Face With Efflorescence							
	Concrete/Stone	50%	2-4	\$279,100	LIFE		* *		
		Spalling, Extent : Severe, Area Affected : 50%							
		Location : Throughout Top 3 Feet To 6 Feet Of Wall In Multiple Locations; Undermining Railing							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Concrete Above Stone Face							
		Explanation : Chemical Deterioration Of Concrete							
	Piles and Bracing								
	Not Accessible	100%							
	Pile Caps								
	Not Accessible	100%							
Backfill									
	Fill								
	Not Accessible	100%							
	Surface								
	Asphalt Pavers	100%			2038		* *	5	\$2,900
Deck Elements									
	Railing								
	Steel	100%			2027	\$257,500			
		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.

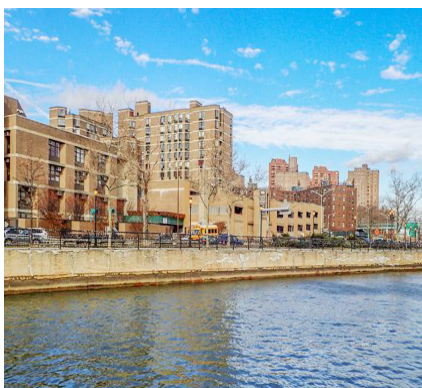
Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Address : 50 FT SO OF E 101 ST TO E 100TH HARLEM RIVER, SUB 2 OF BL
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR093.000 / 13841 **Yr Built/Renovated** :
Linear Ft : 232 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 20-Dec-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 1694 **Lot** : 51 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads		\$231,500
Total		\$231,500
Importance Code B		\$231,500
Total		\$231,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$37,500		\$1,300	
Total	\$37,500		\$1,300	
Importance Code A	\$25,100			
Importance Code B	\$12,400		\$1,300	
Total	\$37,500		\$1,300	



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Asset # : 13841

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Relieving Platform Top Concrete/Stone	95%			LIFE		**		
		Cracking, Extent : Moderate, Area Affected : 100%							
		Location : Throughout In Top 3 Feet Of Concrete Wall With Efflorescence							
		Missing Block Seal, Extent : Moderate, Area Affected : 5%							
		Location : Throughout In Tidal Zone							
	Concrete/Stone	5%	4+	\$25,100	LIFE		**		
		Other Observation, Extent : Moderate, Area Affected : 40%							
		Location : Isolated Throughout Concrete Face And Along Top							
		Explanation : Chemical Deterioration Of Concrete							
	Piles and Bracing Not Accessible	100%							
	Pile Caps Not Accessible	100%							
Backfill									
	Fill Not Accessible	100%							
	Surface								
	Asphalt Pavers	95%			2038		**	5	\$2,500
	Asphalt Pavers	5%	4+	\$12,400	2044		**	5	\$100
		Settlement, Extent : Moderate, Area Affected : 100%							
		Location : Around Planters, At South Limit Of Asset, And 158 Feet From South End Of Asset							
Deck Elements									
	Railing Steel	100%			2027	\$231,500			
		Corrosion, Extent : Light, Area Affected : 50%							
		Location : Throughout							
		Missing Coating, Extent : Light, Area Affected : 100%							
		Location : Throughout							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

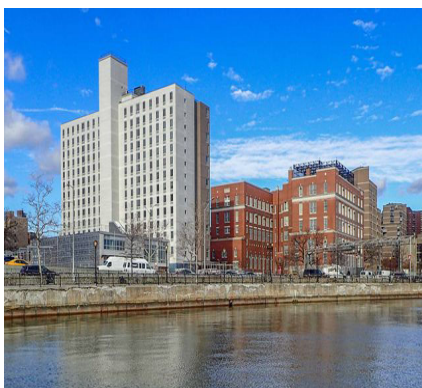
Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Address : E 99TH ST TO E 97TH ST SUB 2 OF BL, SUB 1 OF ASSET TYPE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR096.000 / 13844 **Yr Built/Renovated** :
Linear Ft : 535 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 28-Dec-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 1691 **Lot** : 6 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$338,300	\$533,900
Total	\$338,300	\$533,900
Importance Code A	\$231,500	
Importance Code B	\$106,800	\$533,900
Total	\$338,300	\$533,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads			\$3,100	
Total			\$3,100	
Importance Code B			\$3,100	
Total			\$3,100	



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Asset # : 13844

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Relieving Platform Top								
	Concrete/Stone	20%	2-4	\$231,500	LIFE		* *		
		Other Observation, Extent : Moderate, Area Affected : 75%							
		Location : Concrete Face Above Stone							
		Explanation : Chemical Deterioration Of Concrete							
	Concrete/Stone	80%			LIFE		* *		
		Cracking, Extent : Moderate, Area Affected : 25%							
		Location : Throughout Concrete Surface With Efflorescence							
Piles and Bracing									
	Not Accessible	100%							
Pile Caps									
	Not Accessible	100%							
Backfill									
	Fill								
	Not Accessible	100%							
Surface									
	Asphalt Pavers	100%			2038		* *	5	\$6,100
		Settlement, Extent : Light, Area Affected : 5%							
		Location : Along Offshore Edge							
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : Along Offshore Edge							
		Explanation : Cracking							
Deck Elements									
	Railing								
	Steel	100%	4+	\$106,800	2028	\$533,900			
		Corrosion, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Missing Coating, Extent : Moderate, Area Affected : 75%							
		Location : Throughout							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

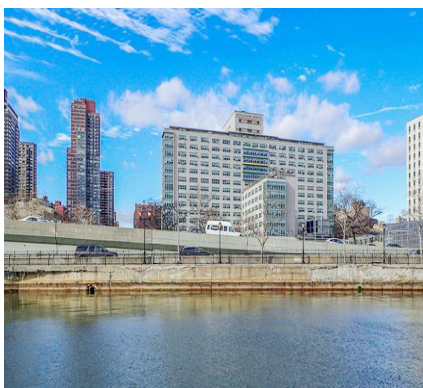
Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Address : BET 96 AND 97 STS. TO E 96 ST SUB 2 OF ASSET TYPE, SUB 1 OF BL
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR097.000 / 13845 **Yr Built/Renovated** :
Linear Ft : 85 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 27-Dec-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 1690 **Lot** : 10 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads		\$84,800
Total		\$84,800
Importance Code B		\$84,800
Total		\$84,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$33,100		\$500	
Total	\$33,100		\$500	
Importance Code A	\$33,100			
Importance Code B			\$500	
Total	\$33,100		\$500	



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Asset # : 13845

Bulkheads		Current Repair		Future Replacement		Maintenance				
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Structural										
Relieving Platform Top	Concrete/Stone	30%	4+	\$33,100	LIFE		**			
		Spalling, Extent : Moderate, Area Affected : 50%								
	Location : At Top Of Concrete Wall And Undermining Several Railing Bases									
	Concrete/Stone	70%			LIFE		**			
		Cracking, Extent : Moderate, Area Affected : 50%								
		Location : Throughout Concrete Surface With Efflorescence								
	Piles and Bracing									
	Not Accessible		100%							
	Pile Caps									
	Not Accessible		100%							
Backfill										
Fill										
	Not Accessible	100%								
Surface										
Asphalt Pavers	100%			2038		**	5	\$1,000		
	Settlement, Extent : Light, Area Affected : 30%									
	Location : Offset 3 Feet From Outboard Face At South End Of Asset									
Deck Elements										
Railing										
	Steel	100%			2027	\$84,800				
		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 : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

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 2021 - 2024	FY 2025 - 2030
Bulkheads	\$326,400	
Total	\$326,400	
Importance Code A	\$208,400	
Importance Code B	\$118,100	
Total	\$326,400	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$22,800		\$3,800	
Total	\$22,800		\$3,800	
Importance Code A				
Importance Code B	\$6,900		\$3,800	
Importance Code C	\$15,800			
Total	\$22,800		\$3,800	



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** 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+	\$91,200	LIFE	* *	5	\$1,900	
		Cracking, Extent : Moderate, Area Affected : 10%							
		Location : Isolated Throughout							
	Concrete	30%	2-4	\$117,200	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 Feet 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+	\$15,800	LIFE	* *	5	\$100	
		Cracking, Extent : Moderate, Area Affected : 10%							
		Location : Isolated Throughout							
		Spalling, Extent : Moderate, Area Affected : 20%							
		Location : At 450 Feet And 620 Feet 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+	\$6,900	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	\$30,800	2039	* *	4	\$6,000	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Two Broken Areas: South End And 250 Feet North Of South End							
		Rotting/Splitting, Extent : Severe, Area Affected : 30%							
		Location : Tidal Zone Throughout							
	Timber	85%	4+	\$87,300	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 : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : NAVY HOMEPORT RIPRAP AND PLATFORM
Address : WATER ST SOUTH TO NORTH OF VANDERBILT AVE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DGS0047.020 / 13503 **Yr Built/Renovated** :
Linear Ft : 1,497 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 20-Feb-2019 **Landmark Status** : NONE
Areas Surveyed :
Block : 487 **Lot** : 100 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$1,450,200	
Total	\$1,450,200	
Importance Code B	\$301,800	
Importance Code C	\$1,148,400	
Total	\$1,450,200	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$200			
Total	\$200			
Importance Code B	\$200			
Importance Code C				
Total	\$200			



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
NAVY HOMEPORT RIPRAP AND PLATFORM
Asset # : 13503

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Revetment								
	Stone	100%	Now	\$1,148,400	LIFE	* *	5	\$9,000	1
		Erosion, Extent : Severe, Area Affected : 100%							
		Location : Full Length Of Asset At Top Of Revetment Slope							
		Missing Part, Extent : Severe, Area Affected : 100%							
		Location : Full Length Of Asset							
Backfill									
	Fill								
	Topsoil	50%	Now	\$168,000	2070	* *			
		Erosion, Extent : Severe, Area Affected : 100%							
		Location : Sloughing Of Fill Adjacent To Pavement For Full Length Of Asset							
	Not Accessible	50%							
Surface									
	Asphalt	95%	Now	\$133,900	2045	* *	5	\$8,100	
		Erosion, Extent : Severe, Area Affected : 50%							
		Location : Full Length Of Asset At Offshore Edge Of Pavement							
		Settlement, Extent : Severe, Area Affected : 50%							
		Location : Full Length Of Asset At Offshore Edge Of Pavement							
	Topsoil	5%			2025	\$4,200	5	\$400	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : NAVY HOMEPORT STEEL SHEET PILE BULKHEAD
Address : CLINTON ST SOUTH TO WATER ST
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : PAR0205.000 / 13949 **Yr Built/Renovated** :
Linear Ft : 1,640 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 13-Feb-2019 **Landmark Status** : NONE
Areas Surveyed :
Block : 487 **Lot** : 100 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$111,900	
Total	\$111,900	
Importance Code A	\$75,100	
Importance Code B	\$36,800	
Total	\$111,900	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$39,900	\$100		\$8,400
Total	\$39,900	\$100		\$8,400
Importance Code A	\$4,400			
Importance Code B	\$31,500	\$100		\$8,400
Importance Code C	\$4,000			
Total	\$39,900	\$100		\$8,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
NAVY HOMEPORT STEEL SHEET PILE BULKHEAD
Asset # : 13949

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Coping/Curb								
	Timber	11%			LIFE	**	5	\$200	
	Timber	2%	Now	\$3,900	LIFE	**	5		
		Rotting/Splitting, Extent : Severe, Area Affected : 50%							
		Location : Two Segments North Of Homeport Pier							
	No Component	87%							
Sheet Piles									
	Steel	50%			LIFE	**	10		
		Corrosion, Extent : Moderate, Area Affected : 100%							
		Location : Splash Zone							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 14, 490, 515, And 1375 Feet From North							
		Explanation : Outfalls							
	Not Accessible	50%							
Pile Caps									
	Concrete	90%			LIFE	**	5	\$8,900	
	Concrete	5%	4+	\$37,500	LIFE	**	5	\$200	
		Spalling, Extent : Moderate, Area Affected : 100%							
		Location : Spalls With Exposed Rebar At 114, 350, And 500 To 620 Feet							
	Concrete	5%	Now	\$37,500	LIFE	**	5	\$200	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : 90 Feet Long Section Adjacent To North Face Of Homeport Pier							
Backfill									
	Fill								
	Topsoil	10%	Now	\$36,800	2070	**			
		Sinkhole, Extent : Severe, Area Affected : 40%							
		Location : At 350 To 450, 490, 525, And 575 Feet From North							
	Not Accessible	90%							
Surface									
	Asphalt	90%			2039	**	5	\$16,800	
	Asphalt	10%	Now	\$15,400	2045	**	5	\$900	
		Settlement, Extent : Severe, Area Affected : 40%							
		Location : Sinkholes At 350 To 450, 500, 525, And 575 Feet From North							
Fender									
	Piles								
	Timber	5%	0-2	\$16,100	2045	**	4	\$2,000	
		Worn, Extent : Severe, Area Affected : 75%							
		Location : Southern 200 Feet Of Asset							
	No Component	90%							
	Not Accessible	5%							
Deck Elements									
	Railing								
	Fencing	50%			2034	**	3	\$300	
	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 : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : NAVY HOMEPORT WHARF, BULKHEAD, SEAWALL
Address : SWAN ST SOUTH TO CLINTON ST.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DGS0047.010 / 13502 **Yr Built/Renovated** :
Linear Ft : 1,245 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 07-Feb-2019 **Landmark Status** : NONE
Areas Surveyed :
Block : 487 **Lot** : 100 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$2,835,200	
Total	\$2,835,200	
Importance Code A	\$1,546,800	
Importance Code B	\$297,400	
Importance Code C	\$991,000	
Total	\$2,835,200	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$900			\$1,800
Total	\$900			\$1,800
Importance Code A	\$900			
Importance Code B				\$1,800
Importance Code C				
Total	\$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
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	\$334,000	LIFE	**	5	\$900	
		Missing Part, Extent : Severe, Area Affected : 100%							
		Location : One Location Totaling 930 Feet At North End							
	No Component	25%							
	Revetment Concrete	75%	Now	\$657,000	LIFE	**			
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Along Entire Length							
		Explanation : Collapsed Concrete Structure							
		No Component	25%						
		Other Observation, Extent : Light, Area Affected : 0%							
	Location : At Sheeting								
	Explanation : No Concrete								
Sheet Piles	Steel	20%	4+	\$1,546,800	LIFE	**			
		Corrosion, Extent : Severe, Area Affected : 75%							
		Location : Along Entire Length							
	No Component	75%							
	Not Accessible	5%							
Pile Caps	Concrete	25%			LIFE	**	5	\$1,900	
		Spalling, Extent : Moderate, Area Affected : 100%							
		Location : Intermittent Along Entire Length							
	No Component	75%							
Backfill Fill	Topsoil	75%	Now	\$209,600	2070	**			
		Erosion, Extent : Severe, Area Affected : 100%							
		Location : Along The Upland Area Of Sheeting, And Inshore Of Concrete Riprap							
	Not Accessible	25%							
	Surface	Asphalt	75%	Now	\$87,900	2045	**	5	\$5,300
		Settlement, Extent : Severe, Area Affected : 50%							
		Location : Inshore Of Broken Asphalt Surface North End Of Asset							
Asphalt		25%			2039	**	5	\$3,600	
		Cracking, Extent : Moderate, Area Affected : 75%							
	Location : Inshore Of Sheeting								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : PASSENGER SHIP TERMINAL BULKHEAD, PIERS 88, 90, 92
Address : HUDSON RIVER WEST 48TH TO 52ND STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBS0025.025 / 1763 **Yr Built/Renovated** :
Linear Ft : 1,333 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 25-Jan-2018 **Landmark Status** : NONE
Areas Surveyed :
Block : 1107 **Lot** : 12 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$215,300	\$1,749,700
Total	\$215,300	\$1,749,700
Importance Code A		\$102,900
Importance Code B	\$215,300	\$1,646,800
Total	\$215,300	\$1,749,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$21,700	\$18,100		
Total	\$21,700	\$18,100		
Importance Code A				
Importance Code B	\$21,700	\$18,100		
Total	\$21,700	\$18,100		



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
PASSENGER SHIP TERMINAL BULKHEAD, PIERS 88, 90, 92
Asset # : 1763

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Relieving Platform Top								
	Concrete	70%			LIFE	**	5	\$3,500	
	No Component	30%							
	Gravity Wall								
	Not Accessible	100%							
	Piles and Bracing								
	Steel	50%			LIFE	**	5	\$102,900	
	Not Accessible	50%							
	Pile Caps								
	Concrete	20%			LIFE	**	5	\$800	
	No Component	30%							
	Not Accessible	50%							
Backfill									
	Fill								
	Not Accessible	100%							
	Surface								
	Stone Pavers	65%			2038	**	10		
	Stone Pavers	5%	0-2	\$21,700	2044	**			
		Cracking, Extent : Severe, Area Affected : 75%							
		Location : Isolated Cracked Stone Pavers							
	Not Accessible	30%							
Fender									
	Piles								
	Timber	35%	0-2	\$91,600	2044	**	4	\$11,200	
		Broken, Extent : Moderate, Area Affected : 25%							
		Location : Just North Of Pier 88							
		Rotting/Splitting, Extent : Moderate, Area Affected : 25%							
		Location : South Of Pier 88							
	No Component	30%							
	Not Accessible	35%							
	Wales and Chocks								
	Timber	50%			2038	**	4	\$54,200	
	Timber	20%	0-2	\$123,600	2044	**	4	\$14,500	
		Broken, Extent : Severe, Area Affected : 50%							
		Location : North Of Pier 88							
		Worn, Extent : Moderate, Area Affected : 50%							
		Location : South Of Pier 88							
	No Component	30%							
Deck Elements									
	Railing								
	Steel	70%			2027	\$931,200			
		Displaced Elements, Extent : Light, Area Affected : 1%							
		Location : One Location Just South Of Pier 90							
	No Component	30%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801
PASSENGER SHIP TERMINAL BULKHEAD, PIERS 88, 90, 92

Asset # : 1763

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements									
Parapet									
	Concrete	70%			2030	\$715,600			
	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 : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : PERIMETER WALL AROUND PIER J BERTHS 15,16,17
Address : KAY AVE. BROOKLYN NAVY YARD
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR045.030 / 13524 **Yr Built/Renovated** :
Linear Ft : 2,110 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 19-Oct-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$1,775,000	\$35,800
Total	\$1,775,000	\$35,800
Importance Code A	\$204,100	\$35,800
Importance Code B	\$1,570,900	
Total	\$1,775,000	\$35,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$500		\$100	
Total	\$500		\$100	
Importance Code A				
Importance Code B	\$500		\$100	
Importance Code C				
Total	\$500		\$100	



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
PERIMETER WALL AROUND PIER J BERTHS 15,16,17
Asset # : 13524

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Coping/Curb								
	Timber	10%			LIFE	**	5	\$100	
	No Component	90%							
	Pile Supported Wall								
	Concrete	85%			2037	**	5	\$71,600	
		Cracking, Extent : Light, Area Affected : 26%							
		Location : Isolated Throughout							
		Mechanical Damage, Extent : Light, Area Affected : 26%							
		Location : Throughout Along The Top Of Wall							
	Concrete	15%	4+	\$168,300	2037	**	5	\$6,300	
		Erosion, Extent : Moderate, Area Affected : 50%							
		Location : Throughout In Tidal Zone							
		Spalling, Extent : Moderate, Area Affected : 50%							
		Location : Throughout And Specifically At West Face Approximately 400 Feet From Inshore							
	Piles and Bracing								
	Not Accessible	100%							
	Pile Caps								
	Not Accessible	100%							
Backfill									
	Fill								
	Not Accessible	100%							
	Surface								
	Asphalt Pavers	10%	Now	\$226,100	2043	**	5	\$1,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : At The Southwest Corner, West End, And Northwest Corner Of Asset							
		Explanation : Missing Pavers							
	Gravel	20%			2031	**	2-5	\$1,300	
	Not Accessible	70%							
Fender									
	Buffer								
	Rubber	5%	Now	\$36,600	2043	**	4-5	\$1,800	
		Missing Part, Extent : Severe, Area Affected : 100%							
		Location : Large Tire Fenders Missing At Isolated Locations							
	Rubber	45%	0-2	\$329,800	2043	**	4-5	\$16,000	
		Aging, Extent : Severe, Area Affected : 60%							
		Location : Rubber Tires, At South Face And At Inshore End Of North Face							
	No Component	50%							
	Wales and Chocks								
	Timber	100%	Now	\$978,400	2043	**	4	\$114,500	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Broken Or Missing Throughout							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

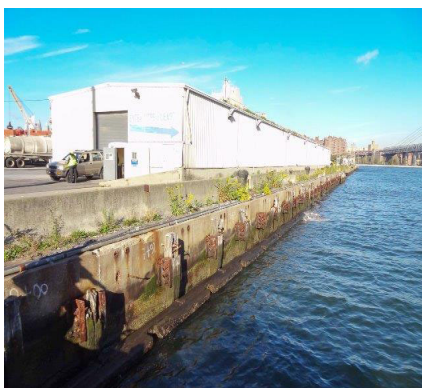
Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : PIER K INCLUDING PERIMETER BULKHEAD / BERTHS 19, 20
Address : KAY AVE. BROOKLYN NAVY YARD
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR045.020 / 13523 **Yr Built/Renovated** :
Linear Ft : 1,825 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 12-Oct-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$909,900	
Total	\$909,900	
Importance Code A	\$97,000	
Importance Code B	\$812,800	
Total	\$909,900	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$35,500	\$41,500		
Total	\$35,500	\$41,500		
Importance Code A		\$34,600		
Importance Code B	\$35,500	\$6,900		
Total	\$35,500	\$41,500		



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
PIER K INCLUDING PERIMETER BULKHEAD / BERTHS 19, 20
Asset # : 13523

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Pile Supported Wall								
	Concrete	95%			2037	* *	5	\$69,200	
		Erosion, Extent : Light, Area Affected : 20%							
		Location : In Tidal Zone							
		Mechanical Damage, Extent : Light, Area Affected : 20%							
		Location : Along The Top Of Concrete Wall							
		Spalling, Extent : Light, Area Affected : 20%							
		Location : Isolated Throughout							
	Concrete	5%	4+	\$97,000	2037	* *	5	\$1,800	
		Erosion, Extent : Moderate, Area Affected : 50%							
		Location : Isolated Throughout In Tidal Zone							
		Spalling, Extent : Moderate, Area Affected : 50%							
		Location : Above Mlw							
Piles and Bracing									
	Not Accessible	100%							
Pile Caps									
	Not Accessible	100%							
Backfill									
	Fill								
	Not Accessible	100%							
Surface									
	Asphalt	20%			2041	* *	5	\$4,200	
	Asphalt	25%	4+	\$42,900	2043	* *	5	\$2,600	
		Cracking, Extent : Light, Area Affected : 30%							
		Location : Throughout Pier							
	Asphalt Blocks	15%	4+	\$304,400	2043	* *	5	\$1,600	
		Settlement, Extent : Light, Area Affected : 30%							
		Location : Throughout North And South Sides Of Pier							
		Other Observation, Extent : Severe, Area Affected : 20%							
		Location : At Offshore End Of Asset							
		Explanation : Broken/ Displaced Pavers							
	Asphalt Blocks	20%			2037	* *	5	\$4,200	
	Concrete	5%			2037	* *	5	\$1,000	
		Cracking, Extent : Light, Area Affected : 10%							
		Location : At Isolated Concrete Patches Throughout Pier							
	Not Accessible	15%							
Fender									
	Buffer								
	Rubber	25%			2037	* *	4-5	\$13,700	
	Rubber	5%	Now	\$31,700	2043	* *	4-5	\$1,500	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Broken Extruded Arch Fender 355 Feet From Southwest Fence							
	No Component	70%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
PIER K INCLUDING PERIMETER BULKHEAD / BERTHS 19, 20

Asset # : 13523

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender									
	Wales and Chocks								
	Timber	55%	Now	\$465,400	2043	* *	4	\$54,500	
		Broken, Extent : Severe, Area Affected : 50%							
		Location : North And West Face							
	No Component	45%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : RELIEVING PLATFORM
Address : EAST RIVER, 48TH ST TO 54TH ST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR025.051 / 1748 **Yr Built/Renovated** :
Linear Ft : 1,630 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 11-Feb-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 1360 **Lot** : 60 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads		\$1,484,500
Total		\$1,484,500
Importance Code B		\$1,484,500
Total		\$1,484,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$57,600	\$100		
Total	\$57,600	\$100		
Importance Code A	\$25,200			
Importance Code B	\$32,400	\$100		
Total	\$57,600	\$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
RELIEVING PLATFORM
Asset # : 1748

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Relieving Platform Top								
	Concrete/Stone	95%			LIFE		**		
	Concrete/Stone	5%	2-4	\$17,600	LIFE		**		
	Cracking, Extent : Light, Area Affected : 5%								
	Location : With Efflorescence Throughout								
	Erosion, Extent : Moderate, Area Affected : 5%								
	Location : Isolated Areas At Bottom And Corners Of Platform								
	Exposed Reinforcement, Extent : Moderate, Area Affected : 2%								
	Location : Isolated Throughout								
	Missing Part, Extent : Moderate, Area Affected : 5%								
	Location : Isolated Missing Stone Facing								
Piles and Bracing									
	Not Accessible	100%							
	Other Observation, Extent : Light, Area Affected : 0%								
	Location : Throughout								
	Explanation : Repair Currently Underway								
Lowlevel Pile Caps									
	Timber	1%	Now	\$7,600	LIFE		**		
	Rotting/Splitting, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
	Not Accessible	99%							
Backfill									
	Fill								
	Not Accessible	100%							
Surface									
	Asphalt Pavers	58%			2036		**	5	\$10,800
	Settlement, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Asphalt Pavers	2%	0-2	\$17,500	2036		**	5	\$200
	Other Observation, Extent : Severe, Area Affected : 50%								
	Location : North Of E. 51st Street								
	Explanation : Uplift								
	Concrete	15%			2036		**	5	\$2,800
	Cracking, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	No Component	25%							
Deck Elements									

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801
RELIEVING PLATFORM
Asset # : 1748

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements									
	Railing								
	Fencing	50%			2028	\$46,100	3	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Along Fdr Drive South Of E. 51st St							
		Explanation : On Top Of Parapet Wall							
	Steel	49%			2025	\$797,100			
		Corrosion, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Steel	1%	2-4	\$8,100	2025	\$16,300			
		Corrosion, Extent : Severe, Area Affected : 50%							
		Location : At E. 53rd St							
Parapet									
	Concrete	50%			2028	\$625,000			
		Cracking, Extent : Light, Area Affected : 2%							
		Location : South Of E. 51st St 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.

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : RELIEVING PLATFORM BULKHEAD
Address : W 202ND TO W 203RD ST HARLEM RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR060.000 / 13802 **Yr Built/Renovated** :
Linear Ft : 300 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 02-Nov-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2184 **Lot** : 40 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$315,700	\$59,900
Total	\$315,700	\$59,900
Importance Code A	\$201,200	
Importance Code B	\$114,600	\$59,900
Total	\$315,700	\$59,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$40,900			
Total	\$40,900			
Importance Code A	\$32,500			
Importance Code B	\$8,500			
Total	\$40,900			



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+	\$201,200	LIFE	**	5	\$1,100	
	Cracking, Extent : Severe, Area Affected : 5% Location : Stations 0+90, 1+70, And 2+10 (From North) Spalling, Extent : Moderate, Area Affected : 20% Location : In Tidal Zone In Bottom 2 Feet Of Concrete Along Full Length Of Wall Other Observation, Extent : Light, Area Affected : 5% Location : Throughout Explanation : Isolated Map Cracking							
Concrete/Stone	5%	Now	\$32,500	LIFE	**			
	Broken, Extent : Severe, Area Affected : 100% Location : Failed Stone Masonry Wall At North End Of Platform							
Piles and Bracing Not Accessible	100%							
Pile Caps Not Accessible	100%							
Backfill								
Fill Not Accessible	100%							
	Other Observation, Extent : Light, Area Affected : 0% Location : North End Of Assest Explanation : Fill Loss Due To Failed Stone Masonry Wall							
Surface Asphalt	30%	Now	\$8,500	2043	**	5	\$500	
	Settlement, Extent : Light, Area Affected : 75% Location : Throughout Other Observation, Extent : Light, Area Affected : 25% Location : Scattered Throughout Explanation : Depressions In Asphalt							
Not Accessible	70%							
Fender								
Piles Timber	100%	Now	\$58,900	2043	**	4	\$7,200	1
	Broken, Extent : Severe, Area Affected : 10% Location : Throughout Missing Part, Extent : Severe, Area Affected : 100% Location : Throughout							
Wales and Chocks Timber	100%	Now	\$55,600	2043	**	4	\$16,300	
	Broken, Extent : Severe, Area Affected : 10% Location : Throughout Missing Part, Extent : Severe, Area Affected : 100% Location : Throughout							
Deck Elements								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
RELIEVING PLATFORM BULKHEAD
Asset # : 13802

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements									
	Railing								
	Fencing	80%			2026	\$13,600	3	\$100	
		Corrosion, Extent : Light, Area Affected : 75%							
		Location : Throughout							
	Steel	20%			2027	\$59,900			
		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 : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : RELIEVING PLATFORM E. 32ND TO E. 34TH STS.
Address : EAST RIVER, 32ND ST TO 34TH ST SS HELIPORT TO NS OF PARKING LOT
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR025.063 / 4084 **Yr Built/Renovated** :
Linear Ft : 512 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 28-Jan-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 962 **Lot** : 50 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads		\$98,200
Total		\$98,200
Importance Code B		\$98,200
Total		\$98,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$87,200			
Total	\$87,200			
Importance Code A	\$54,600			
Importance Code B	\$32,600			
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
RELIEVING PLATFORM E. 32ND TO E. 34TH STS.

Asset # : 4084

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Relieving Platform Top								
	Concrete/Stone	2%	4+	\$22,200	LIFE		**		
		Erosion, Extent : Moderate, Area Affected : 25%							
		Location : Located 130 Ft And 160 Ft From North End							
		Exposed Reinforcement, Extent : Moderate, Area Affected : 25%							
		Location : Located 130 Ft And 160 Ft From North End							
		Spalling, Extent : Moderate, Area Affected : 25%							
		Location : Located 130 Ft And 160 Ft From North End							
	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	\$32,400	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	100%			2036		**	5	\$5,800
		Cracking, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Settlement, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Fender									
	Piles								
	Timber	10%	4+	\$10,100	2042		**	4	\$1,200
		Rotting/Splitting, Extent : Moderate, Area Affected : 10%							
		Location : Within Tidal Zone							
	No Component	80%							
	Not Accessible	10%							
Deck Elements									

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPT. OF SMALL BUSINESS SERV. - 801
RELIEVING PLATFORM E. 32ND TO E. 34TH STS.**

Asset # : 4084

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements									
	Parapet								
	Concrete	25%			2028	\$98,200			
		Cracking, Extent : Light, Area Affected : 10%							
		Location : Isolated Throughout							
	Concrete	5%	2-4	\$19,600	2032	* *			
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Located At North End, 48 Ft From North End, And 154 Ft To 164 Ft From North End							
	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 : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : RELIEVING PLATFORM AND REVETMENT (SURROUNDED BY CONCRETE BLOCK)
Address : MASPETH CREEK AT 58-26 47TH STREET
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DBSR035.000 / 13481 **Yr Built/Renovated** :
Linear Ft : 265 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 22-Sep-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 2601 **Lot** : 25 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$179,500	
Total	\$179,500	
Importance Code A	\$93,500	
Importance Code B	\$86,000	
Total	\$179,500	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$28,300			
Total	\$28,300			
Importance Code A				
Importance Code B	\$3,900			
Importance Code C	\$24,400			
Total	\$28,300			



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	\$93,500	LIFE	**	5	\$200	
	<i>Broken, Extent : Severe, Area Affected : 100%</i>								
	<i>Location : At North End And At Outfall</i>								
	<i>Displaced Elements, Extent : Severe, Area Affected : 100%</i>								
	<i>Location : Isolated And At North End</i>								
	<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
	<i>Location : Isolated And At North End</i>								
	No Component	30%							
	Piles and Bracing								
	No Component	30%							
	Not Accessible	70%							
	Revetment								
	Stone	30%	4+	\$24,400	LIFE	**	5	\$500	
	<i>Other Observation, Extent : Moderate, Area Affected : 40%</i>								
	<i>Location : Throughout; North End Of Asset</i>								
	<i>Explanation : Poorly Graded And Installed</i>								
	No Component	70%							
	Lowlevel Pile Caps								
	No Component	30%							
	Not Accessible	70%							
Backfill									
	Fill								
	Gravel	10%	Now	\$2,400	2042	**	5		
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
	<i>Location : At Northern End Of Pile Supported Wall</i>								
	<i>Explanation : Sinkhole/ Fill Loss</i>								
	Not Accessible	90%							
	Surface								
	Topsoil	70%			2025	\$10,400	5	\$900	
	Topsoil	10%	Now	\$1,500	2027	\$1,500	5	\$100	
	<i>Settlement, Extent : Severe, Area Affected : 100%</i>								
	<i>Location : At North End Of Pile Supported Wall And Isolated Throughout</i>								
	Not Accessible	20%							
Fender									
	Wales and Chocks								
	Timber	70%	Now	\$86,000	2042	**	4	\$10,100	
	<i>Missing Part, Extent : Severe, Area Affected : 100%</i>								
	<i>Location : Missing Along Relieving Platform</i>								
	No Component	30%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : REVETMENT
Address : RICHMOND TERR FROM CLINTON AVE TO TYSEN STREET
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DBS0037.000 / 13930 **Yr Built/Renovated** :
Linear Ft : 145 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 19-Feb-2019 **Landmark Status** : NONE
Areas Surveyed :
Block : 68 **Lot** : 40 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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 : 20%							
		Location : Isolated Near West End Of Asset							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Entire Length Of Asset							
		Explanation : Non-engineered Revetment							
Backfill	Fill								
	Not Accessible	100%							
Surface	Topsoil	100%			2028	\$8,100	5	\$700	
		Erosion, Extent : Light, Area Affected : 20%							
		Location : Isolated Near West End Of Asset							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : REVETMENT
Address : RICHMOND TERR FROM 100FT WEST OF TYSEN ST TO E SNUG HARBOR RD
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DBS0038.000 / 13931 **Yr Built/Renovated** :
Linear Ft : 1,195 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 19-Feb-2019 **Landmark Status** : NONE
Areas Surveyed :
Block : 75 **Lot** : 200 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$250,500	\$67,100
Total	\$250,500	\$67,100
Importance Code B	\$67,100	\$67,100
Importance Code C	\$183,300	
Total	\$250,500	\$67,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$4,300			
Total	\$4,300			
Importance Code B				
Importance Code C	\$4,300			
Total	\$4,300			



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
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 : Entire Length Of Asset							
		Explanation : Non-engineered Revetment							
	Stone	40%	4+	\$183,300	LIFE	* *	5	\$2,900	
		Missing Part, Extent : Moderate, Area Affected : 100%							
		Location : Missing Stone At Eastern Half							
Backfill	Fill								
	Not Accessible	100%							
	Surface								
	Topsoil	100%	4+	\$67,100	2030	\$67,100	5	\$2,800	
		Erosion, Extent : Moderate, Area Affected : 5%							
		Location : At Top Of Revetment							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : REVETMENT
Address : EAST RIVER /FOOT OF METROPOLITAN AVE AND RIVER STREET
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0039.000 / 13951 **Yr Built/Renovated** :
Linear Ft : 64 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 07-Feb-2019 **Landmark Status** : NONE
Areas Surveyed :
Block : 2355 **Lot** : 20 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$15,400			
Total	\$15,400			
Importance Code B	\$15,100			
Importance Code C	\$400			
Total	\$15,400			



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
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 Feet From North							
		Explanation : Outfall							
Backfill									
	Fill								
	Not Accessible	100%							
Surface									
	Asphalt	10%	Now	\$600	2045	* *	5		
		Broken, Extent : Severe, Area Affected : 50%							
		Location : Sinkhole Around Storm Drain							
	Concrete	60%	0-2	\$14,500	2045	* *	5	\$200	
		Settlement, Extent : Severe, Area Affected : 100%							
		Location : Undermining Along Abandoned Sidewalk, Full Length							
	Gravel	30%			2039	* *	2-5	\$100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : REVETMENT
Address : ALONG FLATBUSH FROM KINGS PLAZA SOUTH TO PILE SUPPORTED WALL
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0052.000 / 14013 **Yr Built/Renovated** :
Linear Ft : 505 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 18-Jul-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 8470 **Lot** : 1 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$368,000	
Total	\$368,000	
Importance Code C	\$368,000	
Total	\$368,000	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$36,300			
Total	\$36,300			
Importance Code B	\$36,300			
Importance Code C				
Total	\$36,300			



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
REVETMENT
Asset # : 14013

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural	Revetment								
	Stone	25%	Now	\$96,800	LIFE	**	5	\$800	
		Erosion, Extent : Severe, Area Affected : 50%							
		Location : Loss Of Soil At Top Of Revetment							
		Other Observation, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Explanation : Missing Stone							
	Stone	70%	4+	\$271,200	LIFE	**	5	\$2,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Explanation : Improper Slope; Loss Of Topsoil								
	No Component	5%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location :							
		Explanation : Boat Ramp							
Backfill	Fill								
	Topsoil	25%	Now	\$28,300	2068	**			
		Erosion, Extent : Moderate, Area Affected : 40%							
		Location : Areas Without Stone Coverage							
	Not Accessible	75%							
	Surface								
	Topsoil	75%			2026	\$21,300	5	\$1,800	
	Topsoil	25%	Now	\$7,100	2028	\$7,100	5	\$300	
		Erosion, Extent : Moderate, Area Affected : 10%							
		Location : At Top Of Revetment Throughout And In Area Without Stone Coverage							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : REVETMENT /EAST AND WEST OF BALLPARK WHARF
Address : WEST END OF FERRY TERMINAL WEST
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DGS0060.000 / 13925 **Yr Built/Renovated** :
Linear Ft : 2,920 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 30-Jan-2019 **Landmark Status** : NONE
Areas Surveyed :
Block : 2 **Lot** : 20 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$2,410,200	\$65,600
Total	\$2,410,200	\$65,600
Importance Code B	\$111,200	\$65,600
Importance Code C	\$2,299,000	
Total	\$2,410,200	\$65,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$41,600		\$1,400	\$800
Total	\$41,600		\$1,400	\$800
Importance Code A	\$3,500			
Importance Code B	\$32,800		\$1,400	\$800
Importance Code C	\$5,200			
Total	\$41,600		\$1,400	\$800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
REVTMENT /EAST AND WEST OF BALLPARK WHARF
Asset # : 13925

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Coping/Curb Concrete	70%	Now	\$731,000	LIFE	**	5	\$1,900	
		Other Observation, Extent : Severe, Area Affected : 100% Location : Undermined And Unsupported For Full Length Explanation : Undermined							
	No Component	30%							
	Gravity Wall Concrete	30%			LIFE	**	5-10	\$7,100	
	No Component	70%							
	Revetment Stone	30%			LIFE	**	5	\$10,500	
	Stone	70%	Now	\$1,568,000	LIFE	**	5	\$12,200	
		Other Observation, Extent : Severe, Area Affected : 75% Location : Full Extent West Of Ballpark Wharf Explanation : Inadequate Armor Protection							
Backfill									
	Fill Gravel	70%	Now	\$111,200	2043	**	5	\$1,900	
		Sinkhole, Extent : Moderate, Area Affected : 20% Location : Beneath And Behind Concrete Surface West Of Ballpark Wharf							
	Not Accessible	30%							
	Surface Concrete	5%			2039	**	5	\$1,700	
	Topsoil	20%	Now	\$32,800	2030	\$32,800	5	\$1,400	
		Missing Part, Extent : Severe, Area Affected : 100% Location : At Sinkholes Inshore Of Concrete Surface West Of Ballpark Wharf.							
	Topsoil Under Construction	20%			2028	\$32,800	5	\$2,700	
		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 : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : REVETMENT EAST SIDE RIKERS ISLAND BRIDGE
Address : BOWERY BAY AROUND POINT TO 19TH AVE
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DBS0053.000 / 14023 **Yr Built/Renovated** :
Linear Ft : 1,740 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 12-Oct-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 926 **Lot** : 40 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$267,000	\$97,800
Total	\$267,000	\$97,800
Importance Code B		\$97,800
Importance Code C	\$267,000	
Total	\$267,000	\$97,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads				
Total				
Importance Code B				
Importance Code C				
Total				



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
REVTMENT EAST SIDE RIKERS ISLAND BRIDGE
Asset # : 14023

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Revetment								
	Stone	80%			LIFE	* *	5	\$8,300	
	Stone	20%	4+	\$267,000	LIFE	* *	5	\$2,100	
		Erosion, Extent : Severe, Area Affected : 50%							
		Location : West Of Point Adjacent To Creek Near Bridge							
Backfill									
	Fill								
	Not Accessible	100%							
	Surface								
	Topsoil	100%			2025	\$97,800	5	\$8,100	
		Erosion, Extent : Light, Area Affected : 5%							
		Location : Throughout, Above Revetment							
		Other Observation, Extent : Severe, Area Affected : 75%							
		Location : Throughout							
		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 : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

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 : 18-Feb-2019 **Landmark Status** : NONE
Areas Surveyed :
Block : 5804 **Lot** : 2 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$1,300			\$200
Total	\$1,300			\$200
Importance Code B				\$200
Importance Code C	\$1,200			
Total	\$1,300			\$200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
REVTMENT NORTH SIDE OF 65TH ST. RAIL YARD

Asset # : 13969

Bulkheads		Current Repair		Future Replacement		Maintenance			
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	\$2,400	
Backfill									
	Fill								
	Not Accessible	100%							
	Surface								
	Gravel	100%			2039	* *	2-5	\$600	
Erosion, Extent : Light, Area Affected : 10%									
Location : Isolated Locations In Natural Shoreline Above Revetment									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : REVETMENT - RIPRAP BULKHEAD
Address : W 220TH ST TO SS W 218TH ST HARLEM RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR055.000 / 13793 **Yr Built/Renovated** :
Linear Ft : 615 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 31-Aug-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2197 **Lot** : 75 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$210,500	
Total	\$210,500	
Importance Code B	\$69,000	
Importance Code C	\$141,500	
Total	\$210,500	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$17,300	\$700		
Total	\$17,300	\$700		
Importance Code B	\$17,300	\$700		
Importance Code C				
Total	\$17,300	\$700		



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
REVTMENT - RIPRAP BULKHEAD
Asset # : 13793

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Revetment								
	Stone	50%	4+	\$141,500	LIFE	* *	5	\$1,800	
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Typical Throughout Length							
		Explanation : Non-engineered Shoreline Protection. Inadequate Placement. Evidence Of Material Loss							
	Stone	50%			LIFE	* *	5	\$1,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Typical Throughout Length							
		Explanation : Non-engineered Shoreline Protection							
Backfill									
	Fill								
	Topsoil	25%	Now	\$34,500	2068	* *			
		Erosion, Extent : Light, Area Affected : 20%							
		Location : Above Revetment Throughout							
	Topsoil	25%	Now	\$34,500	2068	* *			
		Erosion, Extent : Severe, Area Affected : 100%							
		Location : Above Revetment 150 Feet Near South End							
	Not Accessible	50%							
Surface									
	Topsoil	25%	Now	\$8,600	2028	\$8,600	5	\$400	
		Erosion, Extent : Moderate, Area Affected : 20%							
		Location : Above Revetment Throughout							
	Topsoil	50%			2027	\$17,300	5	\$1,400	
	Topsoil	25%	Now	\$8,600	2028	\$8,600	5	\$400	
		Erosion, Extent : Severe, Area Affected : 100%							
		Location : 150 Feet Near South End							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

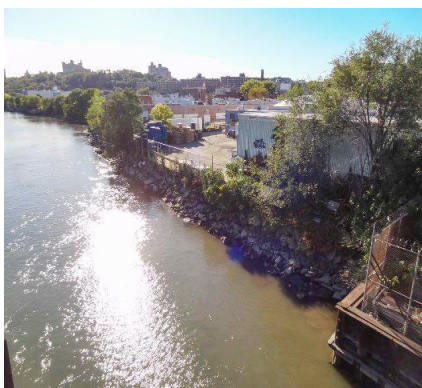
Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : REVTMENT - RIPRAP BULKHEAD
Address : W 206TH TO W 207TH ST HARLEM RIVER,SUB 1 OF ASSET TYPE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR056.000 / 13797 **Yr Built/Renovated** :
Linear Ft : 255 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 14-Oct-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2187 **Lot** : 20 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$195,600	
Total	\$195,600	
Importance Code C	\$195,600	
Total	\$195,600	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$26,200			
Total	\$26,200			
Importance Code B	\$26,200			
Importance Code C				
Total	\$26,200			



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
REVTMENT - RIPRAP BULKHEAD
Asset # : 13797

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural	Revetment								
	Stone	65%	4+	\$127,100	LIFE	* *	5	\$1,000	
		Erosion, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Non-engineered, Inadequate Protection							
	Stone	35%	Now	\$68,500	LIFE	* *	5	\$500	
		Erosion, Extent : Severe, Area Affected : 100%							
		Location : At 206th Street Park And At Mid-block With Minimal Shoreline Protection							
Backfill	Fill								
	Topsoil	40%	Now	\$22,900	2068	* *			
		Erosion, Extent : Severe, Area Affected : 50%							
		Location : Above Revetment Undermining Concrete Slab At Mid Asset							
	Not Accessible	60%							
Surface	Concrete	75%			2041	* *	5	\$2,200	
	Topsoil	15%	Now	\$2,100	2028	\$2,100	5	\$100	
		Erosion, Extent : Moderate, Area Affected : 100%							
		Location : At Southern End of Asset							
	Topsoil	10%			2026	\$1,400	5	\$100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : REVETMENT - RIPRAP BULKHEAD
Address : W 204TH TO W 205TH ST HARLEM RIVER,SUB 3 OF ASSET TYPE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR057.000 / 13799 **Yr Built/Renovated** :
Linear Ft : 255 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 14-Oct-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2185 **Lot** : 36 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$117,400	
Total	\$117,400	
Importance Code C	\$117,400	
Total	\$117,400	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$25,800			
Total	\$25,800			
Importance Code B	\$25,800			
Importance Code C				
Total	\$25,800			



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
REVTMENT - RIPRAP BULKHEAD
Asset # : 13799

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Coping/Curb								
	Concrete	25%			LIFE	* *	5	\$100	
	No Component	75%							
	Revetment								
	Stone	100%	4+	\$117,400	LIFE	* *	5	\$1,500	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Explanation : Non-engineered, Inadequate Protection								
Backfill									
	Fill								
	Topsoil	20%	Now	\$11,400	2068	* *			
	Erosion, Extent : Moderate, Area Affected : 100%								
	Location : Throughout Above Revetment								
	Not Accessible	80%							
	Surface								
	Topsoil	100%	4+	\$14,300	2028	\$14,300	5	\$600	
	Erosion, Extent : Moderate, Area Affected : 30%								
	Location : Throughout Above Revetment								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : REVETMENT - RIPRAP BULKHEAD
Address : W 203 TO W 204 ST, HARLEM RIVER SUB 4 OF ASSET TYPE, SUB 1 OF BL
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR058.000 / 13800 **Yr Built/Renovated** :
Linear Ft : 225 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 02-Nov-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2185 **Lot** : 10 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$172,600	
Total	\$172,600	
Importance Code C	\$172,600	
Total	\$172,600	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$32,800			
Total	\$32,800			
Importance Code B	\$32,800			
Importance Code C				
Total	\$32,800			



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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural	Revetment								
	Stone	100%	Now	\$172,600	LIFE	* *	5	\$1,300	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Explanation : Non-engineered, Inadequate Placement/ Protection, Concrete Debris							
Backfill	Fill								
	Topsoil	40%	Now	\$20,200	2068	* *			
		Erosion, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Explanation : Slope Exposure And Instability							
	Not Accessible	60%							
Surface	Topsoil	60%	Now	\$7,600	2028	\$7,600	5	\$300	
		Erosion, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	Topsoil	40%	4+	\$5,100	2028	\$5,100	5	\$200	
		Erosion, Extent : Light, Area Affected : 30%							
		Location : Throughout							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

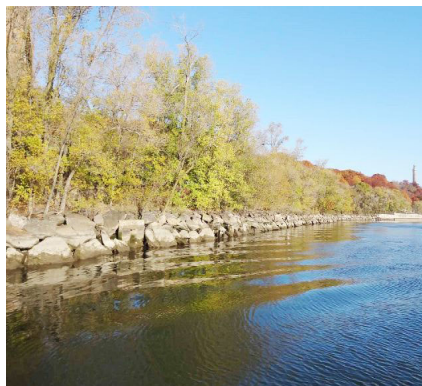
Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : REVETMENT - RIPRAP NO END OVER LAPS GRAVITY WALL
Address : W 160 TO W 166TH ST HARLEM RIVER, SUB 6 OF BL
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR076.000 / 13820 **Yr Built/Renovated** :
Linear Ft : 1,145 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 18-Nov-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2106 **Lot** : 997 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads		\$51,500
Total		\$51,500
Importance Code B		\$51,500
Total		\$51,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$38,000			
Total	\$38,000			
Importance Code B	\$11,600			
Importance Code C	\$26,400			
Total	\$38,000			



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
REVETMENT - RIPRAP NO END OVER LAPS GRAVITY WALL
Asset # : 13820

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural	Revetment								
	Stone	95%			LIFE	* *	5	\$6,500	
		Settlement, Extent : Light, Area Affected : 40% Location : From 160 Feet To 340 Feet From South Outfalls And At North End							
	Stone	5%	4+	\$26,400	LIFE	* *	5	\$300	
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Inshore Of Outfalls 400 Feet And 800 Feet From South. Sinkholes At 572 Feet And 590 Feet From South. Sliding Of Revetment At 430 Feet And 850 Feet From South. Explanation : Erosion With Inadequate Protection							
Backfill	Fill								
	Topsoil	5%	Now	\$6,400	2056	* *			
		Erosion, Extent : Severe, Area Affected : 100% Location : Erosion Of Fill Inshore Of Outfalls							
	Not Accessible	95%							
Surface	Topsoil	75%			2026	\$48,300	5	\$4,000	
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Explanation : Heavy Vegetation							
	Topsoil	5%	Now	\$3,200	2028	\$3,200	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 : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : REVETMENT #1
Address : ALONG BANK STREET FROM ST PETERS PLACE WEST
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DGS0061.000 / 13927 **Yr Built/Renovated** :
Linear Ft : 524 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 20-Feb-2019 **Landmark Status** : NONE
Areas Surveyed :
Block : 2 **Lot** : 800 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$443,100	
Total	\$443,100	
Importance Code B	\$41,200	
Importance Code C	\$402,000	
Total	\$443,100	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$29,400			
Total	\$29,400			
Importance Code B	\$29,400			
Importance Code C				
Total	\$29,400			



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 #1

Asset # : 13927

Bulkheads		Current Repair			Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural	Revetment								
	Stone	65%	4+	\$261,300	LIFE	* *	5	\$2,000	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Along Entire Length Of Asset							
		Explanation : Insufficient Armor							
	Stone	35%	Now	\$140,700	LIFE	* *	5	\$1,100	
		Erosion, Extent : Severe, Area Affected : 100%							
		Location : Revetment Failure At Intermittent Locations							
Backfill	Fill								
	Topsoil	35%	Now	\$41,200	2070	* *			
		Erosion, Extent : Severe, Area Affected : 70%							
		Location : Sloughing At Areas Of Revetment Failure							
	Not Accessible	65%							
Surface	Topsoil	65%	2-4	\$19,100	2030	\$19,100	5	\$800	
		Erosion, Extent : Light, Area Affected : 10%							
		Location : At Areas Of Insufficient Stone							
	Topsoil	35%	Now	\$10,300	2030	\$10,300	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 : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : REVETMENT #2
Address : ALONG BANK STREET MIDWAY BET ST PETERS AND WESTERVELT
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DGS0062.000 / 13928 **Yr Built/Renovated** :
Linear Ft : 256 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 20-Feb-2019 **Landmark Status** : NONE
Areas Surveyed :
Block : 2 **Lot** : 801 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$196,400	
Total	\$196,400	
Importance Code C	\$196,400	
Total	\$196,400	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$31,600			
Total	\$31,600			
Importance Code B	\$31,600			
Importance Code C				
Total	\$31,600			



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801

REVETMENT #2

Asset # : 13928

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Structural	Revetment							
	Stone	100%	Now	\$196,400	LIFE	* *	5	\$1,500
<i>Progressing Scour, Extent : Severe, Area Affected : 5%</i> <i>Location : 40 Feet East Of Lightpole #r007646, Undermining Sidewalk</i> <i>Other Observation, Extent : Severe, Area Affected : 100%</i> <i>Location : Along Entire Length Of Asset</i> <i>Explanation : Insufficient Armor</i>								
Backfill	Fill							
	Topsoil	30%	Now	\$17,200	2070	* *		
<i>Erosion, Extent : Severe, Area Affected : 100%</i> <i>Location : At West End Of Asset Up To 8 Feet High</i>								
	Not Accessible	70%						
Surface	Topsoil	70%	4+	\$10,100	2030	\$10,100	5	\$400
<i>Erosion, Extent : Moderate, Area Affected : 10%</i> <i>Location : Along Top Of Revetment</i>								
	Topsoil	30%	Now	\$4,300	2030	\$4,300	5	\$200
<i>Erosion, Extent : Severe, Area Affected : 100%</i> <i>Location : At West End Of Asset</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : REVETMENT AND GABION WALL NORTH OF NICKS LOBSTER HOUSE
Address : 2777 FLATBUSH AVE. MILL BASIN
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR026.064 / 18 **Yr Built/Renovated** :
Linear Ft : 705 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 09-Sep-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 8591 **Lot** : 980 **BIN** :

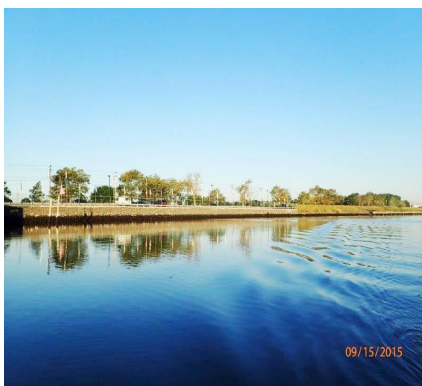
CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$3,100			\$100
Total	\$3,100			\$100
Importance Code A				\$100
Importance Code B	\$3,100			
Importance Code C				
Total	\$3,100			\$100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
REVETMENT AND GABION WALL NORTH OF NICKS LOBSTER HOUSE
Asset # : 18

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Coping/Curb Concrete	60%			LIFE	* *	5	\$400	
		Spalling, Extent : Light, Area Affected : 20%							
		Location : Along Offshore Face							
	No Component	40%							
Gravity Wall									
	Stone Gabion	60%			LIFE	* *	3	\$400	
	No Component	40%							
Revetment									
	Stone	100%			LIFE	* *	5	\$4,200	
Backfill									
	Fill								
	Not Accessible	100%							
Surface									
	Asphalt	60%			2036	* *	5	\$4,800	
		Settlement, Extent : Light, Area Affected : 5%							
		Location : Near Southern Drain							
	Topsoil	40%			2026	\$15,800	5	\$1,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Heavy Vegetation							
Deck Elements									
	Railing								
	Guard Rail	60%			LIFE	* *			
		Broken, Extent : Light, Area Affected : 20%							
		Location : One Location With Broken Support Pole							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : With Fencing							
	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 : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : REVETMENT AND TIMBER SHEET PILES
Address : HARLEM RIVER, N SIDE OF 9TH AVE TO BWAY BRDG, N OF STEEL PILES
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR053.000 / 13791 **Yr Built/Renovated** :
Linear Ft : 531 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 18-Mar-2019 **Landmark Status** : NONE
Areas Surveyed :
Block : 2215 **Lot** : 877 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$1,213,200	
Total	\$1,213,200	
Importance Code A	\$849,600	
Importance Code B	\$119,200	
Importance Code C	\$244,400	
Total	\$1,213,200	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$29,800			
Total	\$29,800			
Importance Code A				
Importance Code B	\$29,800			
Importance Code C				
Total	\$29,800			



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
REVTMENT AND TIMBER SHEET PILES
Asset # : 13791

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural	Revetment								
	Stone	60%	4+	\$244,400	LIFE	* *	5	\$1,900	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Most Severe At Spectrum Parking Lot</i> <i>Explanation : Insufficient Armor Stone</i>							
	No Component	40%							
	Sheet Piles								
	Timber	40%	Now	\$849,600	LIFE	* *	4	\$4,000	
		<i>Broken, Extent : Severe, Area Affected : 100%</i> <i>Location : From Broadway Bridge South</i>							
	No Component	60%							
Backfill	Fill								
	Topsoil	100%	Now	\$119,200	2070	* *			
		<i>Erosion, Extent : Severe, Area Affected : 100%</i> <i>Location : Entire Length Of Asset</i>							
	Surface								
	Topsoil	100%	Now	\$29,800	2030	\$29,800	5	\$1,200	
		<i>Erosion, Extent : Severe, Area Affected : 100%</i> <i>Location : Entire Length Of Asset</i> <i>Other Observation, Extent : Severe, Area Affected : 40%</i> <i>Location : Encroaching On Spectrum Parking Lot</i> <i>Explanation : Undermining</i>							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : REVETMENT AT BKLYN ARMY TERMINAL
Address : ADJACENT HARBOR CHARLIE TO SOUTHSIDE OF PIER 4
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR051.000 / 13646 **Yr Built/Renovated** : 1997 /
Linear Ft : 915 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 02-Sep-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 5778 **Lot** : 1 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$225,700	\$913,200
Total	\$225,700	\$913,200
Importance Code B	\$225,700	\$913,200
Total	\$225,700	\$913,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$5,000	\$2,600		
Total	\$5,000	\$2,600		
Importance Code A	\$5,000			
Importance Code B		\$2,600		
Importance Code C				
Total	\$5,000	\$2,600		



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
REVTMENT AT BKLYN ARMY TERMINAL
Asset # : 13646

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Revetment								
	Stone	100%			LIFE	**	5	\$5,500	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Explanation : Displaced Stone. Isolated Location With Exposed Filter Fabric							
Sheet Piles									
	Steel	2%			LIFE	**			
		Missing Coating, Extent : Light, Area Affected : 5%							
		Location : Upper Portion Of Revetment Where Visible							
	Not Accessible	98%							
Pile Caps									
	Concrete	98%			LIFE	**	5	\$2,700	
		Cracking, Extent : Light, Area Affected : 5%							
		Location : Isolated Throughout							
		Spalling, Extent : Moderate, Area Affected : 5%							
		Location : At 486 Feet, 608 Feet, And 732 Feet From North End							
	Concrete	2%	4+	\$5,000	LIFE	**	5	\$100	
		Spalling, Extent : Moderate, Area Affected : 75%							
		Location : Isolated Throughout							
Backfill									
	Fill								
	Not Accessible	100%							
Surface									
	Asphalt	50%			2037	**	5	\$5,200	
		Settlement, Extent : Light, Area Affected : 100%							
		Location : Typical Throughout							
		Worn, Extent : Light, Area Affected : 100%							
		Location : Typical Throughout							
	Asphalt	50%	4+	\$43,100	2043	**	5	\$2,600	
		Settlement, Extent : Moderate, Area Affected : 100%							
		Location : Throughout, Adjacent To Bulkhead							
Deck Elements									
	Railing								
	Steel	100%	2-4	\$182,600	2026	\$913,200			
		Broken, Extent : Light, Area Affected : 5%							
		Location : 630 Feet From North End							
		Corrosion, Extent : Moderate, Area Affected : 25%							
		Location : Throughout, At Baseplates							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : REVETMENT BEHIND SCHOOL
Address : CONEY ISLAND CREEK W 23RD ST TO W 25TH ST
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0026.050 / 2893 **Yr Built/Renovated** :
Linear Ft : 630 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 29-Sep-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 6965 **Lot** : 100 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$589,400	\$106,100
Total	\$589,400	\$106,100
Importance Code B	\$106,100	\$106,100
Importance Code C	\$483,300	
Total	\$589,400	\$106,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads				
Total				
Importance Code B				
Importance Code C				
Total				



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
REVTMENT BEHIND SCHOOL
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	\$483,300	LIFE	* *	5	\$3,800	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : At Back Of Revetment							
		Explanation : Stone Missing, Bank Erosion							
Backfill	Fill								
	Topsoil	50%			2030	\$70,700	10		
	Topsoil	50%	4+	\$70,700	2067	* *			
		Erosion, Extent : Severe, Area Affected : 50%							
		Location : Erosion Of Bank							
Surface	Topsoil	100%	Now	\$35,400	2027	\$35,400	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 : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : REVETMENT N SIDE MACOMBS BRIDGE BULKHEAD
Address : W157 TO NO. SIDE MACOMBS BRIDGE BRIDGE SUB 2 OF BL
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGSP053.000 / 13822 **Yr Built/Renovated** :
Linear Ft : 570 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 18-Nov-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2105 **Lot** : 51 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$113,800	\$568,900
Total	\$113,800	\$568,900
Importance Code B	\$113,800	\$568,900
Total	\$113,800	\$568,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$13,100			
Total	\$13,100			
Importance Code A				
Importance Code C	\$13,100			
Total	\$13,100			



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

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	
		Cracking, Extent : Light, Area Affected : 15%							
		Location : Throughout With Efflorescence							
	Revetment								
	Stone	95%			LIFE	**	5	\$3,200	
	Stone	5%	4+	\$13,100	LIFE	**	5	\$200	
		Missing Part, Extent : Moderate, Area Affected : 5%							
		Location : Southern 30 Feet Of Asset. Isolated Areas Of Undermining At Top Of Revetment							
		From 15 - 30 Feet, 367 - 382 Feet, And 540 - 570 Feet From South.							
Backfill									
	Fill								
	Not Accessible	100%							
	Surface								
	Not Accessible	100%							
Deck Elements									
	Railing								
	Steel	100%	4+	\$113,800	2026	\$568,900			
		Corrosion, Extent : Moderate, Area Affected : 100%							
		Location : Throughout Parapet Wall							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : REVELMENT- NICKS SOUTH PARKING BET NICKS AND MARINA TO SOUTH
Address : FLATBUSH AVE. MILL BASIN
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR026.061 / 2668 **Yr Built/Renovated** :
Linear Ft : 370 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 15-Sep-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 8470 **Lot** : 50 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$2,100			
Total	\$2,100			
Importance Code A				
Importance Code B	\$2,100			
Importance Code C				
Total	\$2,100			



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
REVTMENT- NICKS SOUTH PARKING BET NICKS AND MARINA TO SOUTH
Asset # : 2668

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Coping/Curb								
	Concrete	75%			LIFE	* *	5	\$300	
	No Component	25%							
Gravity Wall									
	Stone Gabion	15%			LIFE	* *	3	\$100	
	No Component	25%							
	Not Accessible	60%							
Revetment									
	Stone	100%			LIFE	* *	5	\$2,200	
		Erosion, Extent : Moderate, Area Affected : 5%							
		Location : Isolated							
Backfill									
	Fill								
	Not Accessible	100%							
Surface									
	Asphalt	25%			2036	* *	5	\$1,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : South End							
		Explanation : Ungraded							
	Asphalt	75%			2036	* *	5	\$3,200	
		Cracking, Extent : Light, Area Affected : 5%							
		Location : Isolated							
Deck Elements									
	Railing								
	Fencing	25%			2028	\$5,200	3		
	No Component	75%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : REVTMENT UNDER HIGH-LEVEL DECK ASSET 13821. HARLEM RIVER DRIVE
Address : W 157 TO W 160 ST HARLEM RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGSP052.010 / 13851 **Yr Built/Renovated** :
Linear Ft : 1,110 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 18-Nov-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2105 **Lot** : 51 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$85,100	
Total	\$85,100	
Importance Code C	\$85,100	
Total	\$85,100	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads				
Total				
Importance Code C				
Total				



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
REVTMENT UNDER HIGH-LEVEL DECK ASSET 13821. HARLEM RIVER DRIVE
Asset # : 13851

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Structural	Revetment							
	Stone	90%			LIFE	* *	5	\$6,000
		Settlement, Extent : Severe, Area Affected : 2% Location : At Dep Outfall						
	Stone	10%	Now	\$85,100	LIFE	* *	5	\$700
		Erosion, Extent : Severe, Area Affected : 100% Location : At Top Of Revetment Slope Between 360 Feet And 480 Feet; 930 Feet And 945 Feet From South						
	Sheet Piles							
	Not Accessible	100%						
Backfill	Fill							
	Not Accessible	100%						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : RIVER CAFE RELIEVING PLATFORM
Address : EAST RIVER WATER ST AND OLD FULTON ST
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0043.000 / 13956 **Yr Built/Renovated** :
Linear Ft : 160 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 04-Feb-2019 **Landmark Status** : NONE
Areas Surveyed :
Block : 25 **Lot** : 1 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$99,400	\$39,900
Total	\$99,400	\$39,900
Importance Code A	\$99,400	
Importance Code B		\$39,900
Total	\$99,400	\$39,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$70,300			\$6,400
Total	\$70,300			\$6,400
Importance Code A	\$46,400			
Importance Code B	\$23,900			\$6,400
Total	\$70,300			\$6,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
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+	\$25,400	LIFE	* *	5	\$100	
		Cracking, Extent : Moderate, Area Affected : 50%							
		Location : In Face Of Platform							
		Erosion, Extent : Moderate, Area Affected : 30%							
		Location : Tidal Zone							
	Concrete	30%			LIFE	* *	5-10	\$400	
		Cracking, Extent : Light, Area Affected : 10%							
		Location : In Face Of Platform							
		Erosion, Extent : Light, Area Affected : 5%							
		Location : In Face Of Platform							
	No Component	10%							
	Not Accessible	45%							
Piles and Bracing									
	Timber	5%			2033	* *	4	\$1,800	
		Rotting/Splitting, Extent : Light, Area Affected : 100%							
		Location : In Tidal Zone							
	No Component	10%							
	Not Accessible	85%							
Sheet Piles									
	Steel	10%	Now	\$99,400	LIFE	* *			
		Corrosion, Extent : Severe, Area Affected : 100%							
		Location : At North End Of Asset							
		Other Observation, Extent : Severe, Area Affected : 25%							
		Location : At Bottom Of Sheet Piles							
		Explanation : Holes							
	No Component	90%							
Pile Caps									
	Timber	2%	4+	\$20,200	LIFE	* *	4		
		Rotting/Splitting, Extent : Moderate, Area Affected : 100%							
		Location : In Tidal Zone							
	No Component	10%							
	Not Accessible	88%							
Backfill									
	Fill								
	Not Accessible	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
RIVER CAFE RELIEVING PLATFORM
Asset # : 13956

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Backfill									
	Surface								
	Stone	30%			2039	* *	10		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Patio Surface							
		Explanation : Stone Slates							
	Stone	5%	4+	\$1,700	2039	* *			
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Southeast Corner Of Stone Patio							
		Explanation : Settlement							
	Timber	13%	4+	\$6,200	2039	* *			
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : At Deck South Of Restaurant							
		Explanation : Weathering							
	Timber	2%	0-2	\$4,800	2045	* *			
		Rotting/Splitting, Extent : Severe, Area Affected : 100%							
		Location : Southeast Corner Of Patio Deck							
	Not Accessible	50%							
Fender									
	Piles								
	Timber	10%	2-4	\$3,100	2045	* *	4	\$400	
		Rotting/Splitting, Extent : Moderate, Area Affected : 40%							
		Location : Above Mean Low Water							
	No Component	90%							
Deck Elements									
	Railing								
	Steel	25%	4+	\$8,000	2025	\$39,900			
		Corrosion, Extent : Moderate, Area Affected : 25%							
		Location : Most Severe At North End							
		Missing Coating, Extent : Moderate, Area Affected : 25%							
		Location : At Connection Points And Posts							
	Timber	25%			2024	\$6,400			
	No Component	50%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

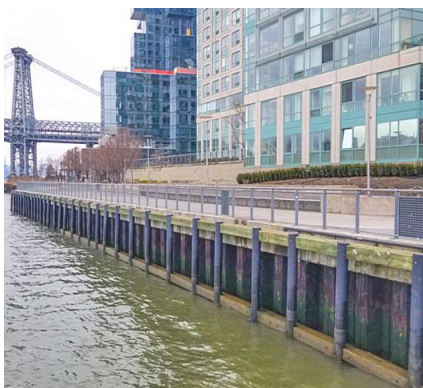
Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : SCHAEFER LANDING SHEET PILE BULKHEAD
Address : WALLABOUT CHANNEL KENT AVE BET S9 AND S10 STS
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0042.000 / 13955 **Yr Built/Renovated** :
Linear Ft : 358 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 07-Feb-2019 **Landmark Status** : NONE
Areas Surveyed :
Block : 2134 **Lot** : 126 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$45,800	\$357,300
Total	\$45,800	\$357,300
Importance Code B	\$45,800	\$357,300
Total	\$45,800	\$357,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$1,100		\$5,200	\$1,000
Total	\$1,100		\$5,200	\$1,000
Importance Code A	\$1,100			
Importance Code B			\$5,200	\$1,000
Total	\$1,100		\$5,200	\$1,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
SCHAEFER LANDING SHEET PILE BULKHEAD
Asset # : 13955

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Sheet Piles								
	Steel	60%			LIFE	* *	10		
		Corrosion, Extent : Light, Area Affected : 20%							
		Location : Above The Mean High Water Elevation In Splash Zone							
	Not Accessible	40%							
Pile Caps									
	Concrete	100%			LIFE	* *	5	\$2,200	
		Cracking, Extent : Light, Area Affected : 2%							
		Location : Isolated							
Backfill									
	Fill								
	Not Accessible	100%							
Surface									
	Asphalt Pavers	36%			2039	* *	5	\$1,500	
	Concrete	15%			2039	* *	5	\$600	
	Timber	49%			2039	* *	10		
Fender									
	Piles								
	Composite	60%			2050	* *			
	Not Accessible	40%							
Wales and Chocks									
	Timber	54%			2039	* *	4	\$10,500	
	Timber	46%	Now	\$45,800	2039	* *	4	\$8,900	
		Missing Part, Extent : Severe, Area Affected : 100%							
		Location : At North End							
Deck Elements									
	Railing								
	Steel	100%			2029	\$357,300			

*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.*

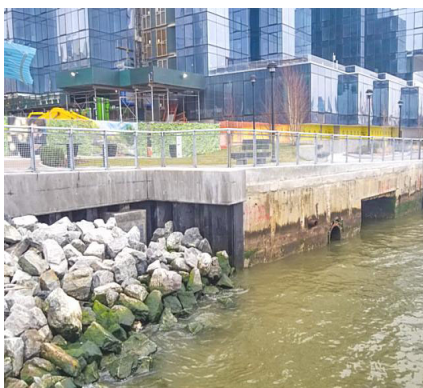
Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : SCHAEFER LANDING NORTH CONCRETE SEAWALL AND BULKHEAD
Address : EAST RIVER AT FOOT OF SOUTH 8TH STREET
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0040.000 / 13953 **Yr Built/Renovated** :
Linear Ft : 102 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 07-Feb-2019 **Landmark Status** : NONE
Areas Surveyed :
Block : 2134 **Lot** : 156 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads		\$101,800
Total		\$101,800
Importance Code B		\$101,800
Total		\$101,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$500		\$600	
Total	\$500		\$600	
Importance Code A	\$300			
Importance Code B			\$600	
Importance Code C	\$200			
Total	\$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
SCHAEFER LANDING NORTH CONCRETE SEAWALL AND BULKHEAD
Asset # : 13953

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Gravity Wall								
	Concrete	30%			LIFE	* *	5-10	\$200	
			Cracking, Extent : Light, Area Affected : 5%						
			Location : Isolated Locations						
			Erosion, Extent : Moderate, Area Affected : 40%						
			Location : At Bottom 4 Feet Of Wall And Within Tidal Zone						
	No Component	63%							
	Not Accessible	7%							
Revetment									
	Stone	29%			LIFE	* *	5	\$400	
	No Component	71%							
Sheet Piles									
	Steel	5%			LIFE	* *	10		
			Missing Coating, Extent : Light, Area Affected : 2%						
			Location : Within Tidal Zone						
	No Component	37%							
	Not Accessible	58%							
Pile Caps									
	Concrete	53%			LIFE	* *	5	\$300	
			Cracking, Extent : Light, Area Affected : 2%						
			Location : Isolated Locations						
	No Component	37%							
	Not Accessible	10%							
Backfill									
	Fill								
	Not Accessible	100%							
Surface									
	Asphalt Pavers	100%			2043	* *	5	\$1,200	
Deck Elements									
	Railing								
	Steel	100%			2029	\$101,800			

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 : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : SCHAEFER LANDING NORTH STEEL SHEET PILE BULKHEAD
Address : EAST RIVER BETWEEN S 8TH AND S 9TH STREETS
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0041.000 / 13954 **Yr Built/Renovated** :
Linear Ft : 240 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 07-Feb-2019 **Landmark Status** : NONE
Areas Surveyed :
Block : 2134 **Lot** : 148 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads		\$239,500
Total		\$239,500
Importance Code B		\$239,500
Total		\$239,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$700		\$400	\$400
Total	\$700		\$400	\$400
Importance Code A	\$700			
Importance Code B			\$400	\$400
Total	\$700		\$400	\$400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
SCHAEFER LANDING NORTH STEEL SHEET PILE BULKHEAD
Asset # : 13954

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Sheet Piles								
	Steel	80%			LIFE	* *	10		
	Not Accessible	20%							
	Pile Caps								
	Concrete	100%			LIFE	* *	5	\$1,400	
				Cracking, Extent : Light, Area Affected : 10%					
				Location : Isolated At Center Of Asset					
Backfill									
	Fill								
	Not Accessible	100%							
	Surface								
	Asphalt Pavers	30%			2043	* *	5	\$800	
	Topsoil	70%			2029	\$9,400	5	\$800	
Deck Elements									
	Railing								
	Steel	100%			2029	\$239,500			

*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 : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : SEA TRAVELERS MARINA REVETMENT AND BULKHEAD
Address : 2875 FLATBUSH AVE. MILL BASIN
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR026.067 / 21 **Yr Built/Renovated** :
Linear Ft : 560 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 09-Sep-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 8591 **Lot** : 200 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$44,800	
Total	\$44,800	
Importance Code A	\$44,800	
Total	\$44,800	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$23,900			
Total	\$23,900			
Importance Code A				
Importance Code B	\$400			
Importance Code C	\$23,500			
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
SEA TRAVELERS MARINA REVETMENT AND BULKHEAD
Asset # : 21

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Revetment								
	Asphalt Remnants	85%	4+	\$23,500	LIFE	* *	5	\$400	
		Erosion, Extent : Moderate, Area Affected : 10%							
		Location : Isolated Throughout							
		Other Observation, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Explanation : Poor Placement Of Asphalt And Concrete Remnants							
	No Component	15%							
Sheet Piles									
	Steel	13%			LIFE	* *			
		Corrosion, Extent : Moderate, Area Affected : 25%							
		Location : At Boat Lift, Above Mlw Elevation							
	Timber	2%	4+	\$44,800	LIFE	* *	4	\$200	
		Other Observation, Extent : Moderate, Area Affected : 30%							
		Location : Opening At Corner Near Boat Lift							
		Explanation : Fill Loss							
	No Component	85%							
Backfill									
	Fill								
	Not Accessible	100%							
Surface									
	Concrete	10%			2036	* *	5	\$600	
		Cracking, Extent : Light, Area Affected : 10%							
		Location : Isolated Locations							
	Gravel	20%			2036	* *	2-5	\$300	
	Topsoil	70%			2025	\$22,000	5	\$1,800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : SEAWALL BULKHEAD
Address : W181 @SO. SIDE WASHINGTON BRIDGE TO W184 ST HARLEM RIVER SUB 4 BL
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR070.000 / 13814 **Yr Built/Renovated** :
Linear Ft : 887 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 10-Nov-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2149 **Lot** : 997 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$282,300	\$680,200
Total	\$282,300	\$680,200
Importance Code A	\$189,600	
Importance Code B		\$680,200
Importance Code C	\$92,800	
Total	\$282,300	\$680,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$2,700	\$4,600		
Total	\$2,700	\$4,600		
Importance Code A				
Importance Code B	\$2,700	\$4,600		
Importance Code C				
Total	\$2,700	\$4,600		



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
SEAWALL BULKHEAD
Asset # : 13814

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural	Coping/Curb								
	Stone	80%			LIFE	* *	5	\$1,200	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Explanation : Partial Loss Of Mortar Bedding And Joint Seal							
	Stone	20%	4+	\$92,800	LIFE	* *	5	\$300	
		Other Observation, Extent : Moderate, Area Affected : 10%							
		Location : At Top Of Wall Between 650 Ft And 840 Ft From The South							
		Explanation : Loss Of Mortar Bedding							
	Gravity Wall								
Concrete	84%				LIFE	* *	5	\$3,000	
	Cracking, Extent : Light, Area Affected : 4%								
	Location : In Top 15 Feet Of Wall								
	Erosion, Extent : Light, Area Affected : 25%								
	Location : Erosion / Scaling In Upper 15 Feet Of Wall								
	Spalling, Extent : Light, Area Affected : 2%								
	Location : Isolated At Construction Joints								
	Other Observation, Extent : Light, Area Affected : 3%								
	Location : Throughout In Upper 15 Feet Of Wall								
	Explanation : Efflorescence								
Concrete	2%	4+	\$59,700	LIFE	* *	5	\$100		
	Cracking, Extent : Moderate, Area Affected : 50%								
	Location : Top 15 Feet Of Wall Between 245 Ft And 300 Ft From The South								
	Displaced Elements, Extent : Moderate, Area Affected : 100%								
	Location : Displacement Of Wall At Joint Located 385 Ft From The South								
	Erosion, Extent : Moderate, Area Affected : 50%								
	Location : In Upper Wall From 230 Ft To 245 Ft From The South								
	Exposed Reinforcement, Extent : Light, Area Affected : 25%								
	Location : In Upper Wall, From 230 Ft To 260 Ft From The South								
	Spalling, Extent : Moderate, Area Affected : 30%								
	Location : At Construction Joints And At Newer Construction Located At 875 Ft And 885 Ft From The South								
Stone	14%	4+	\$129,900	LIFE	* *	5	\$10,500		
	Missing Part, Extent : Moderate, Area Affected : 5%								
	Location : Single Blocks Missing 5 Ft, 50 Ft, And 110 Ft From The South								
	Missing Block Seal, Extent : Moderate, Area Affected : 20%								
	Location : Throughout In Tidal Zone								
Backfill									
Fill									
	Not Accessible	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801
SEAWALL BULKHEAD
Asset # : 13814

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Backfill									
	Surface								
	Asphalt	89%			2037	**	5	\$9,000	
		Cracking, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Settlement, Extent : Light, Area Affected : 3%							
		Location : Isolated Throughout							
	Asphalt	1%			2037	**	5	\$100	
		Cracking, Extent : Moderate, Area Affected : 30%							
		Location : From 700 Ft To 887 Ft From The South							
	No Component	10%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Southern 200 Ft							
		Explanation : Harlem River Drive Is No Component Area							
Deck Elements									
	Parapet								
	Concrete	98%			2026	\$666,600			
		Erosion, Extent : Light, Area Affected : 100%							
		Location : Erosion/ Scaling Throughout							
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : Above Coping Isolated Throughout							
		Explanation : Deteriorated Mortar Bedding							
	Concrete	2%	4+	\$2,700	2026	\$13,600			
		Broken, Extent : Moderate, Area Affected : 50%							
		Location : Broken Parapet Top 404 Ft From The South							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

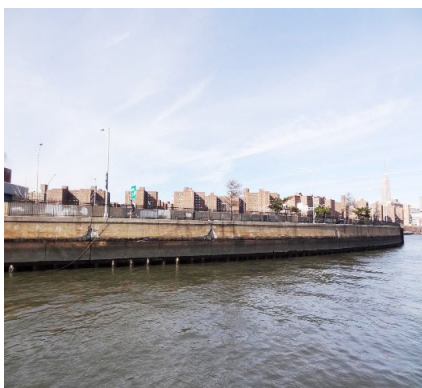
Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : SEAWALL AND RELIEVING PLATFORM
Address : E. RIVER, 15TH TO 23RD ST. CON-ED PLANT TO SKYPORT PARKING
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR025.061 / 4083 **Yr Built/Renovated** :
Linear Ft : 3,007 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 25-Jan-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 991 **Lot** : 29 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$1,076,200	\$2,614,600
Total	\$1,076,200	\$2,614,600
Importance Code A	\$1,076,200	\$63,700
Importance Code B		\$2,550,800
Total	\$1,076,200	\$2,614,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$36,500		\$4,600	
Total	\$36,500		\$4,600	
Importance Code A	\$27,500			
Importance Code B	\$8,900		\$4,600	
Total	\$36,500		\$4,600	



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
SEAWALL AND RELIEVING PLATFORM
Asset # : 4083

Bulkheads		Current Repair			Future Replacement		Maintenance		
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+	\$325,300	LIFE		**		
		<i>Cracking, Extent : Severe, Area Affected : 25%</i>							
		<i>Location : Several Facing Stones In Southern Half</i>							
		<i>Erosion, Extent : Severe, Area Affected : 10%</i>							
		<i>Location : Along Bottom Of Concrete; With Exposed Reinforcement</i>							
		<i>Missing Part, Extent : Severe, Area Affected : 25%</i>							
		<i>Location : Three Missing Facing Stones In Southern Half</i>							
	Concrete/Stone	20%			LIFE		**		
		<i>Cracking, Extent : Moderate, Area Affected : 25%</i>							
		<i>Location : Throughout Under Platform</i>							
		<i>Discolor & Bleeding, Extent : Moderate, Area Affected : 25%</i>							
		<i>Location : Throughout Under Platform</i>							
	No Component	50%							
	Not Accessible	5%							
Gravity Wall									
	Concrete	12%			LIFE		**	5	\$1,500
	Concrete	3%	4+	\$379,400	LIFE		**	5	\$400
		<i>Erosion, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : 1100 Ft From North End</i>							
		<i>Spalling, Extent : Severe, Area Affected : 25%</i>							
		<i>Location : 1050 Ft From North End</i>							
	Stone	24%			LIFE		**	5	\$61,200
	Stone	1%	4+	\$94,300	LIFE		**	5	\$2,500
		<i>Displaced Elements, Extent : Severe, Area Affected : 75%</i>							
		<i>Location : Missing Stone Near North End Of Platform</i>							
	No Component	50%							
	Not Accessible	10%							
Piles and Bracing									
	Timber	5%	4+	\$277,200	2036		**	4	\$22,500
		<i>Rotting/Splitting, Extent : Moderate, Area Affected : 25%</i>							
		<i>Location : Exposed Non-wrapped Piles</i>							
	No Component	50%							
	Not Accessible	45%							
Pile Caps									
	Concrete	2%	4+	\$27,500	LIFE		**	5	\$200
		<i>Erosion, Extent : Moderate, Area Affected : 50%</i>							
		<i>Location : Along Platform Face Above Piles</i>							
	No Component	50%							
	Not Accessible	48%							
Backfill									
	Fill								
	Not Accessible	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
SEAWALL AND RELIEVING PLATFORM
Asset # : 4083

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Backfill									
	Surface								
	Asphalt	15%			2036	* *	5	\$5,100	
		Settlement, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Asphalt Pavers	17%			2036	* *	5	\$5,800	
	Brick Pavers	27%			2043	* *	5	\$9,300	
	Concrete	20%			2036	* *	5	\$6,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Behind Gravity Wall							
		Explanation : Fdr Drive Surface							
	Stone	4%			2036	* *	10		
	Topsoil	17%			2025	\$28,700	5	\$2,400	
Deck Elements									
	Railing								
	Guard Rail	15%			LIFE	* *			
	Steel	85%			2025	\$2,550,800			

*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 : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : SEAWALL WITH STONE FACING BULKHEAD
Address : HIGHBRIDGE PK W 185 TO W 186 STS HARLEM RIVER, SUB 2 OF BL
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR068.000 / 13812 **Yr Built/Renovated** :
Linear Ft : 334 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 10-Nov-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2149 **Lot** : 997 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$52,400	\$256,100
Total	\$52,400	\$256,100
Importance Code A	\$52,400	
Importance Code B		\$256,100
Total	\$52,400	\$256,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$4,000			
Total	\$4,000			
Importance Code A				
Importance Code B	\$4,000			
Importance Code C				
Total	\$4,000			



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
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+	\$52,400	LIFE	**	5	\$1,400	
		Displaced Elements, Extent : Severe, Area Affected : 25%							
		Location : 60 Ft From The South (north Side Of Rock Outcropping)							
		Missing Part, Extent : Severe, Area Affected : 75%							
		Location : Located 240 Ft, 265 Ft, And 320 Ft From The South							
		Missing Block Seal, Extent : Severe, Area Affected : 25%							
		Location : In Tidal Zone Between 50 Ft And 324 Ft From The South							
Backfill	Fill								
	Topsoil	2%	Now	\$1,500	2068	**			
		Sinkhole, Extent : Light, Area Affected : 100%							
		Location : Isolated Throughout							
	Not Accessible	98%							
Surface	Asphalt	98%			2031	**	5	\$3,700	
		Cracking, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Asphalt	2%	Now	\$600	2043	**	5		
		Settlement, Extent : Light, Area Affected : 40%							
		Location : Along Back Of Wall Station 1+75 To 1+90							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Isolated Throughout							
		Explanation : Small Sinkholes							
Deck Elements	Parapet								
	Concrete	100%			2026	\$256,100			
		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 : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : SHEEPSHEAD BAY MARINA BULKHEAD
Address : E 27TH ST AND EMMONS TO PEMBROKE AND SHORE BLVD
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR036.000 / 13482 **Yr Built/Renovated** :
Linear Ft : 8,401 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 08-Sep-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 8813 **Lot** : 70 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$242,100	\$6,933,700
Total	\$242,100	\$6,933,700
Importance Code A	\$38,500	\$59,500
Importance Code B	\$203,700	\$6,874,200
Total	\$242,100	\$6,933,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$59,400			
Total	\$59,400			
Importance Code A				
Importance Code B	\$59,400			
Total	\$59,400			



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							
	Not Accessible	70%							
Wales									
Steel	Steel	30%			LIFE	**	5	\$59,500	
		Corrosion, Extent : Light, Area Affected : 25%							
		Location : Station 37+64 To 49+30 And Station 71+96 To 84+01							
		Missing Coating, Extent : Light, Area Affected : 25%							
		Location : Station 37+64 To 49+30 And Station 71+96 To 84+01							
	No Component	70%							
Pile Caps									
Concrete	Concrete	99%			LIFE	**	5	\$25,100	
		Cracking, Extent : Light, Area Affected : 5%							
		Location : Isolated Throughout							
		Displaced Elements, Extent : Moderate, Area Affected : 5%							
		Location : At Longitudinal Joints Sta 64+00 To 70+56 And Sta 70+86 To 71+96							
		Spalling, Extent : Light, Area Affected : 2%							
		Location : Isolated Throughout North Side Of Bay							
	Concrete	1%	Now	\$38,500	LIFE	**	5	\$300	
		Missing Part, Extent : Severe, Area Affected : 100%							
		Location : Station 70+56 To Station 70+86							
Backfill									
Fill	Not Accessible	100%							
Surface									
Concrete	Concrete	5%	4+	\$158,100	2042	**	5	\$2,400	
		Cracking, Extent : Light, Area Affected : 25%							
		Location : West End Of Bay							
		Settlement, Extent : Light, Area Affected : 10%							
		Location : West End Of Bay And Isolated Areas							
	Concrete	95%			2036	**	5	\$91,100	
Deck Elements									
Railing	Concrete	23%			2028	\$495,100			
	Concrete	2%	4+	\$25,800	2028	\$43,000			
		Other Observation, Extent : Moderate, Area Affected : 25%							
		Location : Approximately 35 Locations Throughout On Concrete Pedestals							
		Explanation : Spalling							
	Steel	73%			2025	\$6,120,500			
	Steel	2%	4+	\$33,500	2025	\$167,700			
		Other Observation, Extent : Moderate, Area Affected : 50%							
		Location : Mostly Near Piers							
		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 : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : SHEET PILE BULKHEAD AT 22ND ST. GOWANUS BAY
Address : SOUTHEAST CORNER OF WHARF TO NORTH SIDE OF 23RD STREET
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0026.040 / 1740 **Yr Built/Renovated** :
Linear Ft : 330 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 05-Oct-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 644 **Lot** : 1 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$61,200	
Total	\$61,200	
Importance Code B	\$61,200	
Total	\$61,200	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$1,900			
Total	\$1,900			
Importance Code B	\$1,900			
Importance Code C				
Total	\$1,900			



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
SHEET PILE BULKHEAD AT 22ND ST. GOWANUS BAY
Asset # : 1740

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural	Coping/Curb								
	Timber	45%			LIFE	* *	5	\$100	
		Rotting/Splitting, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	No Component	55%							
Sheet Piles	Steel	40%			LIFE	* *			
		Corrosion, Extent : Moderate, Area Affected : 30%							
		Location : Above The Mlw Elevation Throughout							
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : 1 Inch Diameter Holes Where Wale Was Attached Throughout							
		Explanation : Hardware Holes							
	Not Accessible	60%							
Backfill	Fill								
	Not Accessible	100%							
Surface	Asphalt	55%			2036	* *	5	\$2,100	
		Cracking, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Settlement, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Concrete	45%			2036	* *	5	\$1,700	
Fender	Wales and Chocks								
	Timber	100%	Now	\$61,200	2042	* *	4	\$17,900	
		Missing Part, Extent : Severe, Area Affected : 90%							
		Location : Throughout							
Deck Elements	Railing								
	Fencing	55%			2028	\$10,300	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 : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : SHEETPILE BULKHEAD BEHIND ASSET 13803
Address : NO. SIDE OF CON ED FACILITY FOOT OF W 201 ST HARLEM RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR061.010 / 13854 **Yr Built/Renovated** :
Linear Ft : 245 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 03-Nov-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2184 **Lot** : 997 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$883,200	
Total	\$883,200	
Importance Code A	\$837,000	
Importance Code B	\$46,100	
Total	\$883,200	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$42,700			
Total	\$42,700			
Importance Code A	\$9,000			
Importance Code B	\$4,300			
Importance Code C	\$29,500			
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	\$1,700	LIFE	* *	5		
		<i>Rotting/Splitting, Extent : Severe, Area Affected : 90%</i>							
		<i>Location : 227 Feet To 245 Feet From The North</i>							
	Timber	30%	4+	\$5,200	LIFE	* *	5		
		<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>							
		<i>Location : 155 Feet To 227 Feet From The North</i>							
	No Component	60%							
Revetment									
	Stone	20%	4+	\$22,600	LIFE	* *	5	\$300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
		<i>Location : Northern 50 Feet</i>							
		<i>Explanation : Inadequate Protection</i>							
	No Component	80%							
Sheet Piles									
	Steel	55%	4+	\$837,000	LIFE	* *			
		<i>Corrosion, Extent : Moderate, Area Affected : 50%</i>							
		<i>Location : In Tidal Zone And Splash Zone</i>							
		<i>Other Observation, Extent : Severe, Area Affected : 10%</i>							
		<i>Location : In Tidal Zone Under Pier</i>							
		<i>Explanation : Corrosion Holes</i>							
	No Component	20%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
		<i>Location : Northern 46 Feet</i>							
		<i>Explanation : Revetment</i>							
	Not Accessible	25%							
Wales									
	Steel	20%	Now	\$9,000	LIFE	* *	5	\$1,200	
		<i>Corrosion, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : Throughout Exposed Length Of Wale</i>							
	Not Accessible	80%							
Backfill									
	Fill								
	Topsoil	15%	Now	\$4,100	2068	* *			
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : Sinkholes From 179 Feet To 215 Feet And 227 Feet To 232 Feet From The North</i>							
		<i>Explanation : Sinkhole/ Fill Loss</i>							
	Not Accessible	85%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801
SHEETPILE BULKHEAD BEHIND ASSET 13803

Asset # : 13854

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Backfill									
	Surface								
	Concrete	35%	4+	\$32,300	2043	* *	5	\$500	
		Broken, Extent : Moderate, Area Affected : 100%							
		Location : Settlement/ Broken Throughout							
		Cracking, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Concrete	15%	Now	\$13,800	2043	* *	5	\$200	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Broken/ Displaced At Sinkholes							
	Topsoil	30%			2026	\$4,100	5	\$300	
	Not Accessible	20%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location :							
		Explanation : Heavy Vegetation							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : SOUTH BROOKLYN MARINE TERMINAL 30TH STREET PIER
Address : GOWANUS BAY BETWEEN 29TH ST AND 31ST ST
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0013.108 / 4080 **Yr Built/Renovated** :
Linear Ft : 2,475 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 16-Sep-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 662 **Lot** : 1 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads		\$368,700
Total		\$368,700
Importance Code A		\$38,200
Importance Code B		\$330,400
Total		\$368,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$3,500			
Total	\$3,500			
Importance Code A				
Importance Code B	\$3,500			
Importance Code C				
Total	\$3,500			



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL 30TH STREET PIER
Asset # : 4080

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Piles and Bracing								
	Steel	10%			LIFE	**	5	\$38,200	
		Corrosion, Extent : Light, Area Affected : 5%							
		Location : Tidal Zone							
	No Component	60%							
	Not Accessible	30%							
Revetment									
	Stone	60%			LIFE	**	5	\$8,900	
	No Component	40%							
Sheet Piles									
	Steel	20%			LIFE	**			
		Corrosion, Extent : Light, Area Affected : 10%							
		Location : In Tidal And Splash Zones							
	No Component	60%							
	Not Accessible	20%							
Pile Caps									
	Concrete	15%			LIFE	**	5	\$1,100	
	No Component	60%							
	Not Accessible	25%							
Backfill									
	Fill								
	Not Accessible	100%							
Surface									
	Topsoil	60%			2026	\$83,400	5	\$6,900	
	Not Accessible	40%							
Deck Elements									
	Railing								
	Steel	10%			2026	\$247,000			
	No Component	90%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

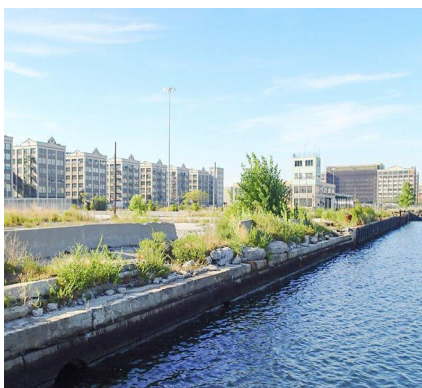
Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : SOUTH BROOKLYN MARINE TERMINAL 31ST TO 33RD ST BULKHEAD
Address : GOWANUS BAY 31ST ST TO 33RD ST
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0026.013 / 14798 **Yr Built/Renovated** :
Linear Ft : 550 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 16-Sep-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 662 **Lot** : 1 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$640,100	
Total	\$640,100	
Importance Code A	\$531,000	
Importance Code B	\$109,100	
Total	\$640,100	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$30,900			
Total	\$30,900			
Importance Code A				
Importance Code B	\$30,900			
Total	\$30,900			



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL 31ST TO 33RD ST BULKHEAD
Asset # : 14798

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Relieving Platform Top Concrete	60%	4+	\$116,500	LIFE	* *	5	\$1,200	
		Erosion, Extent : Moderate, Area Affected : 40%							
		Location : Tidal Zone							
		Spalling, Extent : Moderate, Area Affected : 40%							
		Location : Tidal Zone							
	No Component	40%							
Gravity Wall									
	Concrete	15%	4+	\$69,400	LIFE	* *	5	\$300	
		Erosion, Extent : Moderate, Area Affected : 25%							
		Location : 50 Feet From South Near Start Of Low Level Platform							
	Stone	15%			LIFE	* *	5	\$7,000	
	Stone	10%	4+	\$345,100	LIFE	* *	5	\$4,700	
		Displaced Elements, Extent : Severe, Area Affected : 100%							
		Location : Throughout Northern Length Of Wall							
	No Component	60%							
Piles and Bracing									
	No Component	40%							
	Not Accessible	60%							
Backfill									
	Fill								
	Topsoil	25%	Now	\$30,900	2067	* *			
		Sinkhole, Extent : Severe, Area Affected : 100%							
		Location : 5 Large Sinkholes Throughout Behind Gravity Wall							
	Not Accessible	75%							
Surface									
	Asphalt	75%	4+	\$38,800	2042	* *	5	\$2,400	
		Cracking, Extent : Moderate, Area Affected : 75%							
		Location : Throughout							
		Surface Wearing/Scaling, Extent : Moderate, Area Affected : 75%							
		Location : Throughout							
	Asphalt	25%	Now	\$12,900	2042	* *	5	\$800	
		Sinkhole, Extent : Severe, Area Affected : 100%							
		Location : 5 Large Sinkholes Throughout Behind Gravity Wall							
Fender									
	Buffer								
	Rubber	50%	4+	\$57,300	2036	* *	4-5	\$4,600	
		Loose Connections, Extent : Severe, Area Affected : 15%							
		Location : All Connections In Tidal Zone							
		Other Observation, Extent : Light, Area Affected : 90%							
		Location : Throughout							
		Explanation : Hardware Corrosion							
	No Component	50%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : SOUTH BROOKLYN MARINE TERMINAL 34TH TO 36TH ST BULKHEAD
Address : GOWANUS BAY 34TH TO 36TH STREET
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0026.011 / 1736 **Yr Built/Renovated** : 1920 /
Linear Ft : 400 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 16-Sep-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 662 **Lot** : 1 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads		\$45,200
Total		\$45,200
Importance Code B		\$45,200
Total		\$45,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$32,000			
Total	\$32,000			
Importance Code A				
Importance Code B	\$32,000			
Importance Code C				
Total	\$32,000			



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL 34TH TO 36TH ST BULKHEAD
Asset # : 1736

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Gravity Wall								
	Concrete	10%			LIFE	* *	5	\$200	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Adjacent To 39th St Pier							
	No Component	90%							
Revetment									
	Stone	55%			LIFE	* *	5	\$1,300	
	No Component	45%							
Sheet Piles									
	Steel	45%			LIFE	* *			
		Corrosion, Extent : Light, Area Affected : 25%							
		Location : Tidal Zone							
	No Component	10%							
	Not Accessible	45%							
Backfill									
	Fill								
	Topsoil	10%	Now	\$9,000	2067	* *			
		Sinkhole, Extent : Severe, Area Affected : 100%							
		Location : Behind Cellular Sheet Pile Bulkhead							
	Not Accessible	90%							
Surface									
	Asphalt	10%			2040	* *	5	\$500	
	Concrete	15%	Now	\$22,600	2042	* *	5	\$300	
		Cracking, Extent : Severe, Area Affected : 100%							
		Location : At Steel Circular Cells North Of 39th Street Pier							
		Sinkhole, Extent : Severe, Area Affected : 25%							
		Location : At Steel Circular Cells North Of 39th Street Pier							
	Concrete	30%			2030	\$45,200	5	\$1,400	
		Cracking, Extent : Moderate, Area Affected : 10%							
		Location : Isolated Throughout							
	Topsoil	45%			2026	\$10,100	5	\$800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

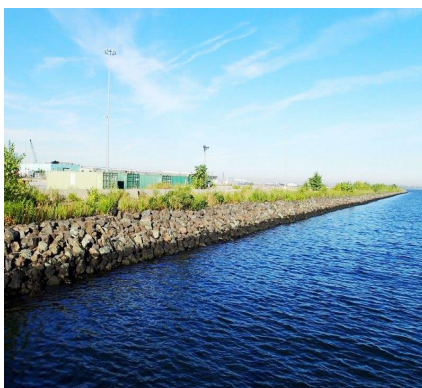
Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : SOUTH BROOKLYN MARINE TERMINAL 35TH STREET PIER
Address : GOWANUS BAY BETWEEN 33RD ST AND 35TH ST
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0013.107 / 1754 **Yr Built/Renovated** :
Linear Ft : 2,960 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 16-Sep-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 662 **Lot** : 1 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$45,400	\$66,500
Total	\$45,400	\$66,500
Importance Code B		\$66,500
Importance Code C	\$45,400	
Total	\$45,400	\$66,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$46,300			
Total	\$46,300			
Importance Code B	\$46,300			
Importance Code C				
Total	\$46,300			



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL 35TH STREET PIER
Asset # : 1754

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Coping/Curb								
	Concrete	40%			LIFE	* *	5	\$1,100	
	No Component	60%							
	Revetment								
	Stone	88%			LIFE	* *	5	\$15,600	
	Stone	2%	4+	\$45,400	LIFE	* *	5	\$400	
		Erosion, Extent : Moderate, Area Affected : 100%							
		Location : Insufficient Stone Near Sinkhole 680 Feet From Southeast Corner							
	No Component	10%							
Sheet Piles									
	Steel	5%			LIFE	* *			
		Corrosion, Extent : Moderate, Area Affected : 10%							
		Location : Isolated Above Mean Low Water Elevation							
	No Component	90%							
	Not Accessible	5%							
Backfill									
	Fill								
	Topsoil	5%	Now	\$10,000	2067	* *			
		Sinkhole, Extent : Severe, Area Affected : 100%							
		Location : 680 Feet From Southeast Corner							
	Not Accessible	95%							
Surface									
	Asphalt	50%			2036	* *	5	\$16,900	
		Cracking, Extent : Light, Area Affected : 10%							
		Location : Isolated Throughout							
	Asphalt	10%	Now	\$27,900	2042	* *	5	\$1,700	
		Missing Part, Extent : Moderate, Area Affected : 75%							
		Location : Several Large Areas Along Southern Edge Of Pier And At Offshore Cell Interfaces							
		Sinkhole, Extent : Severe, Area Affected : 50%							
		Location : 680 Feet From Southeast Corner							
	Topsoil	40%			2025	\$66,500	5	\$5,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : In Topsoil Over Asphalt							
		Explanation : Heavy Vegetation							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : SOUTH BROOKLYN MARINE TERMINAL 39TH STREET PIER
Address : GOWANUS BAY 36TH TO 39TH STREET
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0013.104 / 1777 **Yr Built/Renovated** :
Linear Ft : 3,200 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 10-Sep-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 662 **Lot** : 1 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$6,223,500	\$176,600
Total	\$6,223,500	\$176,600
Importance Code A	\$5,652,200	
Importance Code B	\$491,100	\$176,600
Importance Code C	\$80,100	
Total	\$6,223,500	\$176,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$60,500			\$2,400
Total	\$60,500			\$2,400
Importance Code A				
Importance Code B	\$60,500			\$2,400
Importance Code C				
Total	\$60,500			\$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 39TH STREET PIER
Asset # : 1777

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Structural	Coping/Curb							
	Concrete	75%			LIFE	**	5	\$2,200
		Cracking, Extent : Light, Area Affected : 100%						
		Location : Throughout N-shed, J-shed, West Bulkhead And South Bulkhead						
	Concrete	5%	Now	\$57,200	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+	\$22,900	LIFE	**	5	\$300
		Spalling, Extent : Moderate, Area Affected : 40%						
		Location : At North And South Ends Of West Bulkhead And Throughout 20 Percent Of South Bulkhead						
	No Component	10%						
Gravity Wall	Concrete	50%			LIFE	**	5	\$6,500
		Cracking, Extent : Light, Area Affected : 10%						
		Location : Throughout N-shed, J-shed, West Bulkhead, And Cantilever Wall Along Revetment Inshore End						
		Erosion, Extent : Moderate, Area Affected : 10%						
		Location : Bottom Of Cap Along The South Side Of The Asset						
	Concrete	35%	4+	\$5,652,200	LIFE	**	5	\$4,500
		Erosion, Extent : Severe, Area Affected : 20%						
		Location : At Base Of Fender Standoffs Along South Face Of Asset						
		Spalling, Extent : Severe, Area Affected : 10%						
		Location : Isolated At Vertical Joints Along West Bulkhead						
		Tilting, Extent : Moderate, Area Affected : 20%						
		Location : South Bulkhead 240 Feet East Of West End						
	No Component	15%						
Revetment	Stone	10%			LIFE	**	5	\$1,900
	No Component	90%						
Sheet Piles	Steel	20%			LIFE	**		
	No Component	10%						
	Not Accessible	70%						
Pile Caps	Concrete	15%			LIFE	**	5	\$1,400
		Cracking, Extent : Light, Area Affected : 2%						
		Location : Throughout N-shed Bulkhead At North Side Of Pier						
	No Component	85%						
Backfill	Fill							
	Topsoil	2%	Now	\$14,400	2067	**		
		Other Observation, Extent : Severe, Area Affected : 60%						
		Location : Along South Bulkhead						
		Explanation : Settlement/ Fill Loss						
	Not Accessible	98%						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL 39TH STREET PIER
Asset # : 1777

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Backfill									
	Surface								
	Asphalt	55%			2036	* *	5	\$20,100	
	Concrete	10%			2036	* *	5	\$3,700	
		Cracking, Extent : Light, Area Affected : 2%							
		Location : Isolated Throughout West Bulkhead And South Bulkhead							
	Concrete	35%	4+	\$421,700	2042	* *	5	\$6,400	
		Cracking, Extent : Moderate, Area Affected : 50%							
		Location : Isolated Along West Bulkhead And South Bulkhead							
		Settlement, Extent : Moderate, Area Affected : 50%							
		Location : Isolated Along West Bulkhead And South Bulkhead							
Fender									
	Buffer								
	Pneumatic Fenders	20%	2-4	\$28,300	2025	\$141,300			
		Corrosion, Extent : Severe, Area Affected : 50%							
		Location : Lower Hardware Connections							
		Missing Connections, Extent : Severe, Area Affected : 50%							
		Location : Lower Hardware Connections							
	Pneumatic Fenders	5%			2025	\$35,300			
	Rubber	20%			2036	* *	4-5	\$16,800	
		Surface Wearing/Scaling, Extent : Moderate, Area Affected : 30%							
		Location : Along West And South Bulkheads							
	Rubber	5%	Now	\$55,600	2042	* *	4-5	\$2,700	
		Missing Part, Extent : Severe, Area Affected : 100%							
		Location : Isolated Along West Bulkhead							
	Rubber	25%	4+	\$13,900	2036	* *	4-5	\$13,500	
		Missing Connections, Extent : Moderate, Area Affected : 10%							
		Location : Severe Corrosion/Missing Hardware Along West Bulkhead							
	Timber	1%			2025	\$11,700	5	\$300	
		Weathering, Extent : Light, Area Affected : 100%							
		Location : Offshore End Of South Bulkhead							
	No Component	24%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : SOUTH BROOKLYN MARINE TERMINAL SHEET PILE/GRAVITY WALL BULKHEAD
Address : AT 29TH STREET AND GOWANUS CANAL
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR026.013 / 13545 **Yr Built/Renovated** : 2001 /
Linear Ft : 665 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 10-Sep-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 662 **Lot** : 200 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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	30%			LIFE	* *	5	\$800	
		Spalling, Extent : Moderate, Area Affected : 15%							
		Location : Isolated Throughout							
	Stone	18%			LIFE	* *	5	\$10,100	
		Displaced Elements, Extent : Light, Area Affected : 10%							
		Location : Isolated Throughout							
		Missing Block Seal, Extent : Moderate, Area Affected : 85%							
		Location : Throughout							
	Not Accessible	52%							
Sheet Piles									
	Composite, 5' Water	50%			LIFE	* *			
	No Component	25%							
	Not Accessible	25%							
Backfill									
	Fill								
	Not Accessible	100%							
Surface									
	Concrete	60%			2036	* *	5	\$4,600	
		Cracking, Extent : Light, Area Affected : 5%							
		Location : Isolated Station 0+00 To 4+80 From North							
	Not Accessible	40%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

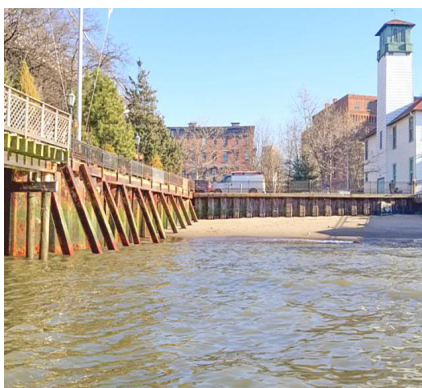
Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : STEEL BULKHEAD BET. RIVER CAFE AND FULTON FERRY LANDING
Address : EAST RIVER WATER ST AND OLD FULTON ST
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0044.000 / 13957 **Yr Built/Renovated** :
Linear Ft : 152 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 04-Feb-2019 **Landmark Status** : NONE
Areas Surveyed :
Block : 25 **Lot** : 1 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$408,300	\$151,700
Total	\$408,300	\$151,700
Importance Code A	\$371,900	
Importance Code B	\$36,400	\$151,700
Total	\$408,300	\$151,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$1,900		\$100	\$300
Total	\$1,900		\$100	\$300
Importance Code A	\$1,900			
Importance Code B			\$100	\$300
Total	\$1,900		\$100	\$300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
STEEL BULKHEAD BET. RIVER CAFE AND FULTON FERRY LANDING
Asset # : 13957

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Piles and Bracing								
	Steel	60%	4+	\$88,600	LIFE	**	5	\$14,100	
		Corrosion, Extent : Severe, Area Affected : 40%							
		Location : Splash Zone							
	No Component	40%							
Sheet Piles									
	Steel	55%	4+	\$207,700	LIFE	**			
		Corrosion, Extent : Severe, Area Affected : 40%							
		Location : Splash And Tidal Zones, North Side							
	Steel	40%	4+	\$75,500	LIFE	**			
		Corrosion, Extent : Moderate, Area Affected : 30%							
		Location : Splash Zone, East Side							
	Not Accessible	5%							
Pile Caps									
	Concrete	40%			LIFE	**	5	\$400	
		Cracking, Extent : Light, Area Affected : 100%							
		Location : East Side							
	Steel	60%	4+	\$1,700	2035	**	5	\$400	
		Corrosion, Extent : Moderate, Area Affected : 25%							
		Location : North Side							
Backfill									
	Fill								
	Not Accessible	100%							
Surface									
	Asphalt	40%			2039	**	5	\$700	
	Stone	10%			2039	**	10		
	Timber	20%			2039	**	10		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : On Elevated Timber Walkway							
		Explanation : Weathering							
	Topsoil	20%			2028	\$1,700	5	\$100	
	Not Accessible	10%							
Deck Elements									
	Railing								
	Steel	35%	4+	\$10,600	2028	\$53,100			
		Corrosion, Extent : Moderate, Area Affected : 50%							
		Location : East Side, Mostly Along Rail Base							
	Steel	60%	0-2	\$18,200	2028	\$91,000			
		Corrosion, Extent : Severe, Area Affected : 60%							
		Location : North Side							
	Steel	5%	Now	\$7,600	2030	\$7,600			
		Corrosion, Extent : Severe, Area Affected : 25%							
		Location : Bottom Portion Of Railing At Northeast Corner							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : STEEL SHEETPILE BULKHEAD
Address : W 220TH ST. NORTH TO 9TH AVE EXTENSION. ALONG HARLEM RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR054.000 / 13792 **Yr Built/Renovated** :
Linear Ft : 250 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 31-Aug-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2197 **Lot** : 997 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$1,448,700	
Total	\$1,448,700	
Importance Code A	\$1,277,400	
Importance Code B	\$171,300	
Total	\$1,448,700	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$38,400			
Total	\$38,400			
Importance Code A	\$9,700			
Importance Code B	\$28,700			
Total	\$38,400			



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
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	\$127,100	LIFE	* *	4	\$1,500	
		Other Observation, Extent : Severe, Area Affected : 100% Location : 210 Feet To 250 Feet From North Explanation : Collapsed/ Failed							
	No Component	80%							
Piles and Bracing									
	Steel	1%	4+	\$9,700	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	\$1,087,100	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	\$63,300	LIFE	* *	4	\$1,600	
		Broken, Extent : Severe, Area Affected : 100% Location : Throughout							
	No Component	20%							
Backfill									
	Fill								
	Topsoil	70%	Now	\$39,300	2068	* *			
		Sinkhole, Extent : Severe, Area Affected : 100% Location : Inshore Of Sheet Pile Bulkhead Other Observation, Extent : Severe, Area Affected : 100% Location : Inshore Of Sheet Pile Bulkhead Explanation : Significant Fill Loss							
	Not Accessible	30%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
STEEL SHEETPILE BULKHEAD
Asset # : 13792

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Backfill									
	Surface								
	Concrete	20%	Now	\$18,800	2043	* *	5	\$300	
		Erosion, Extent : Severe, Area Affected : 100%							
		Location : 210 Feet To 250 Feet From The North. Located Inshore Of Crib							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : 210 Feet To 250 Feet From The North. Located Inshore Of Crib							
		Explanation : Loss Of Structural Support							
	Gravel	10%			2043	* *	2-5	\$100	
		Erosion, Extent : Moderate, Area Affected : 15%							
		Location : Filter Fabric Exposed Under Gravel Surface							
	Topsoil	70%	Now	\$9,800	2028	\$9,800	5	\$400	
		Settlement, Extent : Severe, Area Affected : 100%							
		Location : Inshore Of Sheet Pile Bulkhead							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Inshore Of Sheet Piles At The Northern 210 Feet							
		Explanation : Sinkholes/ Fill Loss							
Fender									
	Piles								
	Timber	80%	Now	\$39,300	2043	* *	4	\$4,800	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Along Sheet Pile Bulkhead							
		Rotting/Splitting, Extent : Severe, Area Affected : 100%							
		Location : Throughout The Northern 210 Ft							
	No Component	20%							
Wales and Chocks									
	Timber	80%	Now	\$92,700	2043	* *	4	\$10,900	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	No Component	20%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : TIMBER BULKHEAD MARINA SOUTH OF NICKS LOBSTER
Address : FLATBUSH AVE. MILL BASIN
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR026.066 / 20 **Yr Built/Renovated** :
Linear Ft : 120 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 09-Sep-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 8591 **Lot** : 175 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$656,800	
Total	\$656,800	
Importance Code A	\$656,800	
Total	\$656,800	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$19,000	\$4,200		
Total	\$19,000	\$4,200		
Importance Code A	\$19,000			
Importance Code B		\$4,200		
Total	\$19,000	\$4,200		



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
TIMBER BULKHEAD MARINA SOUTH OF NICKS LOBSTER
Asset # : 20

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Piles and Bracing								
	Timber	100%	4+	\$368,800	2042	* *	4	\$18,000	
		Rotting/Splitting, Extent : Moderate, Area Affected : 40%							
		Location : Throughout Bulkhead							
Sheet Piles									
	Timber	60%	4+	\$288,000	LIFE	* *	4	\$1,300	
		Rotting/Splitting, Extent : Light, Area Affected : 100%							
		Location : In Tidal Zone							
	Timber	40%			LIFE	* *	4	\$900	
Wales									
	Timber	100%	4+	\$19,000	LIFE	* *	4	\$1,800	
		Rotting/Splitting, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Backfill									
	Fill								
	Not Accessible	100%							
Surface									
	Gravel	10%			2030	\$1,100	2-5		
	Topsoil	60%			2022	\$4,000	5	\$300	
	Not Accessible	30%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : TIMBER BULKHEAD MIDGET SQUADRON YACHT CLUB
Address : PAERDERGAT BASIN PAERDERGAT AVE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR034.000 / 13480 **Yr Built/Renovated** :
Linear Ft : 862 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 18-Jul-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 8012 **Lot** : 1 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$1,266,700	\$77,300
Total	\$1,266,700	\$77,300
Importance Code A	\$1,120,200	
Importance Code B	\$104,000	\$77,300
Importance Code C	\$42,500	
Total	\$1,266,700	\$77,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$45,500	\$100	\$400	
Total	\$45,500	\$100	\$400	
Importance Code A	\$12,900			
Importance Code B	\$32,600	\$100	\$400	
Total	\$45,500	\$100	\$400	



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
TIMBER BULKHEAD MIDGET SQUADRON YACHT CLUB
Asset # : 13480

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Piles and Bracing								
	Timber	20%			2037	**	4	\$38,700	
	Timber	57%	Now	\$453,000	2043	**	4	\$73,500	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : East End							
	No Component	20%							
	Not Accessible	3%							
Revetment									
	Concrete	7%	Now	\$42,500	LIFE	**			
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Eastern 100 Feet And Western 60 Feet							
		Explanation : Minimal To No Shoreline Protection							
	No Component	93%							
Sheet Piles									
	Timber	20%			LIFE	**	4	\$3,200	
	Timber	57%	Now	\$589,600	LIFE	**	4	\$9,200	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : East And West Ends Above Mlw							
	No Component	20%							
	Not Accessible	3%							
Wales									
	Timber	20%			LIFE	**	4	\$2,600	
	Timber	57%	Now	\$77,700	LIFE	**	4	\$7,400	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : At East And West Ends							
	No Component	20%							
	Not Accessible	3%							
Backfill									
	Fill								
	Topsoil	50%	Now	\$96,700	2068	**			
		Erosion, Extent : Severe, Area Affected : 100%							
		Location : Behind Collapsed Seawall At East And West Ends							
	Not Accessible	50%							
Surface									
	Concrete	3%			2041	**	5	\$300	
	Gravel	15%			2037	**	2-5	\$400	
	Topsoil	15%			2023	\$7,300	5	\$600	
	Topsoil	67%	Now	\$32,500	2028	\$32,500	5	\$1,400	
		Erosion, Extent : Severe, Area Affected : 50%							
		Location : Loss Of Soil At Isolated Settlement/ Sinkhole Locations							
Deck Elements									

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801
TIMBER BULKHEAD MIDGET SQUADRON YACHT CLUB

Asset # : 13480

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements									
	Railing								
	Fencing	92%			2029	\$44,900	3	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Chain Link Fence							
	No Component	8%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : TIMBER CRIBBING, STACKED TIMBERS
Address : BARD AVE AND RICHMOND TERRACE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : PAR0194.000 / 13934 **Yr Built/Renovated** :
Linear Ft : 160 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 19-Feb-2019 **Landmark Status** : NONE
Areas Surveyed :
Block : 184 **Lot** : 188 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$244,000	
Total	\$244,000	
Importance Code A	\$244,000	
Total	\$244,000	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$26,900			
Total	\$26,900			
Importance Code A				
Importance Code B	\$26,900			
Total	\$26,900			



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
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+	\$244,000	LIFE	* *	4	\$4,700	
		Missing Part, Extent : Severe, Area Affected : 50%							
		Location : Eastern Half							
		Rotting/Splitting, Extent : Moderate, Area Affected : 50%							
		Location : Western Half							
Backfill									
	Fill								
	Topsoil	50%	Now	\$18,000	2070	* *			
		Erosion, Extent : Severe, Area Affected : 100%							
		Location : At Western Half							
	Not Accessible	50%							
Surface									
	Topsoil	100%	Now	\$9,000	2030	\$9,000	5	\$400	
		Erosion, Extent : Severe, Area Affected : 50%							
		Location : Behind Bulkhead							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : U.N. SCHOOL BULKHEAD
Address : 24-50 FDR DRIVE EAST RIVER, EAST 25TH ST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DBSR025.067 / 4474 **Yr Built/Renovated** :
Linear Ft : 855 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 08-Feb-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 991 **Lot** : 59 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$53,100	
Total	\$53,100	
Importance Code A	\$53,100	
Total	\$53,100	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
U.N. SCHOOL BULKHEAD
Asset # : 4474

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Revetment								
	Stone	100%			LIFE	* *	5	\$5,100	
	Sheet Piles								
	Steel	10%	4+	\$53,100	LIFE	* *			
		Corrosion, Extent : Moderate, Area Affected : 10%							
		Location : In Splash Zone							
	Steel	50%			LIFE	* *			
		Recent Repair Evident, Extent : Light, Area Affected : 100%							
		Location : East Face Of Bulkhead							
	Timber	40%			LIFE	* *	4	\$6,400	
		Rotting/Splitting, Extent : Light, Area Affected : 5%							
		Location : At Mean Low Water							
	Pile Caps								
	Concrete	100%			LIFE	* *	5	\$2,600	
		Cracking, Extent : Light, Area Affected : 5%							
		Location : Throughout							
Backfill									
	Fill								
	Not Accessible	100%							
	Surface								
	Asphalt	60%			2036	* *	5	\$5,900	
	Concrete	10%			2036	* *	5	\$1,000	
	Topsoil	10%			2025	\$4,800	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 : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : WET BERTH 2 BULKHEAD
Address : FORMERLY DRY DOCK 2 BROOKLYN NAVY YARD
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR045.120 / 13533 **Yr Built/Renovated** :
Linear Ft : 1,106 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 05-Oct-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$297,500	\$1,103,800
Total	\$297,500	\$1,103,800
Importance Code A	\$200,700	
Importance Code B	\$96,800	\$1,103,800
Total	\$297,500	\$1,103,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$4,200			
Total	\$4,200			
Importance Code A				
Importance Code B	\$4,200			
Total	\$4,200			



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
WET BERTH 2 BULKHEAD
Asset # : 13533

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Gravity Wall								
	Conc w/Stone Face	2%	4+	\$51,800	LIFE	**	5	\$2,000	
		Displaced Elements, Extent : Severe, Area Affected : 10%							
		Location : 1090 Feet From Asset 13532							
		Erosion, Extent : Moderate, Area Affected : 25%							
		Location : In Tidal Zone							
		Missing Block Seal, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Spalling, Extent : Moderate, Area Affected : 25%							
		Location : Isolated Throughout Concrete At Top Of Wall							
	Concrete	8%	4+	\$148,800	LIFE	**	5	\$400	
		Cracking, Extent : Moderate, Area Affected : 15%							
		Location : Throughout Above Mlw							
		Spalling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout Above Mlw							
		Other Observation, Extent : Severe, Area Affected : 25%							
		Location : Throughout Above Mlw							
		Explanation : Efflorescence							
	Concrete	5%			LIFE	**	5	\$200	
		Cracking, Extent : Light, Area Affected : 15%							
		Location : Cracking With Efflorescence Throughout							
	Not Accessible	85%							
Backfill									
	Fill								
	Not Accessible	100%							
Surface									
	Asphalt	93%	4+	\$96,800	2043	**	5	\$5,900	
		Cracking, Extent : Moderate, Area Affected : 25%							
		Location : Multiple Cracks Throughout							
	Concrete	5%	4+	\$4,200	2037	**	5	\$300	
		Cracking, Extent : Light, Area Affected : 5%							
		Location : Adjacent To Asset 13532							
		Spalling, Extent : Moderate, Area Affected : 10%							
		Location : Adjacent To Asset 13532							
	Not Accessible	2%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Under Pipe Rack							
		Explanation : Concrete Catch Basin							
Deck Elements									
	Railing								
	Steel	100%			2026	\$1,103,800			
		Corrosion, Extent : Light, Area Affected : 5%							
		Location : Railing Posts							
		Displaced Elements, Extent : Light, Area Affected : 10%							
		Location : Railing Posts							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : WET BERTH 3 BULKHEAD
Address : FORMERLY DRY DOCK 3 BROOKLYN NAVY YARD
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR045.100 / 13531 **Yr Built/Renovated** :
Linear Ft : 1,700 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 05-Oct-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$1,998,300	
Total	\$1,998,300	
Importance Code A	\$228,800	
Importance Code B	\$1,696,600	
Importance Code C	\$73,000	
Total	\$1,998,300	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$212,800	\$8,700	\$4,500	
Total	\$212,800	\$8,700	\$4,500	
Importance Code A				
Importance Code B	\$212,800	\$8,700	\$4,500	
Importance Code C				
Total	\$212,800	\$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	\$73,000	LIFE	* *	5	\$300	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	Concrete	78%			LIFE	* *	5	\$1,200	
		Cracking, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	No Component	2%							
Gravity Wall									
	Concrete	2%	Now	\$171,600	LIFE	* *	5	\$100	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : 682 Feet To 727 Feet, 1265 Feet, And 1415 Feet From Berth 7 Along Interior Apron Wall And On Isolated Apron Columns Throughout							
		Explanation : Broken/ Impact Damage							
	Concrete	6%			LIFE	* *	5	\$400	
		Cracking, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Spalling, Extent : Light, Area Affected : 10%							
		Location : Isolated Throughout							
	Concrete	2%	4+	\$57,200	LIFE	* *	5	\$100	
		Cracking, Extent : Moderate, Area Affected : 5%							
		Location : Isolated Throughout							
		Spalling, Extent : Moderate, Area Affected : 5%							
		Location : Isolated Throughout							
	Not Accessible	90%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location :							
		Explanation : Underwater And At Berthed Vessel							
Backfill									
	Fill								
	Not Accessible	100%							
Surface									
	Concrete	5%	4+	\$32,000	2043	* *	5	\$500	
		Spalling, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Concrete	90%			2037	* *	5	\$17,500	
		Cracking, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Settlement, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Not Accessible	5%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location :							
		Explanation : Debris							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801
WET BERTH 3 BULKHEAD
Asset # : 13531

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender									
	Buffer								
	Rubber	70%			2031	* *	4-5	\$31,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : North And South Walls							
		Explanation : Rubber Tires							
	No Component	30%							
Deck Elements									
	Railing								
	Steel	100%	Now	\$169,700	2021	\$1,696,600			
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Perimeter Of Berth							
		Explanation : Railing Not Required At Wet Berth (Dry Dock De-activated)							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

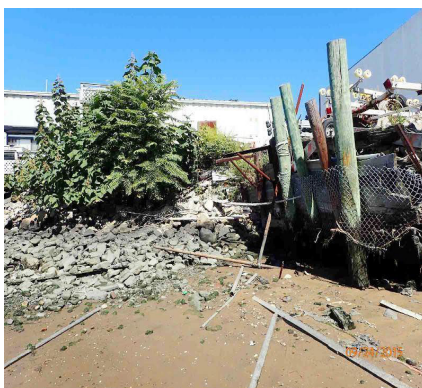
Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : WILLIAMSBURG YACHT CLUB SHORELINE AND TIMBER BULKHEAD
Address : 119-08 29TH AVENUE COLLEGE POINT
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DBSR037.010 / 13483 **Yr Built/Renovated** :
Linear Ft : 205 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 24-Sep-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 4346 **Lot** : 200 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$542,900	
Total	\$542,900	
Importance Code A	\$542,900	
Total	\$542,900	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$20,100			\$3,100
Total	\$20,100			\$3,100
Importance Code A				\$3,100
Importance Code B	\$10,600			
Importance Code C	\$9,400			
Total	\$20,100			\$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 AND TIMBER BULKHEAD
Asset # : 13483

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Gravity Wall								
	Concrete	50%			LIFE	**	5	\$400	
	Timber Crib w/Stone	40%	Now	\$416,900	LIFE	**	4	\$2,400	
				<i>Broken, Extent : Severe, Area Affected : 100%</i>					
				<i>Location : Full Length Of Crib Wall Is not plumb, Missing Timbers, And Losing Fill</i>					
	No Component	10%							
	Piles and Bracing								
	Timber	20%			2036	**	4	\$6,100	
				<i>Displaced Elements, Extent : Moderate, Area Affected : 50%</i>					
				<i>Location : Throughout, Due To Movement Of Backfill Material</i>					
	Timber	20%	2-4	\$126,000	2042	**	4	\$6,100	
				<i>Displaced Elements, Extent : Moderate, Area Affected : 50%</i>					
				<i>Location : Throughout, Due To Movement Of Backfill Material</i>					
				<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>					
				<i>Location : Throughout</i>					
	No Component	60%							
	Revetment								
	Stone	50%			LIFE	**	5	\$600	
	Stone	10%	Now	\$9,400	LIFE	**	5	\$100	
				<i>Missing Part, Extent : Moderate, Area Affected : 50%</i>					
				<i>Location : In Front Of Gravity Wall</i>					
	No Component	40%							
Backfill									
	Fill								
	Stone	15%	Now	\$8,700	LIFE	**	5		
				<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
				<i>Location : Throughout</i>					
				<i>Explanation : Visible Through Missing Sheet Piles</i>					
	Not Accessible	85%							
	Surface								
	Concrete	5%			2040	**	5	\$100	
	Gravel	5%	Now	\$900	2042	**	2-5		
				<i>Settlement, Extent : Severe, Area Affected : 100%</i>					
				<i>Location : Southeast Corner</i>					
	Gravel	10%	2-4	\$900	2036	**	2-5		
				<i>Settlement, Extent : Moderate, Area Affected : 50%</i>					
				<i>Location : Throughout</i>					
	Gravel	35%			2036	**	2-5	\$200	
	Not Accessible	45%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

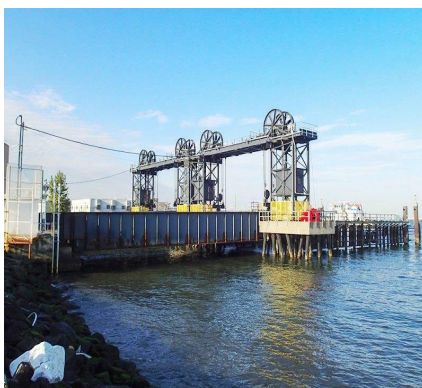
Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : 65TH STREET RAIL YARD MARINA TRANSFER BRIDGES
Address : FOOT OF 66TH ST NEXT TO BAT
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR038.020 / 13492 **Yr Built/Renovated** : 1999 / 2012
Area Sq Ft : 11,288 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 20-Oct-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 5804 **Lot** : 2 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Marinas/Docks	\$915,800	\$1,140,000
Total	\$915,800	\$1,140,000
Importance Code A	\$915,800	\$1,140,000
Total	\$915,800	\$1,140,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Marinas/Docks	\$23,800	\$3,300		
Total	\$23,800	\$3,300		
Importance Code A	\$23,800	\$3,300		
Total	\$23,800	\$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
65TH STREET RAIL YARD MARINA TRANSFER BRIDGES
Asset # : 13492

Marinas/Docks		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Deck								
Concrete	48%			2036	* *	5	\$5,700	
Timber	1%	Now	\$4,500	2027	\$4,500	5	\$100	
Broken, Extent : Severe, Area Affected : 100%								
Location : Broken Deck Stringers And Loose Decking At Inshore End Of North Fender Rack								
Timber	51%			2022	\$230,100	5	\$6,500	
Aging, Extent : Moderate, Area Affected : 100%								
Location : Weathered Decking								
Piles and Bracing								
Steel	25%	4+	\$64,400	2047	* *	5	\$500	
Corrosion, Extent : Moderate, Area Affected : 30%								
Location : Splash Zone								
Missing Coating, Extent : Moderate, Area Affected : 30%								
Location : Splash Zone								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Offshore End Of North Fender Rack								
Explanation : Sheared Bolts								
Not Accessible	75%							
Deck Elements								
Railing								
Steel	100%			2025	\$613,800			
Electrical								
Lighting Fixture								
Incandescent	100%			2021	\$12,400			
Fender								
Facing								
Timber	85%	2-4	\$443,500	2027	\$443,500			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : At Bottom Of Facing								
Explanation : Rotting, Splitting								
Timber	15%	Now	\$78,300	2027	\$78,300			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Isolated Throughout								
Explanation : Missing								
Gallows Frames								
Tower Frames								
Steel	100%			2036	* *			
Movable Ramps								
Bearings								
Steel	12%	2-4	\$4,000	2036	* *			
Other Observation, Extent : Severe, Area Affected : 50%								
Location : North Bearing At South Ramp								
Explanation : Missing Grout								
Steel	88%			2036	* *			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
65TH STREET RAIL YARD MARINA TRANSFER BRIDGES
Asset # : 13492

Marinas/Docks		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Movable Ramps								
Deck and Railing								
Timber Deck on Steel	25%	4+	\$99,600	2036		* *		
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Member And Bolt Connections</i>								
<i>Explanation : Corrosion</i>								
Timber Deck on Steel	75%			2036		* *		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : BATTERY MARITIME BUILDING GOVERNORS ISLAND FERRY SLIPS 6,7
Address : 10 SOUTH STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DOT0191.000 / 13890 **Yr Built/Renovated** :
Area Sq Ft : 1,000 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 15-Mar-2019 **Landmark Status** : NONE
Areas Surveyed :
Block : 2 **Lot** : 2 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Marinas/Docks	\$66,100	\$1,628,000
Total	\$66,100	\$1,628,000
Importance Code A	\$66,100	\$1,628,000
Total	\$66,100	\$1,628,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Marinas/Docks	\$34,300			
Total	\$34,300			
Importance Code A	\$34,300			
Total	\$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
BATTERY MARITIME BUILDING GOVERNORS ISLAND FERRY SLIPS 6,7
Asset # : 13890

Marinas/Docks		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Access Walkways									
Deck									
Under Construction	100%								
Piles and Bracing									
Under Construction	100%								
Fender									
Facing									
Composite	93%			2028	\$1,593,700				
Composite	2%	Now	\$34,300	2030	\$34,300				
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Isolated Locations At Slip 6 And Slip 7									
Explanation : Broken									
Not Accessible	5%								
Piles									
Timber	8%			2031		* *			
Other Observation, Extent : Light, Area Affected : 60%									
Location : Throughout Fender Racks At Slips 6 And 7 Above Mean Low Water Elevation									
Explanation : Rot									
Timber	2%	4+	\$66,100	2031		* *			
Other Observation, Extent : Moderate, Area Affected : 10%									
Location : Slip 6 And Slip 7									
Explanation : Splitting At Tops Of Fender Piles									
Not Accessible	90%								
Gallows Frames									
Tower Frames									
Under Construction	100%								
Movable Ramps									
Bearings									
Under Construction	100%								
Deck and Railing									
Under Construction	100%								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : **BROOKLYN ARMY TERMINAL PIER 4 FERRY LANDING**
Address : **58TH STREET AND 1ST AVENUE SUNSET PARK**
Borough : **BROOKLYN** **Agency's Number** : **N/A**
Program / Asset # : **DBS0055.000 / 14199** **Yr Built/Renovated** :
Area Sq Ft : **3,520** **Project Type** : **ECONOMIC DEVELOPMENT**
Date of Survey : **02-Sep-2016** **Landmark Status** : **NONE**
Areas Surveyed :
Block : **5778** **Lot** : **1** **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Marinas/Docks		\$162,700
Total		\$162,700
Importance Code C		\$162,700
Total		\$162,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Marinas/Docks	\$63,400	\$9,400	\$400	\$3,700
Total	\$63,400	\$9,400	\$400	\$3,700
Importance Code A	\$4,900	\$6,300		\$600
Importance Code B	\$25,800	\$100	\$100	\$2,900
Importance Code C	\$32,800	\$3,000	\$200	\$300
Total	\$63,400	\$9,400	\$400	\$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
BROOKLYN ARMY TERMINAL PIER 4 FERRY LANDING
Asset # : 14199

Marinas/Docks		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Access Walkways									
Deck									
Aluminum	100%			2048	**				
Other Observation, Extent : Light, Area Affected : 100%									
Location : Between Pierside									
Explanation : Raised Alumimum Platform Connects Gangways									
Gangways									
Aluminum	40%			2048	**	1-3	\$4,900		
Aluminum	60%	0-2	\$24,700	2058	**	1-3	\$5,600		
Cracked Weld, Extent : Severe, Area Affected : 25%									
Location : Top Of Barge-side Gangway									
Loose Connections, Extent : Severe, Area Affected : 10%									
Location : Connecting Plate To Raised Platform									
Floating Docks									
Anchor Piles									
Steel	40%			2048	**	3-5	\$2,300		
Corrosion, Extent : Light, Area Affected : 50%									
Location : In Areas Of Missing Coating									
Missing Coating, Extent : Moderate, Area Affected : 50%									
Location : Above Mean Low Water									
Other Observation, Extent : Moderate, Area Affected : 25%									
Location : Due To Pile Abrasion At Both Piles									
Explanation : Steel Pile Guide Wear									
Not Accessible	60%								
Fenders									
Rubber	75%			2026	\$2,700	1-2	\$1,900		
Worn, Extent : Light, Area Affected : 25%									
Location : Throughout									
Rubber	25%	4+	\$900	2028	\$900	1-2	\$600		
Missing/Loose Connections, Extent : Severe, Area Affected : 100%									
Location : 4 Damaged Mounting Brackets									
Barge									
Steel	60%			2037	**	5	\$12,500		
Corrosion, Extent : Light, Area Affected : 5%									
Location : On Barge Deck									
Missing Coating, Extent : Light, Area Affected : 50%									
Location : Along Pile Guides And On Hull Above Waterline									
Not Accessible	40%								
Protective Structure									
Pile Cluster									
Timber	40%			2026	\$126,800	4-10	\$44,000		
Timber	10%	4+	\$31,700	2033	**	4	\$1,300		
Not Plumb, Extent : Moderate, Area Affected : 100%									
Location : 2 Pile Clusters Leaning From Impact Damage West Of Barge									
Not Accessible	50%								
Fender									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
BROOKLYN ARMY TERMINAL PIER 4 FERRY LANDING
Asset # : 14199

Marinas/Docks		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fender								
Facing								
Timber	78%			2026	\$11,900			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : East Of Barge Along Pier 4							
	Explanation : Pier Protective Structure							
Timber	12%	Now	\$1,800	2028	\$1,800			
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : Isolated At Mid-facing And At East End Of Facing, East Of Barge							
	Explanation : Broken							
Not Accessible	10%							
Piles								
Timber	60%			2029				
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : At East Of Barge Along Pier 4							
	Explanation : Pier Protective Structure							
Not Accessible	40%							
Wales and Chocks								
Timber	90%			2029	\$22,400			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : East Of Barge Along Pier 4							
	Explanation : Pier Protective Structure							
Timber	10%	Now	\$2,500	2033		* *		
	Other Observation, Extent : Severe, Area Affected : 50%							
	Location : Isolated Locations							
	Explanation : Rot							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

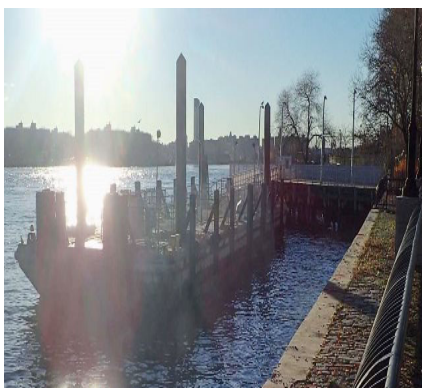
Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : E. 90TH ST FERRY LANDING
Address : EAST RIVER ESPLANADE AT E90TH ST NORTH END OF CARL SCHURZ PARK
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DOT0197.000 / 14118 **Yr Built/Renovated** : 1996 / 2007
Area Sq Ft : 6,178 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 15-Dec-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 1592 **Lot** : 1 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Marinas/Docks	\$79,000	\$704,700
Total	\$79,000	\$704,700
Importance Code A	\$79,000	\$704,700
Total	\$79,000	\$704,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Marinas/Docks	\$31,600	\$10,300	\$3,800	\$2,800
Total	\$31,600	\$10,300	\$3,800	\$2,800
Importance Code A	\$30,200	\$10,000	\$1,000	\$2,500
Importance Code B	\$100	\$100	\$2,600	\$100
Importance Code C	\$1,300	\$200	\$300	\$200
Total	\$31,600	\$10,300	\$3,800	\$2,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
E. 90TH ST FERRY LANDING
Asset # : 14118

Marinas/Docks		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Deck								
Timber	55%			2025	\$236,600	5	\$6,700	
Surface Wearing/Scaling, Extent : Light, Area Affected : 50%								
Location : Throughout								
Not Accessible	45%							
Gangways								
Aluminum	100%			2047	* *	1-3	\$8,500	
Pile Caps								
Timber	40%			2047	* *	4	\$400	
Not Accessible	60%							
Piles and Bracing								
Timber	60%			2047	* *	4-5	\$21,500	
Not Accessible	40%							
Floating Docks								
Anchor Piles								
Steel	60%	4+	\$7,900	2047	* *	3-5	\$7,700	
Corrosion, Extent : Light, Area Affected : 60%								
Location : Tidal And Splash Zones								
Missing Coating, Extent : Moderate, Area Affected : 60%								
Location : Tidal And Splash Zones								
Not Accessible	40%							
Fenders								
Rubber	35%	Now	\$1,100	2027	\$1,100	1-2	\$700	
Missing Components, Extent : Severe, Area Affected : 100%								
Location : Five Missing Fenders On West Side Of Barge								
Rubber	65%			2025	\$2,100	1-2	\$1,500	
Barge								
Steel	45%	4+	\$41,900	2036	* *	5	\$2,500	
Corrosion, Extent : Moderate, Area Affected : 25%								
Location : Around Perimeter								
Not Accessible	55%							
Deck Elements								
Railing								
Steel	100%			2025	\$468,100			
Electrical								
Conduit								
PVC	100%			2023	\$37,000			
Lighting Fixture								
Incandescent	100%			2021	\$22,300			
Fender								
Piles								
Timber	60%			2028				
Not Accessible	40%							
Wales and Chocks								
Timber	100%			2028				

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : FDNY MARINA @ BERTHS 11 AND 12 NEXT TO ASSET 13527
Address : NORTHWEST SIDE OF HAMMERHEAD AVE BROOKLYN NAVY YARD
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBSR045.06A / 14726 **Yr Built/Renovated** :
Area Sq Ft : 3,000 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 12-Oct-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2023 **Lot** : 1 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Marinas/Docks	\$42,200	\$115,800
Total	\$42,200	\$115,800
Importance Code A	\$42,200	\$115,800
Total	\$42,200	\$115,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Marinas/Docks	\$10,600	\$100	\$8,600	\$11,200
Total	\$10,600	\$100	\$8,600	\$11,200
Importance Code A	\$8,800		\$8,500	\$9,500
Importance Code B	\$1,700	\$100	\$100	\$1,700
Total	\$10,600	\$100	\$8,600	\$11,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
FDNY MARINA @ BERTHS 11 AND 12 NEXT TO ASSET 13527
Asset # : 14726

Marinas/Docks		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways									
Deck	Steel	100%			2048	**			
Gangways	Aluminum	100%			2048	**	1-3	\$7,300	
Piles and Bracing	Steel	30%			2054	**	5-10	\$200	
		Corrosion, Extent : Light, Area Affected : 5%							
		Location : At Top Where Collars Are Attached							
	Not Accessible	70%							
Floating Docks									
Anchor Piles	Steel	60%			2048	**	3-5	\$36,500	
		Missing Components, Extent : Severe, Area Affected : 25%							
		Location : Missing Pilecap Tops, 4 Locations							
		Worn, Extent : Moderate, Area Affected : 25%							
		Location : Missing Coating In Rub Areas Of Tidal Zone							
	Not Accessible	40%							
Deck	Concrete	50%			2041	**	5		
	Not Accessible	50%							
Fenders	Rubber	100%			2026		1-2		
Launch/Haulout									
Piles and Bracing	Steel	25%			2048	**	5-10	\$18,300	
	Not Accessible	75%							
Runway	Concrete	100%			2054	**	5	\$1,100	
Deck Elements									
Railing	Steel	100%			2027	\$115,800			
		Corrosion, Extent : Light, Area Affected : 5%							
		Location : Handrail Only At Boat Launch							
Electrical									
Conduit	PVC	100%			2025	\$7,200			
Lighting Fixture	Incandescent	100%			2023	\$7,400			
Electrical/Mech.									
Power Supply/Bollards	Steel	100%			2027	\$15,100			
Mech./Plumbing									
Water Supply	PVC	100%			2024	\$42,200			

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : FULTON FERRY LANDING
Address : NORTHSIDE - FULTON LANDING PIER @EAST RIVER
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0054.000 / 14197 **Yr Built/Renovated** : 2003 /
Area Sq Ft : 3,060 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 08-Nov-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 199 **Lot** : 1 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Marinas/Docks		\$77,800
Total		\$77,800
Importance Code A		\$77,800
Total		\$77,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Marinas/Docks	\$2,700	\$2,000	\$300	\$1,500
Total	\$2,700	\$2,000	\$300	\$1,500
Importance Code A		\$1,700		
Importance Code B	\$1,200	\$100	\$100	\$1,200
Importance Code C	\$1,500	\$300	\$300	\$300
Total	\$2,700	\$2,000	\$300	\$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
FULTON FERRY LANDING
Asset # : 14197

Marinas/Docks		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways									
Gangways									
	Aluminum	100%			2048	* *	1-3	\$5,200	
Floating Docks									
	Anchor Piles								
	Steel	35%			2048	* *	3-5		
		Corrosion, Extent : Light, Area Affected : 5%							
		Location : Within Tidal Zone							
	Not Accessible	65%							
Fenders									
	Rubber	68%			2026	\$2,800	1-2	\$2,000	
	Rubber	30%	2-4	\$1,300	2028	\$1,300	1-2	\$800	
		Worn, Extent : Moderate, Area Affected : 100%							
		Location : Berthing Face							
	Rubber	2%	Now	\$100	2028	\$100	1-2	\$100	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Broken Fender At Northwest Anchor Pile							
Barge									
	Steel	60%			2037	* *	5	\$3,400	
		Corrosion, Extent : Light, Area Affected : 20%							
		Location : Above The Waterline							
		Missing Coating, Extent : Light, Area Affected : 5%							
		Location : Above The Waterline							
	Not Accessible	40%							
Protective Structure									
	Donut Fender								
	Steel/Rubber	50%			2026				
		Worn, Extent : Light, Area Affected : 10%							
		Location : Minor Abrasion At The Waterline							
	Not Accessible	50%							
Deck Elements									
	Railing								
	Steel	100%			2026	\$77,800			
		Corrosion, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Electrical									
	Lighting Fixture								
	Incandescent	100%			2022				

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : SKYPORT MARINA (23RD ST MARINA)
Address : EAST RIVER, 23 ST AND FDR DRIVE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : PAR0154.000 / 13645 **Yr Built/Renovated** :
Area Sq Ft : 12,354 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 26-Mar-2019 **Landmark Status** : NONE
Areas Surveyed :
Block : 991 **Lot** : 50 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Marinas/Docks	\$665,500	\$1,026,800
Total	\$665,500	\$1,026,800
Importance Code A	\$665,500	\$1,026,800
Total	\$665,500	\$1,026,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Marinas/Docks	\$44,900	\$3,500	\$34,600	\$28,500
Total	\$44,900	\$3,500	\$34,600	\$28,500
Importance Code A	\$38,900	\$3,300	\$32,300	\$25,300
Importance Code B	\$6,100	\$200	\$2,200	\$3,200
Total	\$44,900	\$3,500	\$34,600	\$28,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
SKYPORT MARINA (23RD ST MARINA)
Asset # : 13645

Marinas/Docks		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Access Walkways									
Deck									
Concrete	25%	0-2	\$64,000	2045	* *	5	\$2,600		
Cracking, Extent : Severe, Area Affected : 5%									
Location : Longitudinal And Transverse Cracking At Eastern Walkway									
Spalling, Extent : Severe, Area Affected : 100%									
Location : Widespread At Eastern Walkway									
Concrete	71%			2033	* *	5	\$14,700		
Cracking, Extent : Light, Area Affected : 10%									
Location : Isolated Locations									
Spalling, Extent : Light, Area Affected : 5%									
Location : Corners									
Timber	4%	4+	\$6,300	2028	\$31,400	5	\$400		
Loose Connections, Extent : Moderate, Area Affected : 5%									
Location : South Timber Approach Platform At Gangway Connections									
Other Observation, Extent : Moderate, Area Affected : 50%									
Location : Northwest Approach Platform									
Explanation : Height Differential									
Gangways									
Aluminum	12%	4+	\$1,800	2060	* *	1-3	\$2,000		
Handrail Damage, Extent : Moderate, Area Affected : 100%									
Location : Northeast Interior And Southeast Interior Gangways									
Aluminum	38%			2050	* *	1-3	\$6,400		
Aluminum	50%	Now	\$3,700	2050	* *	1-3	\$8,200		
Cracked Weld, Extent : Severe, Area Affected : 75%									
Location : Northwest, Southwest West, And Southeast Interior Gangways. Loose Planks At Southwest West And Southwest East									
Loose Connections, Extent : Severe, Area Affected : 50%									
Location : Damaged Pins At Southwest West Gangway And Loose Connection Bolts At Southwest West And Southwest East Gangways									
Missing Components, Extent : Severe, Area Affected : 25%									
Location : Disconnected Safety Chain At Southeast Interior Gangway									
Roller Malfunction, Extent : Severe, Area Affected : 25%									
Location : Southwest West Gangway Has Severe Abrasion Damage At Landing									
Other Observation, Extent : Severe, Area Affected : 25%									
Location : Southeast Interior Gangway Is Rotating North And At Risk Of Sliding Off Upper Connection									
Explanation : Rotating									
Pile Caps									
Concrete	25%	4+	\$168,700	2060	* *	5	\$3,600		
Cracking, Extent : Moderate, Area Affected : 10%									
Location : Eastern Walkway									
Spalling, Extent : Moderate, Area Affected : 100%									
Location : Eastern Walkway									
Concrete	71%			2040	* *	5	\$20,400		
Cracking, Extent : Light, Area Affected : 5%									
Location : Isolated Locations									
Timber	4%			2050	* *	4	\$900		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
SKYPORT MARINA (23RD ST MARINA)
Asset # : 13645

Marinas/Docks		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Access Walkways									
Piles and Bracing									
Timber	10%	4+	\$106,500	2060	**	4-5	\$5,700		
	Missing Connections, Extent : Moderate, Area Affected : 10%								
	Location : Bracing Not Attached Eastern Walkway								
	Rotting/Splitting, Extent : Moderate, Area Affected : 40%								
	Location : Tidal Zone								
Timber	40%			2050	**	4-5	\$44,100		
	Rotting/Splitting, Extent : Light, Area Affected : 100%								
	Location : Tidal Zone								
Not Accessible	50%								
Fender Piles, Wales and Cho									
Timber	60%	Now	\$110,100	2045	**	3	\$41,200		
	Broken, Extent : Severe, Area Affected : 100%								
	Location : Along South Access Walkway And Offshore Face								
Not Accessible	40%								
Floating Docks									
Anchor Piles									
Steel	48%			2050	**	3-5	\$42,200		
	Corrosion, Extent : Light, Area Affected : 15%								
	Location : At Areas Of Missing Coating								
	Missing Coating, Extent : Light, Area Affected : 15%								
	Location : Tidal Zone And Above Mean Low Water Elevation								
Timber	24%	0-2	\$37,800	2035	**	4-5	\$2,600		
	Abrasion, Extent : Severe, Area Affected : 30%								
	Location : Tidal Zone								
Timber	8%			2028	\$12,600	4-5	\$1,500		
	Abrasion, Extent : Light, Area Affected : 30%								
	Location : Tidal Zone								
Not Accessible	20%								
Deck									
Timber	73%			2028	\$52,700	5	\$18,800		
Timber	2%	Now	\$1,400	2030	\$1,400	5	\$300		
	Broken, Extent : Severe, Area Affected : 100%								
	Location : Severe Damage At Southwest West Gangway Landing								
No Component	25%								
Floats/Frames									
Polyethylene	67%			2035	**	1-5	\$24,600		
Polyethylene	8%	0-2	\$27,500	2040	**	1-5	\$2,100		
	Waterlogged/Damaged Floatation, Extent : Moderate, Area Affected : 50%								
	Location : Southwestern Floating Dock								
Steel	25%			2035	**	5-10	\$11,800		

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801
SKYPORT MARINA (23RD ST MARINA)
Asset # : 13645

Marinas/Docks		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Floating Docks								
Mooring Piles								
Steel	26%			2050	**	5-10	\$2,300	
Timber	54%			2031	**	4-5	\$1,400	
	Rotting/Splitting, Extent : Light, Area Affected : 10%							
	Location : Tidal Zone							
	Worn, Extent : Light, Area Affected : 20%							
	Location : Abrasion Damage							
Not Accessible	20%							
Protective Structure								
Wave Attenuator								
Timber	100%	Now	\$178,400	2035	**	4	\$90,800	
	Missing Components, Extent : Severe, Area Affected : 95%							
	Location : Eastern Walkway Offshore Face							
Deck Elements								
Railing								
Steel	95%			2028			\$867,500	
	Corrosion, Extent : Light, Area Affected : 5%							
	Location : Isolated Locations							
Steel	5%	4+	\$2,300	2030			\$45,700	
	Handrail Damage, Extent : Moderate, Area Affected : 70%							
	Location : Impact Damage At North End Of Eastern Walkway							
Electrical								
Conduit								
Steel	25%			2028			\$9,600	
PVC	25%			2026			\$5,600	
Not Accessible	50%							
Lighting Fixture								
Incandescent	100%			2024			\$9,900	
Electrical/Mech.								
Power Supply/Bollards								
Plastic	75%			2025			\$46,800	
Steel	25%			2028			\$17,000	
Mech./Plumbing								
Water Supply								
PVC	50%			2026			\$28,800	
Not Accessible	50%							

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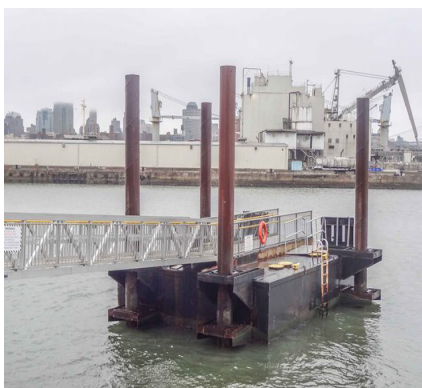
Print Date : 17-Sep-2019

DEPT. OF SMALL BUSINESS SERV. - FY 2020

Asset Name : SOUTH WILLIAMSBURG FERRY LANDING
Address : KENT AVENUE BETWEEN SOUTH 9TH
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DBS0042.010 / 14198 **Yr Built/Renovated** :
Area Sq Ft : 800 **Project Type** : ECONOMIC DEVELOPMENT
Date of Survey : 12-Jan-2018 **Landmark Status** : NONE
Areas Surveyed :
Block : 2134 **Lot** : 126 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Marinas/Docks	\$36,600	\$59,900
Total	\$36,600	\$59,900
Importance Code A	\$36,600	\$59,900
Total	\$36,600	\$59,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Marinas/Docks	\$23,600	\$1,800	\$1,100	\$2,000
Total	\$23,600	\$1,800	\$1,100	\$2,000
Importance Code A	\$23,500		\$1,000	\$2,000
Importance Code B	\$100	\$1,800	\$100	\$100
Total	\$23,600	\$1,800	\$1,100	\$2,000



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH WILLIAMSBURG FERRY LANDING
Asset # : 14198

Marinas/Docks		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Access Walkways								
Gangways								
Aluminum	100%			2055	* *	1-3	\$5,900	
Floating Docks								
Anchor Piles								
Steel	70%	4+	\$1,500	2055	* *	3-5	\$6,000	
			<i>Corrosion, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Above Water, Concentrated In Tidal Zone</i>					
			<i>Worn, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Area Around Pile Guides</i>					
Not Accessible	30%							
Barge								
Steel	70%			2038	* *	5	\$2,000	
			<i>Corrosion, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : At Waterline</i>					
Not Accessible	30%							
Deck Elements								
Railing								
Steel	100%			2027	\$59,900			
			<i>Corrosion, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Isolated Throughout</i>					
Electrical								
Lighting Fixture								
Sodium	100%	Now	\$22,000	2024	\$36,600			
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Along Gangway And Barge Railing</i>					
			<i>Explanation : Solar Panel Powered Lights Not Connected, 50% Missing Solar Panels</i>					
Fender								
Facing								
Composite	100%			2027	\$7,300			
			<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
			<i>Location : At Vessel Contact Points</i>					
			<i>Explanation : Light Wear</i>					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF SMALL BUSINESS SERV. - 801**Project : ECONOMIC DEVELOPMENT**

CAPITAL	FY 2021 - 2024		FY 2025 - 2030	
Miscellaneous Buildings	394,800		201,600	
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Miscellaneous Buildings	17,900	7,000	5,800	6,700

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
2279	SOUTH BROOKLYN MARINE TERMINAL OFFICE BUILDING	2,646	114,200	4,100
2280	SOUTH BROOKLYN MARINE TERMINAL GATEHOUSE/GUARDHOUSE	60	0	1,800
2281	SOUTH BROOKLYN MARINE TERMINAL GATEHOUSE/GUARDHOUSE	60	0	1,800
2286	NEW YORK CITY TERMINAL MARKET BUILDING GH-1	225	0	6,800
2287	NEW YORK CITY TERMINAL MARKET BUILDING GH-2	192	0	5,800
2288	NEW YORK CITY TERMINAL MARKET CANOPY	1,837	79,300	2,800
2806	NEW YORK CITY TERMINAL MARKET BUILDING G-1	6,830	294,900	10,500
14266	PASSENGER WAIT AREA BUILDING WALL ST. FERRY PIER 11	2,500	107,900	3,800

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.